

COMMERCIAL DIVISION

HOTELS & HOAS

One licensed team. Every building trade.

Building improvements for South Florida condominiums, HOAs, hotels & commercial properties.

FREE PROPERTY ASSESSMENT



usahomeimprovement.com



THE COMPANY BEHIND THE WORK

Built for occupied buildings. Managed like an investment.

USA Home Improvement has spent 25 years working on South Florida buildings. We are a family-owned, state-licensed contractor working across every major trade – which means one contract, one project manager, and one company accountable from the first walkthrough through final inspection.

- 01

One contractor, every trade

Impact glass, roofing, concrete, HVAC and interiors under a single license.
- 02

Built around residents

Phased schedules, advance unit access, and daily site cleanup.
- 03

Board-ready documentation

Permits, inspections, certificates and updates you can hand to owners.

25

YEARS
FAMILY-OWNED

GENERAL
CGC1526707

BBB
A+ RATED

HVAC
CAC1813665

INSURANCE
FULLY INSURED

Everything the building needs. From one number.

Bundle these into one phased project or price them individually – either way, it is the same contract and the same project manager.



One contract.
One project
manager.

One company
accountable.

CAPABILITIES

- 01

Impact Windows

HVHZ-rated glass that cuts insurance, noise and cooling costs.
- 02

Impact Doors

Sliders, entries and French doors that close the envelope.
- 03

Roofing

Flat, tile, metal and shingle – repair through replacement.
- 04

Stucco & Concrete

Spalling, cracks and rebar repaired before they spread.
- 05

Painting

Florida-rated coatings over properly prepared surfaces.
- 06

HVAC

Installation, replacement and service by licensed techs.
- 07

Attic Insulation

Cuts cooling load and evens out hot and cold units.
- 08

Interior Doors

Unit entries, fire-rated assemblies, uniform hardware.
- 09

Interior Shades

Heat and glare control with one look building-wide.

FREE PROPERTY ASSESSMENT

1-888-864-4743

Impact windows & doors. From factory to final inspection.

Certified direct access to ES Windows, coordinated ordering and manufacturer-certified installation—all managed by one accountable USAHI project team.

CERTIFIED DIRECT DISTRIBUTOR

ES WINDOWS

Direct product access and coordinated delivery.

MANUFACTURER-CERTIFIED

INSTALLATION TEAM

Installed to approved system requirements.

INVENTORY & LOGISTICS

Ready for building-scale projects.

ONE COORDINATED PROCESS

Specified. Supplied. Installed.

01 BUILDING ASSESSMENT

Openings, conditions and priorities.

02 PRODUCT SPECIFICATION

Approved systems selected for the property.

03 DIRECT ORDERING

Inventory, delivery and project sequencing.

04 CERTIFIED INSTALLATION

Installation, inspection and closeout.



PRODUCT TESTING

Large-missile impact test shown. Product approvals vary by system.

PROJECT COVERAGE

Windows • Sliding doors • Entry doors • Building-wide specifications



COMMERCIAL ROOFING

Roofing. Your first line of defense.

In South Florida the roof takes the full force of sun, rain, wind and storms. We replace, repair and maintain commercial roofs on occupied buildings without shutting the property down.

SYSTEMS WE INSTALL

- Flat and low-slope membrane systems
- Tile
- Metal
- Shingle

REPAIR & MAINTENANCE

- Leak detection and remediation
- Targeted repairs and patching
- Recertification support
- Preventive maintenance programs

SCHEDULED AROUND YOUR RESIDENTS

Roofs are staged section by section so parking, pool decks and walkways stay open. Crews tarp nightly and clear the site every day.

HVAC & ATTIC INSULATION

Commercial HVAC. Comfort that pays for itself.

Comfort complaints, energy bills and equipment life all move together. Handling HVAC and insulation as one scope fixes the cause, not the symptom.

HVAC

- New commercial system design and installation
- Replacement and high-efficiency upgrades
- Preventive maintenance and service agreements
- Licensed technicians under CAC1813665

ATTIC INSULATION

- Reduces the cooling load on every system
- Evens out chronically hot and cold units
- Lowers monthly energy cost building-wide
- Extends the service life of the equipment

LICENSED HVAC CONTRACTOR – CAC1813665

Every system is installed and serviced under our HVAC license, with the permits and inspections to match.



Lower monthly energy costs

Comfort through Florida summers

Longer equipment life

Fewer resident complaints

Stops leaks before they become claims

Reflective systems cut cooling load

Insurance and code documentation

Adds years to the structure

Repair the structure. Then protect it.

Spalling concrete, cracked stucco and exposed rebar are what milestone inspections and reserve studies flag first. We repair the substrate and coat it as one scope – painting over a failing surface only hides the problem until the next inspection.

STUCCO & CONCRETE RESTORATION

- Concrete spalling and structural patching
- Rebar treatment and corrosion control
- Stucco crack repair and full re-stucco
- Balcony edges, railing posts and slab repair
- Waterproofing, caulking and sealants

INTERIOR & EXTERIOR PAINTING

- Full exterior building painting
- Lobbies, corridors and common areas
- Durable finishes for high-traffic zones
- Elastomeric and UV/salt-resistant coatings
- Full prep, priming and surface protection

ONE SCOPE, ONE MOBILIZATION

Repair and coating under one contract means paying once for swing stages, lifts and permits – and one company answerable if something fails.

01

Addresses milestone findings

02

Stops water intrusion at the source

03

Coatings last on a sound substrate

04

Restores curb appeal and value



EXTERIOR PAINTING

Exterior painting.

Renew the finish.
Protect the
building.

Exterior repainting for South Florida condominiums, with careful surface preparation and coatings selected for the exposure.

THE SCOPE

- Surface preparation and priming
- Stucco cracks and substrate repairs
- Exterior coatings and finishes
- Phased access and site protection

A renewed first impression.

A coordinated approach to preparation, repairs and exterior painting.

Interior doors & shades. Finish the space.

Doors and shades are what residents touch and see every day – and they are what makes a renovated building actually look renovated.

INTERIOR DOORS

- Unit entry door replacement
- Fire-rated assemblies where code requires
- Uniform hardware, finishes and numbering
- Closet and interior passage doors

INTERIOR SHADES

- Heat and glare control on every exposure
- Motorized and manual options
- One consistent look from the street
- Common area and unit-wide packages

A CONSISTENT LOOK, BUILDING-WIDE

Boards standardize doors and shades for a reason: one spec, one warranty, one supplier. Replacements years from now still match.

- | | | | |
|---|-------------------------------------|-------------------------------------|---|
| 01
Fire-rated where code requires | 02
Heat and glare control | 03
One spec, one warranty | 04
Uniform look from the street |
|---|-------------------------------------|-------------------------------------|---|

A process boards can approve.

No surprises, no change-order theatre. You know the scope, the schedule and the number before a crew shows up.

01

Assessment

We walk the property at no cost, document conditions with photos, and tell you what is urgent versus what can wait.

02

Scope & Budget

A written scope and budget range formatted for a board packet, with phasing options if it cannot all happen at once.

03

Permits & Schedule

We pull permits, issue resident notices and coordinate unit access before a single crew shows up.

04

Build & Close Out

Daily cleanup, scheduled progress updates, passed inspections and a full documentation package at handoff.

WHAT YOUR BOARD RECEIVES

- | | |
|-----------------------------------|------------------------------|
| • Written scope of work | • Budget range by phase |
| • Licenses, insurance and permits | • Schedule and resident plan |



Stronger buildings.
Safer investments.
Better results.

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SCAN TO LEARN MORE

