

Roof Asset Management Program



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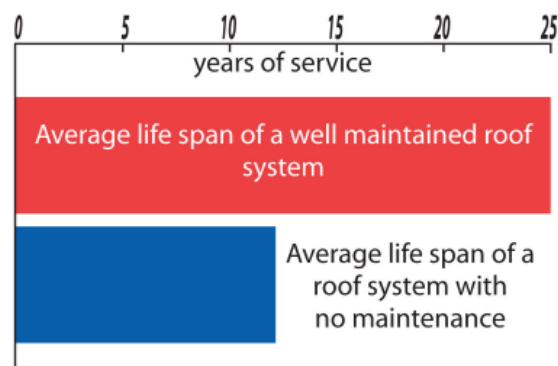
*“Bringing Innovation
and Expertise to Building Owners”*

Exploring the facts about Roof Asset Management Programs

A Roof Asset Management Program (RAMP) consists of professional roof care, roof inspections, maintenance and information to extend your roof's service life.

Why should you consider our RAMP?

- Maintained roofs last up to twice as long
- Replacement cost are dramatically lowered
- Downtime due to roof leaks is reduced
- Equipment damage can be avoided
- Helps eliminate inventory damage
- Can fulfill your warranty obligations
- Solve minor problems before they become major headaches



Resource: James Piper, Contributing Editor to Building Operating Management Magazine

Which problems are your problems?

- Careless HVAC contractors
- Leaking skylights
- Stress fractures due to rain and snow loads
- Dry cracking membrane due to sun's rays
- Wet insulation rotting your deck and raising heating and cooling costs
- Clogged drains, gutters and downspouts
- Leaking into electrical conduit and boxes
- Wasted money on emergency repairs that could be avoided
- Cracking walls and peeling paint
- Slips and falls due to wet floors
- Catastrophic roof failure during harsh weather conditions

Money is not the issue

- For every \$1 spent on preventative roof maintenance, \$5 is saved on repair and replacement costs
- Free up capital and resources to pursue your company's mission
- Extending the service life of your roof by one year can pay for our RAMP for the entire life of the roof

Active management or crisis control

- Gather information on roof abuse and who or what may be responsible
- Protect the asset that protects everything
- Improve insurance experience rating
- Regular inspections reveal unauthorized tenant improvements which can lead to unforeseen problems
- No surprises; repairs or replacement can be forecasted and budgeted in advance
- Preserve your warranty by performing required annual inspections

Wise proverbs worth remembering

A stitch in time saves nine.

An ounce of prevention is worth a pound of cure.

Better safe than sorry.

Procrastination is the thief of time.

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Which R.A.M.P. is Right for You?

Advanced Commercial Roofing offers several Roof Asset Management Programs to meet our customers needs and budget requirements.

Supreme Plan

- Four roof inspections per year
- Written roof condition and evaluation report
- Removal of small debris and trash from roof surface, gutters and drain caps
- Provide a five year budget report for repairs or replacement
- Repair caulking at counter flashing and reglets
- Repair splits and blisters in roof membrane
- Four free leak responses per year (no trip charge)
- 48 hour response for non-emergency repairs
- Same day (24 hrs.) response for emergency conditions
- Roof asset management account
- Database of warranty information
- Guidance on warranty claims
- Advise on owner's responsibility per warranty
- Roof drawings and photographs
- Document changes to roof
- Recommendations for reroofing

Standard Plan

- Annual inspections
- Written roof condition and evaluation reports
- Removal of small debris and trash from roof surface
- Written budget for repairs if needed
- 48 hour quick response for non-emergency repairs

Premier Plan

- Semiannual inspections with written reports
- Written roof condition and evaluation report
- Removal of small debris and trash from roof surface
- Clean debris and trash from drain caps and gutters
- Written budget for repairs if needed
- Repair splits and blisters in roof membrane
- 48 hour quick response for non-emergency repairs
- Two free leak responses per year (no trip charge)

R.A.M.P. customers receive priority scheduling after severe weather

Let our R.A.M.P. help you get on top of roof maintenance



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Is proud to serve customers throughout
the continental United States

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