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303-469-9287

## Scott's Roofing Commercial Maintenance Plan

### R. A. M. S. (Repair and Maintenance Service) Program

*"Protecting and Maximizing Your Investment"*

Often, we at Scott's Roofing, see what neglect looks like on commercial roofs. Debris collection, dust and dirt build up, leaking penetrations, seam pockets, flashing detail issues, and the list goes on. Not only does neglect void any warranty you have with the manufacturer, but it can lead to major repairs over time.

The National Roofing Contractors Association recommends bi-annual inspections of your commercial roof. With an inspection in the spring and fall, we look at all the roof components, and the system as a whole, to protect your investment in the harshest of weather.

Properly maintaining your roof can increase the longevity of your system, cutting down on costly repairs on the interior and the exterior, as well as keeping moisture out of the cavity that breaks down insulation, cover board and ultimately putting pressure on the membrane.

#### **The Process:**

Give us a call, we can set up a time that our team can come out to the site, do a full inspection, and gather pertinent information as it relates to your specific property. We will follow our inspection guidelines using a detailed checklist with over 50 points. Some of these include: Membrane defects, penetrations, points of deterioration, compromised roof accessories and assemblies, debris build up, etc.

There are many different facets to each roof. With that being said, we can give you different options of coverage based on your needs and budget.

#### **Proposal:**

Once we have thoroughly inspected the roof, we will put together a proposal featuring **3 levels of service**.

#### **Level 1:**

Bi-annual roof inspection in the Spring and Fall

Clean drains and gutter

Detailed inspection report

**Level 2:**

Includes all from Level 1

Minor repairs performed including light patchwork and re-caulking deteriorated areas\*

Debris removal from rooftop

Detailed inspection report for larger repairs

**Level 3:**

Includes all from Level 1 and 2

Infrared roof report

Powerwash roof surface

Test all seams

Re-seal all boots and penetrations

Re-seal penetration pockets

24/7 Emergency availability

\*\*Minor repairs typically include small patchwork, hand welding small pockets in seams, and caulking minor areas.\*\*

**Performance:**

Once a maintenance contract is signed we will schedule our bi-annual inspections with you or with a maintenance team member. Each plan is priced annually, but can be extended with discounted rates for longer periods. Our highly trained team of Project Managers and installers will be available to take your calls to answer any questions or concerns you may have.

You will receive a report after each visit of the work that was performed (included with each level of service.)

Any large repair items or recommendations will be given separately from the report if the cost of these large repairs falls outside of the general maintenance items included in your service.



**Denver/Front Range 303.469.9287**