

Roof Guard Organizer

The owner will be provided with an RPI **ROOF GUARD** Organizer. The organizer will serve as your file folder for all copies of each Inspection Report, Completed Work Orders, Roof Warranty, and Roof Access Log. The Roof Access Log will provide record of all visits made onto the roof by any service technicians, maintenance personnel or any other party which has cause to access the roof.

This file is extremely important for complete history of all repairs, added equipment, and damage caused by roof traffic. This enables the owner to clearly determine the actual life cycle cost of a given roof system. Use of the organizer will not only keep pertinent documents organized, but will also provide valuable information in determining when the roof system should be replaced based upon annual cost patterns.

Certified Installers for

Firestone	GAF
Carlisle Syntec	CertainTeed
Johns Manville	Soprema
FiberTite	Duro-Last
Siplast	Garland
Wind 2001	Tamko
Atlas	AMS
Tremco	AIM
Petersen	CMP
Republic Powdered Metals	MBCI
IMETCO	Fabral
Merchant & Evans ZIP RIB	DMI



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ROOF GUARD Program

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RPI ROOF GUARD

RPI's **ROOF GUARD** program is a proactive way to prevent premature roof failure. A **properly maintained roof** can **save you thousands** in unnecessary expenses over the life of the roof.

What Can RPI ROOF GUARD Do For You?

- Detect minor problems that could lead to major problems, expenses and inconvenience.
- Aid in the prevention of premature roof failure.
- Keep your roof in maintainable condition.
- Increases life span of your roof.
- Reduce down time caused by leaks.
- Reduce inventory damage.
- Provide semiannual reports of roof condition and early warning of any condition that may affect roof integrity, such as:
 - Areas around air conditioning equipment
 - Areas around duct work
 - Areas around skylights
 - Drainage systems (i.e. clogged drains or downspouts)
 - Cracking of walls, leaks from caulking, etc.
 - Antennae & Guy Wires
 - Blisters & Splits
 - Stress Movement
 - Electrical Conduit
 - Process Piping
- Provide, in a timely manner, information for the budgeting of maintenance and replacement costs.
- Provide information about roof abuse and who or what may be responsible.
- Timely leak response with direct contact to your **ROOF GUARD** representative.

RPI ROOF GUARD Program Breakdown

Inspection Services

Inspections shall be performed twice annually. All inspections are to include comprehensive visual surveys and any roof areas prone to maintenance issues. No destructive testing will be performed unless authorized in writing by the approved representative of the owner/property manager.

A complete inspection report and photos will be provided to the owner/property manager after each semiannual inspection. This report will list those items, if any, which require remedial work in order to keep the roof system in compliance with manufacturer's guidelines and good roofing practice. These remedial items will be prioritized as **immediate** and **recommended** for the owner/property manager to make an informed decision.

Although this work is deemed "necessary"; there is no obligation under the **ROOF GUARD** Program for the owner/property manager to perform any of the recommended work. However, there is likely such an obligation pursuant to any existing warranties on the roofing system. The repair items listed at the end of the Semiannual Roof Inspection Report will be priced on a line item basis so the owner/property manager can make selections of work to be accomplished based on priority and relative cost considerations.

Once the owner/property manager has reviewed the report and makes selections, **all work authorized** by the owner/property manager will be **completed within thirty days** of notice to RPI. All work completed will be confirmed by RPI with a completed work order and returned to the owner for incorporation into the **ROOF GUARD** Organizer.

ROOF GUARD Pricing

The **ROOF GUARD** program is based on semiannual inspections and priced according to the size and complexity of the building. The **ROOF GUARD** program starts at \$495 per building. Contact your RPI representative for a free estimate of the **ROOF GUARD** program for your building.

Should maintenance and repair services be required after an inspection, RPI will provide a specific scope of work and discounted contract labor and material pricing for that work.

Outside of the **ROOF GUARD** program, RPI offers a complete maintenance and repair division to perform roof and exterior services.

NORMAL MAINTENANCE AND REPAIR RATES

(RPI provides a Service Technician and Assistant on all work orders to ensure safety and quality)

Normal Labor Charge \$105 per 2 man crew/hour
(Mon-Sat, 7 am-5 pm)

O/T Labor Charges \$160 per 2 man crew/hour
(Sun. & All Overtime Calls)

Material Charges Cost Plus 10%

Minimum Charge \$150 During Normal Working Hours
\$250 After Normal Working Hours

