



*Commercial & Residential Roofing Systems*

Contractor's Lic. #0042718

## RMP-Basic Plan                      1 Year

The basic plan is designed to meet the minimum inspection requirements for an owner or facility manager. An inspector will visually inspect the roof, do general housekeeping of the roof's surface, and prepare a Roof Condition Report. This report will be personally reviewed with the owner. Accompanying the report will be a schedule of deficiencies, if found, with cost of repairs. This allows the owner to perform repairs on a structured, budgeted basis.

Services provided under this plan include:

- Written Roof Condition & Evaluation Report
- Removal of small debris and trash from roof
- Provide budget for repairs, if any
- 48-hour leak response time for non-emergency conditions at a predetermined T&M price

Should a customer's roof be under a manufacturer's guarantee this service may comply with the designated owner's responsibility as required by the guarantee agreement. Since this service is usually performed annually, some manufacturers require owners to perform semi-annual inspections to maintain guarantee coverage. Failure to perform the stipulated owners' requirements may result in the manufacturer voiding partial or complete guarantee coverage. A review of manufacturers' guarantees is helpful in understanding owners' responsibilities.

The value of this plan is the owner acquires knowledge of current conditions of their roof system along with a schedule of deficiencies that may need to be addressed. This allows the owner to budget and schedule repairs or replacement. In some instances, this may fulfill owner's responsibility if the roof system is under a warranty or guarantee. This would also be applicable for an owner with a new roof wanting to monitor possible abuse to the roof by tenants.

MAC ROOFING SERVICES

6160 Annie Oakley Dr. • Las Vegas, NV 89120 • License No. 0042718

Office: (702) 269-7911 • Fax: (702) 454-3358

## RMP-Preferred Plan 1, 2 or 3 Years

This plan is designed to place the owner or facility manager in a proactive position regarding roof maintenance and repairs. Within this plan standard services are provided to address routine maintenance of the roof membrane and general housekeeping of the roof area. The roof must be in good or better condition to be eligible for this plan. Refer to the Conditions Standard for evaluating the status of an existing roof.

Services provided under this plan include:

- Written Roof Condition & Evaluation Report
- Semi-annual roof inspections with written reports
- Removal of small debris and trash from roof
- Repair splits and blisters in roof membrane
- Clean debris from drains and gutters
- Provide 5-year budget report for repairs/replacement
- 3 free leak responses per year
- 24-hour leak response for non-emergency conditions

Customers most inclined to accept this plan are those who have had minor roof problems and are uncomfortable experiencing roof leaks. Middle to high-end office complexes, hospitals, manufacturing facilities, and shopping centers are typical candidates.

## RMP-Premier Plan 1, 2 or 3 Years

This plan is designed for the customer who wants comprehensive roof maintenance with asset management. By selecting the Premier Plan the owner or facility manager receives preferential status on leak call responses. A comprehensive evaluation is conducted on the roof areas and an asset management database is developed. During the comprehensive evaluation roof maintenance is performed and areas that have leak potential receive repairs along with general cleanup of the roof. Included in the cost of this plan is the necessary attention to the roof and related flashing to ensure a serviceable roof. The roof must be in good or better condition to be eligible for this plan. Refer to the Conditions Standard for evaluating the status of an existing roof.

Services provided under this plan include:

- Written Roof Condition & Evaluation Report
- Roof Asset Management Account
  - Database of manufacturer's warranty information
  - Guidance on warranty claims
  - Advise on owner's responsibility per warranty
  - Document aging of roof membrane
  - Recommendations for re-roofing
  - Document changes and alterations of roof
  - Roof Drawings and Photographs
- Option of up to four roof inspections per year
- Removal of small debris and trash from roof
- Repair splits and blisters in roof membrane
- Repair caulking at counter flashing and reglets
- Clean debris from drains and gutters
- Provide 5-year budget report for repairs/replacement
- 4 free leak responses per year
- 24-hour leak response for non-emergency conditions
- Same day leak response for emergency conditions

The Premiere Plan is for owners who fully understand the proactive value of a scheduled maintenance program. Owners and managers of high-end properties find this plan useful for the asset management value. Customers utilizing the Premiere Plan are afforded preferential response time for their roofing needs.

## RMP Rate Chart

### Basic Plan

MINIMUM CHARGE \$389.00

Roof System	1 to 5 Years	5 to 10 Years	10 to 15 Years	15 + Years
BUR	.01 SF	.01 SF	.01 SF	.01 SF
Composition	.01 SF	.01 SF	.01 SF	.01 SF
Concrete Tile	.02 SF	.02 SF	.02 SF	.02 SF
Metal Panels	.02 SF	.02 SF	.02 SF	.02 SF
Single Ply-A/M	.01 SF	.01 SF	.01 SF	.01 SF
Single Ply-B	.02 SF	.02 SF	.02 SF	.02 SF
Spray Foam	.01 SF	.01 SF	.01 SF	.01 SF

### Preferred Plan

MINIMUM CHARGE \$1,850.00

Roof System	1 to 5 Years	5 to 10 Years	10 to 15 Years	15 + Years
BUR	.03 SF	.03 SF	.035 SF	.04 SF
Composition	.03 SF	.03 SF	.035 SF	.04 SF
Concrete Tile	A*	A*	A*	A*
Metal Panels	.05 SF	.05 SF	.05 SF	.05 SF
Single Ply-A/M	.03 SF	.03 SF	.035 SF	.04 SF
Single Ply-B	.05 SF	.05 SF	A*	A*
Spray Foam	.03	.03	A*	A*

### Premier Plan

MINIMUM CHARGE \$2,850.00

Roof System	1 to 5 Years	5 to 10 Years	10 to 15 Years	15 + Years
BUR	.065 SF	.065 SF	.075 SF	.075
Composition	.065 SF	.065 SF	.075 SF	.075 SF
Concrete Tile	A*	A*	A*	A*
Metal Panels	A*	A*	A*	A*
Single Ply-A/M	.065 SF	.065 SF	.075 SF	.075 SF
Single Ply-B	.07 SF	.07 SF	.10 SF	A*
Spray Foam	.065 SF	.065 SF	A*	A*

A\* - Price based on actual estimate.

Add to these guidelines expenses associated with: 1) Special situation requirements; 2) Security Access; 3) Travel; 4) Unusual abuse or aging of the roof. Example: Security procedures may require two additional man-hours to gain roof access. Include these two-man hours at the local T&M pricing to the RMP rate schedule to cover this expense.

# Conditions Standards

## ROOFING: Composition Shingles

Condition	Definition	Action
<p><b>Excellent:</b> The shingles are in new or like new condition.</p>	<p>The shingles show no damage or wear. There are no leaks.</p>	<p>Eligible for any RMP Plan.</p>
<p><b>Very Good:</b> The shingles are beginning to show slight wear and/or damage.</p>	<p>Evidence of minor granule erosion may be seen by evidence of gutters. Minor lifting of tabs may have occurred. The roof is still water tight.</p>	<p>Eligible for any RMP Plan.</p>
<p><b>Good:</b> The shingles are showing wear and/or damage. It should be possible with proper maintenance and timely repairs to extend the useful life of the single ply membrane.</p>	<p>The shingles are beginning to crack and/or curl. Some granules may have eroded from the shingle surface. Some tabs may have broken off. Flashings, drip edges, and penetrations may require repair.</p>	<p>Maintenance necessary to bring the roof condition up to serviceability.</p> <p>Eligible for any RMP Plan.</p>
<p><b>Fair:</b> The shingles are showing extensive wear and/or damage.</p>	<p>The shingles have cracked horizontally and/or curled over more than 30% of the surface, and numerous tabs may have broken off. Leaking has required repairs. Erosion of the granules may have been exposed shingle felt backing. Minor damage may have occurred to the roof deck or interior.</p>	<p>Eligible for the RMP-Basic only.</p> <p>Budgeting should be established for re-roofing.</p>
<p><b>Poor:</b> The entire roofing system is showing serious and extensive wear and/or damage.</p>	<p>Most of the shingles are showing horizontal cracking or are badly curled. Many shingles are missing or broken. Granule erosion may have exposed the felt backing on most of the shingles. Moisture has penetrated through the shingles damaging the roof deck and/or the interior.</p>	<p>Roof system is in need of replacement and not eligible for any RMP.</p> <p>Budgeting should be established for re-roofing.</p>

# Conditions Standards

## ROOFING: Concrete Tile

Condition	Definition	Action
<b>Excellent:</b> The roofing system appears to be in new or like new condition.	The concrete tile shows no damage or displacement. There are no leaks.	Eligible for any RMP Plan.
<b>Very Good:</b> The roofing is beginning to show scattered damage.	Fewer than 25 tiles may have come loose or are broken. The roof is still water tight.	Eligible for any RMP Plan.
<b>Good:</b> The tile roof is showing effects of traffic and/or wear. It should be possible with proper maintenance and timely repairs to extend the useful life of the single ply membrane.	Damage to tile due to traffic, fastener failure, or the elements has become more widespread. A small percentage of the tile may have come loose or are broken. Minor leaks may have necessitated repairs to roof deck and/or interior.	Maintenance is necessary to bring the roof condition up to serviceability.  Eligible for any RMP Plan.
<b>Fair:</b> The roofing is showing extensive damage.	There is widespread damage to the tile and/or extensive damage to the underlayment. A majority of the tile may be loose, missing, cracked, or broken. The under layment is no longer watertight and the roof leaks in numerous locations. Various points of damage to the roof deck or the interior of the building has occurred and cannot be prevented with repair.	Eligible for the RMP-Basic Plan only.  Budgeting should be established for re-roofing.
<b>Poor:</b> Most of the roofing system is failing due to serious and extensive damage.	Most of the concrete tiles are loose, missing, cracked, or broken and/or the underlayment has buckled, cracked, split, or wrinkled. Moisture has penetrated, damaging extensive areas of the roof deck and/or interior of the building.	Roof system is in need of replacement and not eligible for any RMP.  Budgeting should be established for re-roofing.

# Conditions Standards

## ROOFING: Built-up Asphalt, Modified or Single Ply

Condition	Definition	Action
<b>Excellent:</b> The roof surface appears to be in new or like new condition.	The roof membrane shows no damage or wear. There are no leaks.	Eligible for any RMP Plan.
<b>Very Good:</b> The roof is beginning to show slight wear and/or damage.	The surface aggregate may be thinning due to traffic or erosion in some locations. Ridges may have lifted due to expansion. The roof is still water tight.	Eligible for any RMP Plan.
<b>Good:</b> The roof is showing effects of traffic and/or wear. It should be possible with proper maintenance and timely repairs to extend the useful life of the roof.	Roofing asphalt is exposed due to loss of granules or aggregate. The membrane is beginning to show signs of buckling, fish mouths, slight cracking, open seams, punctures, splitting, blisters, and/or open base flashing laps. Drop edges and penetrations and minor leaks may have necessitated repairs.	Maintenance necessary to bring the roof condition up to serviceability.  Eligible for any RMP Plan.
<b>Fair:</b> The roof is showing extensive damage.	The membrane is exposed in many areas due to loss of granules or aggregate. Blistering, buckling, cracking, ridging, fish mouths, oxidation, punctures, splitting, and surface erosion have damaged the membrane in excess of 30% of the surface. Some damage to the roof deck and insulation material has occurred.	Eligible for the RMP-Basic Plan only.  Budgeting should be established for re-roofing.
<b>Poor:</b> The entire roofing system is showing serious and extensive wear or damage.	Most of the membrane is exposed, oxidized, and cracked. The surface shows extensive blistering, buckling, cracking, fish-mouths, open seams, punctures, splitting, ridging, and/or wrinkling. Moisture has penetrated through the roof insulation material, damaging the roof deck and/or the interior.	Roof system is in need of replacement and not eligible for any RMP.  Budgeting should be established for re-roofing.