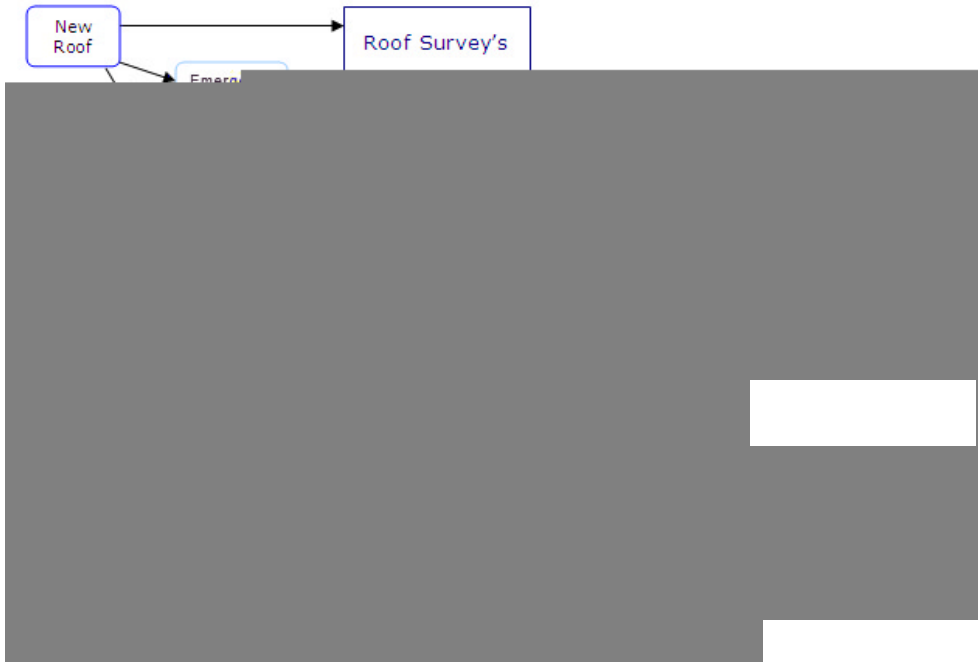


CRS ROOF CONSULTANTS

ROOF MANAGEMENT CYCLE

ROOF LIFE-CYCLE EXPENSE TRACKING & FORECAST

MANAGING ROOF EXPENSE TODAY FOR TOMORROW'S VALUATIONS



The Roof Management Cycle starts with an original roof system or when all previous roof system installations are removed or torn-off (In most states, end-of-life on a second roof).

Roof Management programs offered by CRS are progressive maintenance solutions that track, forecast and/or manage roof related maintenance and restoration expenses to reduce spikes and improve serviceable-life of assets.

Portability allow Property Managers to access, monitor and authorize roof related expense more efficiently.

STRATEGICALLY FORECAST CAPEX FUNDING REQUIREMENTS

PROGRAM COMPONENTS INCLUDE:

- SPECIFICATIONS
- OVERSIGHT
- CONDITIONAL ANALYSIS
- WARRANTY MANAGEMENT
- ROUTINE MAINTENANCE
- PREVENTATIVE MAINTENANCE
- TENANT IMPROVEMENTS
- EMERGENCY REPAIRS
- TENANT/LEASE ANALYSIS
- ROOF TYPE/EXPENSE REVIEW
- RESURFACING OPTIONS & LIMITS
- LOCAL & STATE REGULATIONS

ROOF ASSET MANAGEMENT

Roof Management Cycle solutions are life-cycle approaches to managing funding requirements and tracking the valuation of roof system assets.

Roof Management Cycle analysis and reporting should begin with a new roof but can be implemented any time with a good maintenance records.

Analysis results, reports, maintenance activity and expense data is portable for easy access and transfer of ownership. Some of the activities managed under a Roof Management Cycle program include:

CRS

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