



ALTERNATIVE
ROOFING SOLUTIONS

ars-roofing.com



UNDERSTANDING YOUR WARRANTY

Many building owners don't fully understand that manufacturers' require the owner to properly maintain the roof to validate their warranty.

All roofing manufacturers require that a maintenance plan or program be instituted by the building owner. Various requests for information, roof top conditions and roof top visitors allow manufacturers to escape their product liability and responsibility. Examples below:

FIRESTONE ROOFING PRODUCTS

"The roof should be inspected at least twice per year and after any severe storms. A record of all inspections and maintenance activity should be maintained, including the time of each activity, as well as, the identification of the parties performing the activity."

CARLISLE ROOFING PRODUCTS

"Failure by the Owner to use reasonable care in maintaining the roof, said maintenance to include, but not limited to, those items listed on Carlisle's Care & Maintenance Information Sheet." i.e. – Carlisle recommends that your roof be inspected at least twice per year.

GAF ROOFING PRODUCTS

"The owner must follow a maintenance program in accordance with GAF warranty requirements. Failure to follow a maintenance program can result in a guarantee cancellation."

UNDERSTANDING YOUR WARRANTY

More examples:

GENFLEX ROOFING SYSTEMS

“The roof should be inspected at least twice per year and after any severe storm. Maintenance procedures must be recorded as they are performed along with the log of all people accessing the roof. Owner will need to keep the warranty in full force by following the full requirements of a maintenance program.”

VERSICO ROOFING SYSTEMS

“Failure of the Owner to use reasonable care in maintaining the roof, including, but not limited to, periodic cleaning of drains and removal of harmful debris from the roof. Versico recommends that your maintenance staff/or maintenance contractor inspect the roof at least twice per year.”

SOPREMA ROOFING SYSTEMS

“Soprema does not have any obligation to repair any leak unless and until: “you properly care for and maintain the roof. These proper care items are typical and are listed on Sopremas Form 901. The form must be submitted to Soprema for any action to begin.”

MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



BY ALTERNATIVE ROOFING SOLUTIONS



MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



- **INSPECTION**
- **EVALUATION**
- **IMPLEMENTATION**
- **FOLLOW-UP**

The **M4 Roof Maintenance Program** is a **WARRANTIED** roof maintenance program designed to increase the life expectancy of your **EXISTING** roofing system.

MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



INSPECTION

As a thorough on-site inspection by *professionally trained roof inspectors*, the **M4** inspection report includes:

- **Roof top core samples.**
- **Roof top drains and roof top drainage patterns.**
- **Roof top expansion joints.**
- **Roof top membrane transitions.**
- **Roof top metal copings and counter-flashings, along with, all roof-top penetrations.**
- **Roof top HVAC watertight integrity will also be inspected.**



MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



FAILED FLASHING



ALLIGATORING



LOOSE MEMBRANE

SOME OF WHAT WE LOOK FOR.



**BLISTER UNDER
ROOF
MEMBRANE**



**EXCESSIVE
WEIGHT DUE TO
PONDING**



**SUBSTANDARD
REPAIRS**

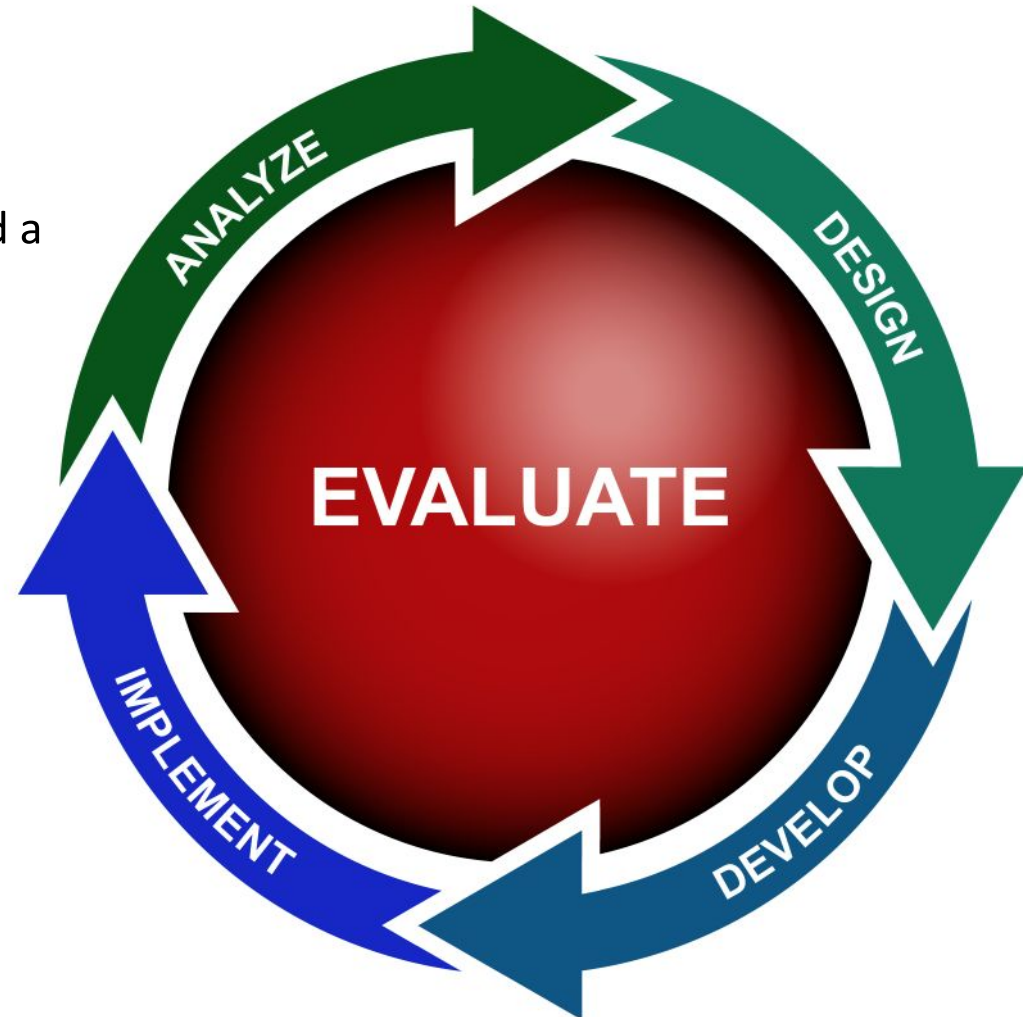


**DAMAGED
CURBING**

EVALUATION

After the inspection, *our experienced roofing management staff meets* to compile a comprehensive evaluation and a professional **M4** proposal is prepared.

- The **M4** roof inspection is reviewed and evaluated by our management team with over *100 years of combined roofing industry experience.*
- All **M4** proposals include *expert repair recommendations.*
- The **M4** evaluation is then discussed with you, continually keeping in mind *your specific needs* and *your budgetary requirements.*



MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



IMPLEMENTATION

Following your acceptance of our proposal, the recommended **M4** evaluation and proposal is then implemented by our *trained roofing maintenance labor force.*

All **M4** Roof Maintenance Programs use *only the finest roofing industry materials available today.*

All **M4** corrective roof repair procedures follow the *standards* and *guidelines* as outlined by the *National Roofing Contractors Association* and the *Single Ply Roofing Institute.*



MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



IMPLEMENTATION



No matter the size of the repairs needed, the **M4 Roof Maintenance Division** has the experience and skills to repair your roofs. This picture shows a large area that needed to be replaced and also represents the capabilities of our roof maintenance personnel.



Sometimes, all it takes are minor repairs to various roofing systems. In this photo, we see a field pipe boot being repaired on a TPO single ply roof. **These types of small repairs can turn critical when not completed correctly and as outlined by the roofing membrane manufacturer.**

MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



FOLLOW-UP

All M4 repair and maintenance steps are **continually** monitored by our roofing industry superintendents.

At the completion of each project, a comprehensive **final field inspection assures you that all repairs have been implemented as recommended.**

Bi-Annual inspections, usually in the spring and fall, **keep your roofing records up to date.**

Any covered repair work, completed at NO CHARGE during the bi-annual inspections, will assure the buildings roof will continue to perform as designed.

MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



M4 is **COST-EFFECTIVE!**

M4 is designed to maximize the return on your roofing investment. The M4 approach is tailored to each individual budgetary needs. The cost of each M4 program is dependent on some of the following characteristics.

- The age and condition of your roof.
- Is there adequate drainage?
- Roof-Top mounted equipment.
- Roof-Top flashing details.
- Roof membrane transitions.
- Any building process discharges?

MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



Why
M4
ROOF MAINTENANCE PROGRAM

M4 is **VERSATILE!**

Each **M4** installation is *designed to keep your buildings roofing system watertight* for the duration of the **M4** warranty.

Inspections and subsequent repairs are completed within **48 hours**, *weather permitting.*

M4 *bi-annual inspections, with repairs and follow-up reports,* provide the owners with a valuable repair history of their roofing system.

An additional benefit of **M4** is that it keeps you *informed* of any roofing problems resulting from *storm damage, vandalism, burglary and even damage caused by negligence on the part of the building occupants or another contractor.*

MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



M4 is PROTECTION!!

M4 Protection prevents minor roofing problems from becoming major roofing issues!

Our expert roofing field personnel, along with our inventory of specialized roofing equipment, enable **M4** to solve even the most difficult roof maintenance problem.

Under the safety net of **M4**, we will correct your roof problems and provide immediate action in emergency situations.

The unique **M4** service provides invaluable protection for your building, it's tenants, employees and business products.

MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



M4 BENEFITS AND VALUE

- **Restoration of the present roof system.**
- **48 hour emergency repair service. (Weather Permitting)**
- **Bi-Annual inspection of the roof.**
- **Bi-Annual written reports to the owner.**
- **Emergency estimates.**
- **Bi-Annual clean-up of roofing surfaces.**
- **Early detection and repairs of roof defects.**
- **Product knowledge assistance.**
- **Quality material and expert craftsmanship.**
- **Peace of mind through reliability and responsibility.**
- **Personal commitment to service customers.**

MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



M4 PROCEDURES.

Our expert roofing field personnel have continual education classes, in house and by the different manufacturers, regarding the latest roofing repair procedures to any existing roofing system. They also carry a fully out-lined M4 Roof Repair Manual sectioned to the types of roofing for any type of repair.

The extent of the M4 Roof Repair Manual is highlighted with the proper repair procedures, including photos, for any repair necessary for each type of roofing system. As an example, built-up roofing (asphalt based) has **30 (thirty)** separate and unique procedures for repairing various problems associated with the built-up roofing, **32 (thirty two)** for Modified Bitumen, **44 (forty four)** for TPO single-ply, **53 (fifty three)** for CSPE/CPE single-ply and **48 (forty eight)** for EPDM single-ply.



MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



M4 is your **SAFEGUARD!**

M4 is your “**SAFEGUARD**” against losses in productivity, damaged products, safety hazards to the public or staff and water damage to the building. **M4 is YOUR four part, long term approach to roof maintenance.**

- **PLANNED INSPECTIONS**
- **EVALUATION**
- **IMPLEMENTATION PROCEDURES**
- **FOLLOW-UP MEASURES**

This Four-Step procedure, implemented systematically, **will add years to the life of most existing roofing systems!**

MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



The M4 Warranty

Even an older, properly maintained roof can provide many added years of service.

RE-ROOFING is the answer ONLY after years of neglect or lack of maintenance have left the roof beyond repair.

Alternative Roofing Solutions
2905 Westinghouse Blvd.
Suite 1000
Charlotte, NC 28273

Building Owner/Manager: _____ **Guarantee No.:** _____

Building Name: _____ **Commencement Date:** _____

_____ ***Expiration Date:** _____

The logo features a large, stylized 'M' and '4' in black and red, surrounded by a laurel wreath. Below the logo is the text 'Roof System Warranty'.

** This Alternative Roofing Solutions warranty shall be extended for an additional one year period unless either party notifies the other in writing 60 days prior to the expiration date of the first term or successive terms.*

Alternative Roofing Solutions agrees to:

- Supply all labor and material required to eliminate present roof leaks and restore subject roof system to a maintainable condition indicated in the project specifications (M4 Attachment A).
- Bi-annually inspect the subject roofing system, including system components and submit report to OWNER or OWNERS designated representative.
- Repair, at no additional charge to the OWNER, conditions of the roofing membrane, base flashing, sheet metal flashing, counter flashings and roof expansion joints which ALTERNATIVE ROOFING SOLUTIONS deems necessary to maintain the roof system in a water tight condition. Response time to the OWNER will be within 48 hours of notification, weather permitting. Excluded are Acts of God, burglary, vandalism, installation / servicing of roof top equipment, and settlement or distortion of the building structure.
- Provide written reports regarding bi-annual inspections and inform OWNER as to work accomplished.
- Remove debris from roof surfaces and accumulated debris at roof drains, scuppers and drainage discharge points.
- Report to the OWNER, or the OWNERS designated representative, those repairs necessary as they regard to clogged roof drains, maintenance of HVAC, mechanical or electrical systems, and the shell exterior of the building that are or may be contributing to water entering into the building. Included are damages caused by Acts of God, vandalism, roof top traffic abuse, installation of, or the servicing of, roof top systems/equipment, or settlement or distortion of the building.

Owner agrees to:

- Provide all reasonable accessible information relating to original construction, repairs, maintenance or replacement of the roof or roof-located systems.
- Notify ALTERNATIVE ROOFING SOLUTIONS promptly of any known or suspected leak and cooperate in the assembling of information useful to determining the cause of the leak.
- Notify ALTERNATIVE ROOFING SOLUTIONS in writing of modifications or additions of HVAC equipment or roof components or of changes in occupancy or activity in the building. Implement details for modified or added items as recommended by ALTERNATIVE ROOFING SOLUTIONS.
- Provide ALTERNATIVE ROOFING SOLUTIONS, any information concerning the roof system, including but not limited to, the manufacturer of the existing roofing membrane, roof guarantees, and past maintenance work on the roof.

Nothing in this warranty shall be misconstrued to hold ALTERNATIVE ROOFING SOLUTIONS responsible or liable for consequential damages to the building, contents or costs associated with activity or loss of activity within the building or loss of revenue resulting from roof leaks. The ALTERNATIVE ROOFING SOLUTIONS M4 Roof Maintenance Program and the M4 Roof Maintenance Proposal must be accepted and signed by OWNER/OWNERS REPRESENTATIVE. All conditions outlined in ALTERNATIVE ROOFING SOLUTIONS M4 Attachment A must be completed and payment received to validate the commencement of ALTERNATIVE ROOFING SOLUTIONS M4 Roof Warranty. IN WITNESS WHEREOF, ALTERNATIVE ROOFING SOLUTIONS has caused this warranty to be duly executed and issued to cover the roofing system specifically described in this warranty.

Signed (ARS): _____
Printed Name: _____
Title: _____
Date: _____

MANAGE YOUR ROOFING ASSETS OR THEY WILL MANAGE YOU.



QUESTIONS?



THANK YOU!



BY ALTERNATIVE ROOFING SOLUTIONS

