



PREVENTATIVE MAINTENANCE SERVICE

Part of good asset management practice should be a planned approach to preventative maintenance of buildings, and as the roof is a critical part of any building it makes sense to have in place planned maintenance of the roof structure to prevent damage to the building and its contents.

A Leaking roof can generally be attributed to three main causes:

- A build-up of leaf litter or bird droppings blocking water flow.
- Loose or corroded roof sheets or flashings.
- Damage from roof traffic, particularly around air conditioning units.

In the event of heavy rain and/or high winds a roof with any of the above will fail.

Roofing Constructions is experienced in providing a preventative roof maintenance service for industrial and commercial buildings. The service is tailored to suit each building and business in terms of frequency and budgeting. The scope of work and frequency is clearly defined, and the price set for a 12 month period.



Scope of Work:

A specific scope of work is determined for each building and includes some or all of the following:

- Gutter cleaning
- Temporary repairs (silicone seals)
- Remove leaf litter and bird droppings
- Re-Fix loose roof sheets and flashings
- Replace corroded flashings (defined by lineal metre total)
- Identify potential roof leaks and proceed with temporary repair
- Clear downpipes – from gutter level to ground level
- Check vents, report on operable condition
- Report on roof condition, including photographs
- Inspection & report on fall arrest anchor points (if fitted)



Frequency of work:

How often the preventative maintenance work is performed is set in consultation with the client, it is normally determined by factors such as the building's location, current roof condition, type of roof cladding, amount and location of plant (eg air conditioners), and proximity of trees to the roof.

The service is scheduled over a 12 month period and can be programmed for one of the following:

- *Monthly*
- *Four times per year*
- *Twice per year*

Price of service:

Once the scope and the frequency of work have been determined, the service price is set for a 12 month period. The price covers all labour, materials, safe access equipment, and proper disposal of leaf litter and bird droppings.

This enables roof maintenance to be budgeted for on an annual basis, providing cost control and maintenance cost forecasting.

Should any repair work be required that is outside of the defined scope of work, this is reported on, and a quote prepared and submitted for client approval. No additional costs are incurred without written authorisation from the client.

Examples of additional maintenance work include:

- Sectional roof sheet replacement.
- Box Gutter replacement.
- Walkway installation.
- Roof vent installation.

Summary

Many years of experience has provided Roofing Constructions with the credentials to design and implement a preventative maintenance plan for a building's roof. Our approach to repairs and roof maintenance is to always adopt the most cost effective option, with the long term protection of our client's asset in mind.

Preventative maintenance	Avoids costly roof & gutter replacement
Set price	Cost control and budget forecasting
Regular roof inspections	Prevents damage to building & contents from leaks
Tailored plan	Suits individual building & client circumstance



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