

Don't Get Caught in the Dark

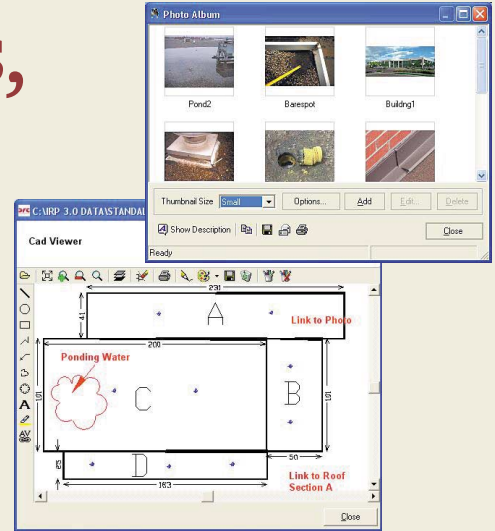
**SuperiorInfo Gives You
ALL the Information**



SUPERIOR *We're On Top of It*
Commercial Roofing, Inc.

When it comes to roofs, knowledge is power.

Too often owners and managers of property do not have all of the history and facts readily available about their roofs, so poor decisions are made and tens of thousands of company dollars are wasted. Superior Commercial Roofing understands how important it is to have all of the right information about your roof at your fingertips when you need it. In most cases, the more you know, the less you spend.

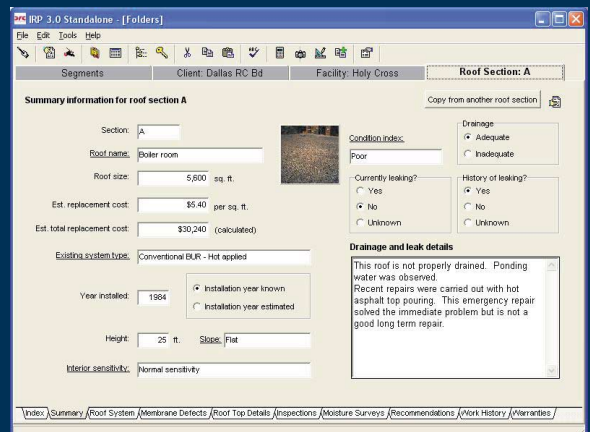
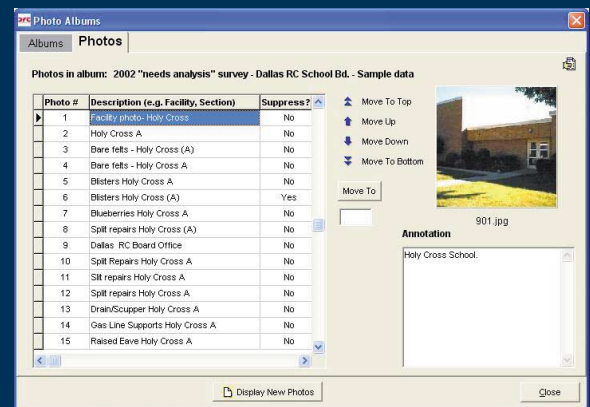


Regular Inspections Keep Roofs Out of Trouble

Everyone knows that taking proper care of something extends its life and maintains its overall quality. This certainly applies to roofs. Regular inspections of a roof help to eliminate potential problems before they escalate, and increase useful life (typically by 5 to 10 years) if the information is kept and used for ongoing preventive maintenance. In fact, the National Roofing Contractors Association recommends two inspections per year, because they know that doing so will extend a roof's lifetime by up to ten years. What is surprising to some is that the NRCA recommends the same two yearly inspections for roofs currently under warranty. A warranty may cover you if damage occurs, but it does nothing to extend your roof's life beyond the end of the warranty term. The only way to guarantee a healthy, long lasting roof is to perform regular inspections and preventive maintenance.

You Need Proof of Your Inspections to Collect

An owner of commercial property must be able to prove that required warranty inspections and preventive maintenance were completed, and that any necessary repair work was completed. If an owner does not have independent proof, including photographs before and after preventive maintenance and repair work was completed, and a warranty claim occurs, the owner may not be able to collect.



RP 3.0 Standalone - [InfoManager]

File Edit Tools Help

Expenditures Warranties Roof Sections

Expenditures View Define view

Sort By: Date Ascending Descending Show: 1000

Date	Client	Facility	Sect	Urgency	Action?	Allocation	Activity Type	Status	Amount
Jun 6, 1984	Dallas RC Bk Holy Cross	B				Capital	New roof	Completed	\$27,360.00
Jun 6, 1984	Dallas RC Bk Holy Cross	A				Capital	New roof	Completed	\$21,340.00
Jun 1, 1986	Dallas RC Bk Holy Cross	A				Expense	Inspection	Completed	\$200.00
Jun 6, 1986	Dallas RC Bk Holy Cross	B				Expense	Inspection	Completed	\$325.00
Sep 09, 2003	Dallas RC Bk Holy Cross	B	High	No		Capital	Replacement	Completed	\$42,000.00
Oct 25, 2003	Dallas RC Bk Holy Cross	A	High	Yes		Capital	Replacement	Completed	\$45,000.00
2004	Dallas RC Bk Odershaw	A-101	Moderate	No		Expense	Repair	Recommended	\$1,200.00
2004	Dallas RC Bk Odershaw	B-202	Moderate	No		Expense	Repair	Recommended	\$9,825.00
2006	Dallas RC Bk Holy Cross	A	Low	No		Expense	Inspection	Recommended	\$500.00
2006	Dallas RC Bk Holy Cross	B	Low	No		Expense	Inspection	Recommended	\$500.00
2009	Dallas RC Bk Holy Cross	B	Low	No		Expense	Inspection	Recommended	\$600.00
2009	Dallas RC Bk Holy Cross	A	Low	No		Expense	Inspection	Recommended	\$600.00

Details of work recommended/completed:
Red Roofing installed the roof during the new construction phase of the building.

Urgency: Low Moderate High
Allocation: Capital Expense
Type of Activity: Inspection New construction Repair Replacement
Status: Recommended Approved Completed Cancelled
Financial plan

RP 3.0 Standalone - [Folders]

File Edit Tools Help

Segments Client: Dallas RC Ed Facility: Holy Cross Roof Section: A

Membrane defects for roof section A

Type of defect	Severity
Bare felts	Major
Bare felts -	Major
Distlers	Major
Distlers	Major
Blueberries	Moderate
Soil repairs	Major
Soil repairs	Major
Soil repairs	Major

Bare felts details and condition

When felts in a roof system become exposed to moisture they may progressively lose both their minimal waterproofing integrity and their strength can become severely diminished. Organic felts may eventually rot from this moisture attack.

Bare felts exist everywhere in this roof. The roof appears not to have received an adequate top pour of bitumen during the initial installation.

Index: /Summary /Roof System /Membrane Defects /Roof Top Details /Inspections /Moisture Surveys /Recommendations /Work History /Warranties

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File Edit Tools Help

Segments Client: Dallas RC Ed Facility: Holy Cross Roof Section: A

Warranty history for roof section A

Issue date	Expiry date	Warranty type	Issued by
Jun 6, 1984	Jun 6, 1986	2 yr. contractor	White Roofing Contractors

Warranty compliance plan

Date	Type of activity	Allocation	Status	Actual/budget cost
Jun 1, 1986	Inspection	Expense	Completed	\$200.00

Details of activity

Pete Paters and Jory Hopkins inspected the roof section at the end of the 2 year contractor warranty and found the roof to be in excellent condition. Contractor applied one part elastomer to base of two soil stacks to reseal them at no charge to the school board.

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SuperiorInfo Keeps You in the Know

SuperiorInfo by Superior Commercial Roofing makes sure that you have the information you need, when you need it – in a meaningful format. After a complete on-roof visual inspection is completed with photos, sketches, core samples, and SuperiorScan Infrared and Nuclear Non-Destructive thermal analysis, all of that data is put into SuperiorInfo. Any other historical data such as prior inspections, prior maintenance and repair information, and photographs are also put into SuperiorInfo. You can group as many buildings as you would like in the SuperiorInfo system and look at information by building, project, development or area. Combined with our comprehensive roof asset maintenance program, SuperiorInfo will dramatically reduce the overall life cycle costs for your roofs. This information can be accessed by you and any users whom you authorize, such as architects and independent roof consultants.

SuperiorInfo Provides all of the Following Information:

- Location and contact personnel for each facility.
- In depth details of the roofing system, from the surfacing to the deck. This includes a detailed description of each roof component and its current condition.
- A drawing of the entire roof with all wet section clearly marked.
- A membrane analysis determining the type of roofing system and condition of the roofing material.
- Detailed analysis of all flashing details including: counter flashing, expansion joints, copings, pitch pans, skylights, plumbing stacks, drains and reglet joints.
- Core cut information determining the type of roofing system, thickness, composition and condition of the insulation.
- SuperiorScan thermoscan photographs.
- Descriptions of any active leaks and/or ponding water.
- Recommendations for any required work to bring the roof to a watertight condition immediately and recommendations for the future as related to restoration and replacement.
- Work history and leak history: detailed information about existing work and ongoing repairs or modifications to the roof. Each repair is listed individually by giving the location of the repair and its cost including any warranty obligations.

SuperiorRoof Database Contents

Clients

- Contact information
- Roofing standards

Facilities

- Contact information
- Keyplane of roof section
- Photos

Roofing Section Details

- Age and height
- Membrane type
- Leak history and current problems

Defects

- Type of defect
- Description of severity
- Photo

Roof Top Details

- Flashings
- Perimeter
- Projections
- Conditions

Inspection History

- Date
- Inspector
- Comments and photos

Recommendations

- Date and type of work
- Description
- Quote amount or budget information

Work History

- Date and type of work
- Description
- Actual cost

Warranty Details

- Type
- Issue/Expiration date
- Description and requirements

Regular Proposal Facility: Terrell Plaza Building A, Roof A

Client Name: Terrell Plaza
 Facility Address: 1201 Austin Highway Suite 130 Dallas, TX
 Roof Inspection Date: January 05, 2003
 Roof Name: Building A
 Roof Designation: A
 Existing System Type: Conventional Mod Bit - Hot Applied
 Roof Size: 37,316 sq. ft.
 Estimated Replacement Cost: \$605,340
 Year Installed: 1990 (Estimated)
 Height: 25 feet
 Slope: 1 1/2" in 12
 Drainage: Adequate
 Leak Sensitivity Under Roof: Normal
 Currently Leaking? Yes
 History of Leaking? Yes
 Drainage and Leak Details: Leak attached and heavy rain. Has also leaked in the past.

Roof Condition Rating: Poor

Existing Roof System Construction		
Layer Type	Description	Method of Attachment
Concrete	Concrete	Hot applied
Surfacing	BSK - 1 ply	Hot applied
Membrane	Light weight concrete	Pointed
Deck	Galvalume Steel	Not Inspected
Deck	Deck	Not Inspected

Overall Core Assessment
 ...cross-sections of the roof membrane would appear to be moisture at 600 points in time.



Photo Album continued...

#	Description	Annotation
16	Exposed non-ventilation pipes	Secondary containment pipe showing water on drain onto roof.
17	Expansion joint	Secondary containment joint
18	Building C	Overview of Building C
19	Core Cut	Core cut to determine composition of the roof
20	Hole in Wall	Leak through parapet wall on building C, 8' x 16' hole.
21	Holes in Wall (2)	Holes in parapet wall on building C, 8' x 16' hole.
22	Flashings	Flashing with cracks/voids roof water
23	Flashings	Flashing detail on building C
24	Line Detail	Flashing detail on building C
25	Flashings	Flashing detail on building C
26	Flashings	Flashing detail on building C
27	Flashings	Flashing detail on building C
28	Flashings	Flashing detail on building C
29	Flashings	Flashing detail on building C
30	Ponding	Secondary containment pipe showing water on drain onto roof.
31	Flashings	Flashing detail on building C
32	Expansion joint Detail	Expansion joint detail on modified between roof level on building D
33	Flashing	Flashing detail on building C
34	Flashing	Flashing detail on building C
35	Flashing	Flashing detail on building C
36	Flashing	Flashing detail on building C
37	Flashing	Flashing detail on building C
38	Flashing	Flashing detail on building C
39	Flashing	Flashing detail on building C
40	Flashing	Flashing detail on building C
41	Flashing	Flashing detail on building C
42	Flashing	Flashing detail on building C
43	Flashing	Flashing detail on building C
44	Flashing	Flashing detail on building C
45	Flashing	Flashing detail on building C
46	Flashing	Flashing detail on building C

