

# SUMMARY OF ESP – A STRONG FOUNDATION IS ESSENTIAL TO ANY MANAGEMENT STRATEGY

## Take The First Step in Managing Your Roof Assets With ESP

### Program Features:

- ◆ Scheduled, standardized roof surveys performed by qualified and experienced roofing technicians to identify problematic surface conditions that could be a source of water entry (yearly, bi-yearly or tri-yearly surveys).
- ◆ Uniform survey reports with system components and current conditions clearly defined, including roof plan with each roof along with pictures showing conditions observed. Reports will also outline any recommended corrective/maintenance actions we feel are required.
- ◆ Outlining of recommended actions to: 1) provide corrective repair work for potentially critical defects that we feel pose an imminent threat to allow water infiltration 2) provide preventative maintenance work to help maximize the roof service life. Included with these survey reports are fixed prices to perform both of these value added services, for each item suggested.
- ◆ Forecasting remaining roof service life and compile budgets for future capital and expense requirements.
- ◆ Assisting client with the management of any valid manufacturer's roof warranties to help insure compliance with owner obligations as defined by the roof manufacturer warranty.
- ◆ Access to our 24 hour emergency response hot line in order to provide priority 24 hour around the clock emergency response and leak repair services, at fixed hourly labor rates. As part of this service (optional to owner) we can also repair non-roofing leaks (skylights, HVAC, etc.), if necessary by using our pre-qualified subcontractors. We will, as part of our normal emergency leak repair services, endeavor to temporarily stop any non-roof leaks we observe.

### **The following building components are visually surveyed under all BEAM™- ESP programs, for each roof area included in plan:**

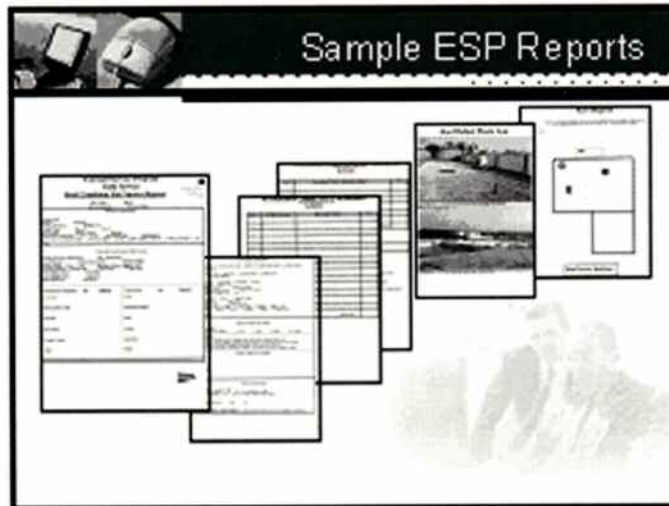
Interior/exterior walls  
Roof deck interior surface  
Exposed ceiling  
Surface of Roof membrane (visual check for defects/deficiencies in exposed roof membrane), all rooftop equipment, ponding water, base flashings, etc.

Metal flashing components  
(including fascias and copings)  
Roof expansion joints  
Roof perimeter  
Roof drainage (drains, gutters, etc.)

## Summary of Extended Service Plan Options

ESP Level	Survey Frequency	Written Survey & Evaluation Report w/ Recommended Actions	Site Drawing	Digital Photos	Remaining Roof Service Life Forecast and Replacement Budget	Minor Debris Removal	Emergency Service Calls
*Platinum	Tri-annual	Yes	Yes	Yes	Yes	Yes	-unlimited -no charge -priority care
Gold	Bi-annual	Yes	Yes	Yes	Yes	Yes	-guaranteed hourly rates -priority care
Silver	Annual	Yes	Yes	Yes	Yes	Yes	-guaranteed hourly rates -priority care

**\*Note:** Not all roofs are eligible for the Platinum level. JMC shall determine eligibility of a roof for the Platinum program. Each site may require preliminary “qualifying” corrective/preventive maintenance to qualify for a Platinum program.



**FOR MORE INFORMATION CALL THE JAMES MYERS COMPANY  
(800) 235-4722  
OR VISIT OUR WEBSITE [WWW.JAMESMYERSCO.COM](http://WWW.JAMESMYERSCO.COM) - BEAM™**