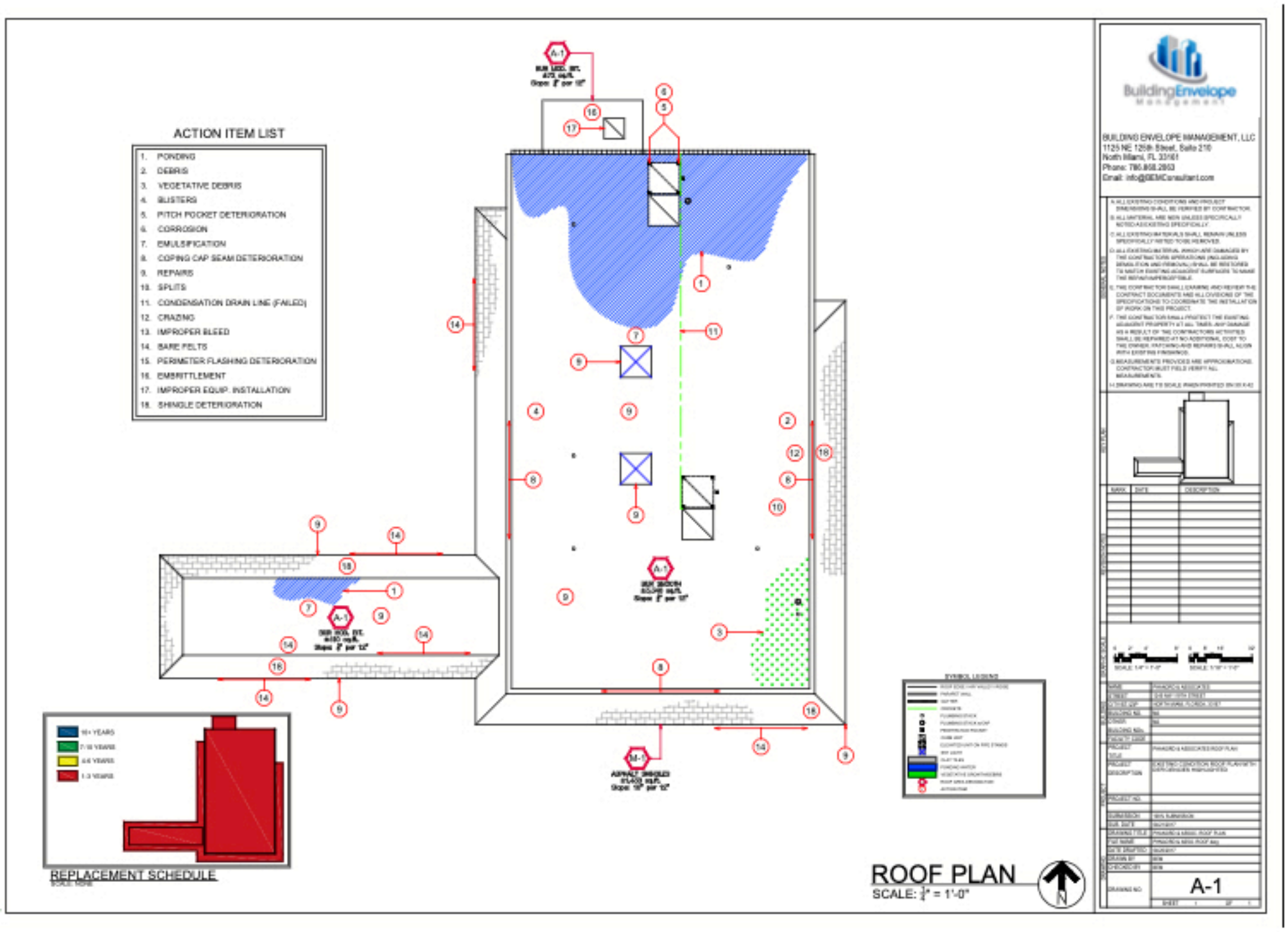

Preventative Maintenance

A preventative maintenance program consists our qualified roof inspector walking all roof areas while documenting all observed deficiencies with photographs, a written report and field generated roof plans. This information can then be entered into our Building Envelope Asset Management (BEAM) system which can be tracked on a regular basis. An AutoCAD generated roof plan is then developed locating all deficient conditions. Upon request, BEM will contact qualified local contractors to coordinate getting all required repairs completed.

By performing a regular proactive roof maintenance program on a well designed and installed roof system, owners can achieve 25 to 30 years of service life from their roofs. The number one cause of premature roof failure is the lack of regular roof maintenance. Periodic visual inspections can increase the service life of a roof assembly by informing a building Owner of deficient conditions and repairs needed. If an owner completes the identified repairs and continues a regular inspection program, they can maximize the effective roof service life and thereby reduce the roof's life cycle costs.