

5 Steps to Creating a Roof Repair Budget



- ✓ **Step #1:** Make a visual inspection of your roof deck, insulation and membrane. Look for rusting or sagging decking. This would indicate moisture getting into the roof system.
- ✓ **Step #2:** Create a detailed roof plan that is to scale. Indicate areas of bad decking and moisture penetration. Also indicate all roof penetrations including pipes curbs, drains, roof top units etc.
- ✓ **Step #3:** Take photos of roof areas and indicate vantage points of photos on the roof drawing. Global Positioning Systems (GPS) work well for step 2 and 3.
- ✓ **Step #4:** Perform a visual inspection of all roof membrane, roof seams, curbs, pipes and any items that look suspicious that could allow water into the building. Mark these on the drawing as well. Use the following budget pricing to calculate the cost of the repairs:

ITEM	COST	QUANTITY	SUBTOTAL
Holes or splits in the membrane	\$30 each		
Open seams in the membrane	\$12 per LF		
Deteriorating curbs flashing, reflash curb	\$700 each		
Deteriorating wall flashing	\$30 per LF		
Remove debris from roof sumps	\$75 each		
Replace wet insulation & membrane	\$15 per SF		
Replace bad decking, insulation and membrane	\$20 per SF		
	Calculate the total cost of all repairs	TOTAL	

- ✓ **Step #5:** Prioritize the worst problems that appear to be letting water into the building. Calculate the budget you can afford per year and utilize the yearly budget to repair the worst problems.

TAKE CONTROL OF YOUR ROOFING COSTS

Our FCS system uses state of the art technology to provide you real time data including current condition analysis, repair and replacement costs, and history, even from remote locations

INCLUDES LEAK DETECTION

Our FCS system provides you a roof leak detection alert, coupled with our reactive 24/7 emergency leak response service.

[If you're interested in putting the power and speed of managing your roof at your fingertips CLICK HERE to schedule a demonstration](#)