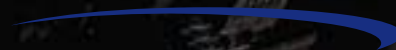


ROOF MANAGEMENT

Successful Roof Management Starts at the Top

ROTH

An aerial photograph of a dense urban skyline, likely New York City, showing numerous skyscrapers and buildings. The image is tilted slightly to the right. The sky is a clear, pale blue. The Roth logo is positioned at the bottom center of the image.



Roth Bros. is your single-source Roof Management solution for preventative maintenance and roof leak service. We provide our program to customers across the United States in industrial, commercial and retail facilities, and tailor it to meet individual customers needs whether it be a single facility or part of a larger group.

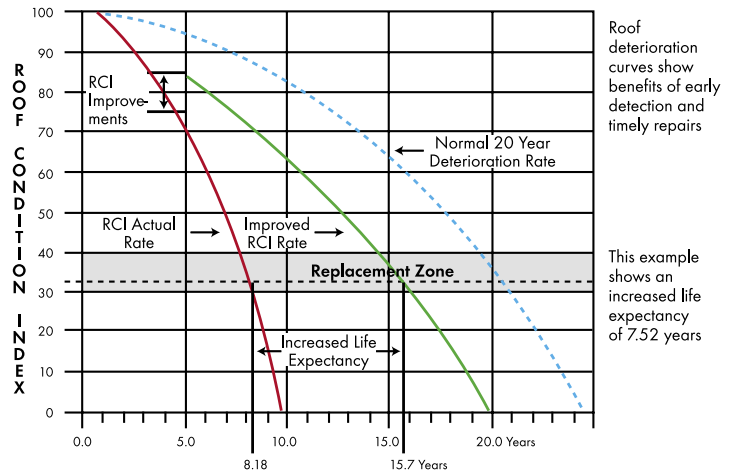
Founded in 1923, Roth Bros. began as a roofing and spouting contractor. Over the years, the company has expanded to include Heating and Air Conditioning, HVAC Services, Facilities Automation and Lighting.

Roth's trained maintenance professionals are approved by all major roofing manufacturers.

ROTH'S ROOF MANAGEMENT PROGRAMS... PROTECTING YOUR INVESTMENT LONG-TERM

Too often, roofing problems become apparent only after considerable water damage has been done to the roof system, and possibly your facility and equipment. Roth's comprehensive Roof Management Programs can identify and repair those problems while they are still minor and relatively inexpensive to repair. Regular maintenance will also prolong the life of your roof, and simple repairs can be budgeted annually instead of becoming unmanageable, unexpected costs.

- Prevents the expense of unexpected and serious facility damage
- Prolongs the life of your roof
- Enables budgeting for simple repairs annually
- Provides comprehensive Preventative Maintenance Programs ensuring a worry-free roof for years to come
- Demands quality Roof Inspections
- Provides on-line access via rothservice.com to our Internet Roof Management Service Center for one or multiple locations



A study by the U.S. Army Corps of Engineers (*shown above*) illustrates the fact that a roof management program can save you money in the long term as well as increase the life expectancy of your roof.

The Tax Reform Act of 1993 puts roofs on a straight-line 39-year depreciation schedule, but inspection and repair costs are a yearly expensable item. The tax savings alone illustrate the importance of a quality roof management program as opposed to replacing a roof.

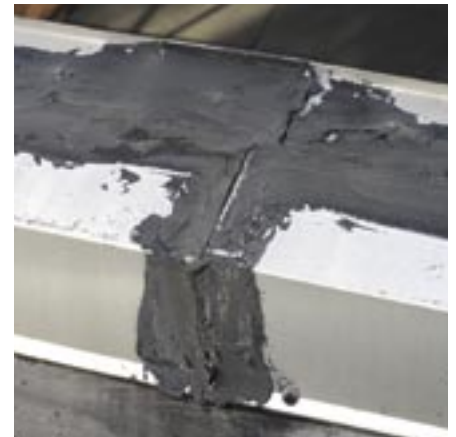
Common Maintenance Issues Can Lead To Unmanageable Repair Costs When Left Unattended



Clogged drainage openings



Loose flashing screws



Open seam in metal

ROOF LEAK SERVICE AGREEMENT (RLSA)... KNOW YOU ARE PROTECTED

Roth's Roof Leak Service Agreement (RLSA) is an integral part of a complete Roof Management program. Through a single source, our RLSA is approved by all major manufacturers; it meets their warranty requirements, assists customers in tracking expenditures and provides critical information needed for setting future budgets. Our standardized emergency service pricing and procedures ensure quality throughout the United States.

RSLA customers also have access to our Internet-based Roof Management Service Center and historical database at rothservice.com. This database details a history of warranty information, roof leaks, work completed and billings for a single site or multiple sites in real time.

Combining our Roof Management Program with the Roof Leak Service Agreement (RSLA) ensures our customers a worry-free roof for years to come.



The chart shown clearly illustrates the actual long-term cost savings in unexpected expenditures.

Unmaintained – 28,000 Sq. Ft. Roofing System					
Age of Roof	Installation Price	Costs of Repairs	Maintenance Costs	Cost Per Year	Total Costs
Years 1 & 2	\$65,000	-	-	\$32,500	\$65,000
Years 3 - 5	-	\$2,500	-	\$13,500	\$67,500
Years 6 - 10	-	\$8,400	-	\$7,590	\$75,900
Years 11 - 15	-	\$14,900	-	\$6,054	\$90,800
Year 16	\$89,475	-	-	\$11,267	\$180,275
Years 17 - 20	-	\$3,000	-	\$9,163	\$183,275
Years 21 - 25	-	\$9,600	-	\$7,175	\$192,875
Years 26 - 30	-	\$18,600	-	\$7,049	\$211,475
		\$57,000			

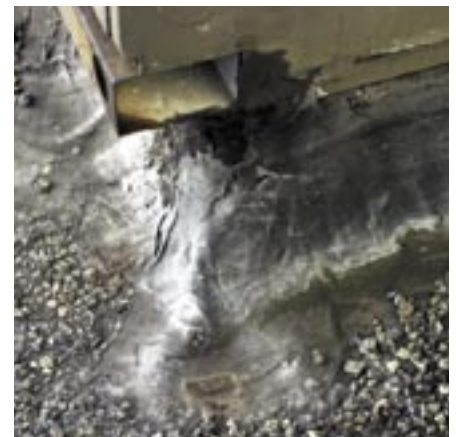
Maintained – 28,000 Sq. Ft. Roofing System					
Age of Roof	Installation Price	Costs of Repairs	Maintenance Costs	Cost Per Year	Total Costs
Years 1 & 2	\$65,000	-	-	\$32,500	\$65,000
Years 3 - 5	-	-	\$2,900	\$13,580	\$67,900
Years 6 - 10	-	-	\$5,100	\$7,300	\$73,000
Years 11 - 15	-	\$3,500	\$6,100	\$5,473	\$82,100
Year 16	-	\$600	\$1,250	\$5,246	\$83,950
Years 17 - 20	-	\$1,900	\$4,075	\$4,496	\$89,925
Years 21 - 25	-	\$3,800	\$7,450	\$4,047	\$101,175
Years 26 - 30	-	\$4,200	\$7,450	\$3,760	\$112,825
		\$13,500			



Punctured wall flashing



No roof flashing at new gas pipe penetration



Deteriorated flashing and rusted metal curb



QUALITY MAKES THE DIFFERENCE

Roth provides high quality Roof Management Programs to customers across the United States in industrial, commercial, institutional, governmental, educational and retail facilities. It is tailored to meet individual customers needs whether it be a single facility or part of a larger group system.

We will inspect and maintain roofing systems with regularly scheduled inspections. Roth provides 24 hour emergency service and repairs by calling 800-USA-ROTH. Customers can also utilize our Internet-based Roof Management Service Center at rothservice.com for immediate, password protected access to historical and real time information.

ROTH

Commercial • Industrial • Institutional • Contractors • Engineers

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