

PREVENTIVE MAINTENANCE PLAN

CASE STUDY



A Lancaster County company's facility has a roof area totaling 670,000 s/f with 540,000 s/f over 20 years old. The roof condition caused many leaks and a high volume of service calls.

They contracted GSM to conduct an initial Roof Assessment, incorporating an Infrared Roof Assessment. At the conclusion of the assessment, GSM recommended a \$36,000 investment in roof repairs and an ongoing Preventive Maintenance Plan, which the company approved.

The result was a 75% reduction in leak calls for the next 3 years.

The net result of the Roof Assessment and Preventive Maintenance Plan is that none of the roofs have been replaced and the roofs are in better condition than they were 10 years ago in terms of leaks and maintainability.

The value of the GSM Preventive Maintenance Plan to this company is threefold:

Decreased Short-Term Costs

The preventive measures reduced the number of leaks and the costs for repairs.

Reduced Exposure To Leak Damage

The number of leak calls was reduced as well as the number of leaks addressed during each call.

Decreased Long-Term Costs

Keeping the roofs in good condition allows the company to extend the life of the roof without increasing exposure to leak damage. If the roofs had been replaced on a typical replacement schedule, the company would be spending approximately \$300,000 per year on replacement costs. The cost per year over the last 10 years has averaged \$20,000: a 90% reduction in long-term costs.

Visit gsmRoofing.com to learn more about our company and areas of expertise, or call 800-532-ROOF to get answers to any of your questions.



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