ROADY EXTERIORS

START WITH A FREE EXTERIOR ENVELOPE REVIEW

See exactly how PROTECT works—on a building you already own.

Before any commitment, Roady will conduct a scaled sample complimentary exterior envelope review of one of your properties* — a professional assessment of current condition with a documented findings report. You will see exactly how PROTECT works, applied to a building you already own.

More than one property required to qualify

SCHEDULE YOUR REVIEW

314-489-4686
roadyexteriors.com
PO Box 46, Marine, IL 62061

PORTFOLIO ADVANTAGE

Manage three or more properties under one agreement and receive a **12% discount** on annual contract value — with consolidated scheduling wherever geography allows. Single contract, single invoice, single point of contact.

ROADY EXTERIORS

EXTERIOR ASSET MANAGEMENT PROGRAM

ROADY PROTECT

We Take Care of Your Buildings So You Can Take Care of Your Business

One partner managing the condition, documentation, and maintenance of every exterior asset across your portfolio.

THE CASE FOR MANAGED MAINTENANCE

Exterior failures are rarely sudden. They are simply unmanaged.

Roofs, sealants, flashings, and drainage systems degrade quietly for years before the first visible sign of trouble. By the time a problem announces itself — usually as a leak — the repair is larger, more urgent, and more expensive than the maintenance that would have prevented it.

REACTIVE SPENDING

Emergencies set the budget instead of the plan.

LOST HISTORY

Warranty records, specifications, and repair history disappear with staff turnover.

FRAGMENTED OVERSIGHT

Multiple contractors, each aware of only their own corner of the building, and no single record of the whole. Roady PROTECT replaces that pattern with a managed one.

HOW PROTECT WORKS

One contract. One invoice. One point of contact.

Roady PROTECT is an annual program that places the full exterior of every property under active management. Scheduled inspections, professional condition reporting, warranty and asset history, and a forward-looking capital plan — delivered on a predictable cadence, not in response to a crisis.

Repairs identified during inspection are proposed and completed by Roady at preferred client rates, so findings become scoped work without sourcing another contractor.

THE ROADY CLIENT DASHBOARD

Every PROTECT partnership is managed through the **Roady Client Dashboard** — a living platform that gives you real-time visibility into the condition, history, and upcoming needs of every exterior asset you own.

Roofing, siding and cladding, gutters and drainage, windows, warranty records, inspection history, open issues, and capital needs are maintained in one place and updated after every visit. **When personnel change, the record does not.**

PORTFOLIO OVERVIEW

Properties	Assets	Issues	Warranties
12	148	7	24

North Campus · Roof A TPO membrane · 2021	GOOD	May 2026
Village Center · West Wall Masonry + sealants	MONITOR	Q3 2027

CHOOSE YOUR LEVEL

PROTECT Basic vs. PROTECT Premier

PROGRAM FEATURE	BASIC	PREMIER
Best for	Single properties and straightforward portfolios	Complex, high-value, or multi-site portfolios
Exterior inspections	Two / year	Two / year
Written condition reports	✓	✓
Exterior asset inventory	✓	✓
Warranty and asset history	✓	✓
Site-specific materials catalog	✓	✓
Repair recommendations	✓	✓
Minor repairs included	—	Up to $1,000 / year
Enhanced drone visual inspection	—	✓
IR thermal scan (roof and windows)	—	✓
2-year capital plan / 5-year outlook	✓	✓
Storm priority response	—	✓
Quarterly portfolio summary	—	✓

From $2,500
/ property / year

From $5,500
/ property / year

Base pricing applies to single- and two-story properties. Three- to six-story properties are scoped individually based on equipment and access. Seven stories and above are priced on application.

WHAT PROTECT DELIVERS

SEE IT BEFORE IT FAILS.

Scheduled inspections and photo-documented reports catch issues while small.

NEVER LOSE AN ASSET RECORD.

Warranties, specifications, installation and repair history stay organized.

PLAN CAPITAL WITH CONFIDENCE. (PREMIER)

A forward-looking roadmap turns guesswork into a defensible budget.

FIX IT WITHOUT STARTING OVER.

Findings convert directly into scoped repairs at preferred rates.

SEASONAL PACKAGES

SEASONAL MAINTENANCE — FROM $1000 / PROPERTY / YEAR

Spring and fall visits — gutter and downspout clean and flush, roof debris removal, pre-winter drainage confirmation, fascia and soffit check.

COMMERCIAL · GOVERNMENT · INSTITUTIONAL · SENIOR LIVING · MULTIFAMILY