

REVOLVER ROOFING, LLC

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*Certified Installer Network: McGuire FlexGuard
Authorized Installer, Mule-Hide*

**ROOF CONDITION
ASSESSMENT**

and 5-Year Capital Plan
Owner and Property Manager
Program

Commercial Low-Slope
TPO, PVC, Metal, Shingle
DFW and North Texas

Know what your roofs will cost before they fail, and get the number into the 2027 budget.

Most re-roof budgets are set from a guess and blown at tear-off. Revolver walks each roof, tests what is under the membrane, and hands you a written repair-versus-replace plan with budget numbers by year. You decide what to fund. The assessment fee is credited in full against any repair or replacement contract you award to Revolver.

What the assessment includes

Item	What you get
Field survey	Full roof walk: membrane, seams, flashings, edge metal, drains, scuppers, curbs and penetrations, documented with dated photos.
Moisture survey	Moisture meter readings and core cuts where needed to locate wet insulation, so tear-off quantities are measured, not guessed.
Condition rating	Each roof section rated, with remaining service life and the leak risk that matters to tenants.
Recover vs. tear-off	Whether the roof qualifies for a recover (often lower cost, no energy-code insulation upgrade) or needs full replacement.
5-year capital plan	Year-by-year repair, restoration and replacement budget numbers you can put directly into capex.
Fixed unit prices	Wet insulation and deck replacement priced per unit up front, so the budget holds when the roof is opened.

Why Revolver

- Manufacturer-certified commercial roofer. Revolver issues No Dollar Limit (NDL) manufacturer warranties on qualifying installs.
- Owner-direct. You contract with Revolver and deal with Revolver, from the walk to the warranty.
- Concealed conditions priced in writing before work starts. No open-ended change orders.
- Written completion notice and photo record of the finished assembly on every job.
- Repairs, restorations, recovers and full replacements, plus leak response for existing roofs.

How it works

1. Send the property address and roof contact. 2. Revolver quotes a flat assessment fee by roof area. 3. Walk and moisture survey, typically within one week. 4. Written report and capital plan delivered. 5. If you award the work, the fee comes off the contract.

Schedule an assessment: estimating@revolverroofing.com | (972) 379-7905 | revolverroofing.com

Assessment findings are an evaluation of visible and tested conditions on the date of the walk and are not a warranty of the existing roof.