

AA ROCHA CO.

CONTINUITY SERVICES

EVALUATE, REPAIR, & MAINTAIN

WWW.AAROCHACO.COM

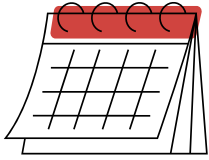
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LIC#1073982

HOW IT WORKS

EVALUATE, REPAIR, & MAINTAIN



Receive regularly scheduled, semi-annual visits from our technicians to evaluate the status of each building under contract.



Our techs will represent all necessary specialties to ensure your buildings needs are inspected and reviewed in entirety.



Every visit will result in an evaluation report to provide a clear status on the health of building.

Receive recommendations from our evaluation reports:



Repairs needed for immediate remediation to avoid any further damage.

-Or-



Suggested maintenance updates to keep your building at its best.

APPROACH

EVALUATE, REPAIR, & MAINTAIN

Religious structures are operational building, not unlike traditional commercial structures met with a similar level of wear and tear.

Our Approach:

Corrective: We take action to remediate any damage that has already manifested.

Preventative: We keep your scheduled and periodic maintenance in order to prevent the occurrence of damage, breakage or malfunction

Predictive: We monitor the structure with specific sensors or devices. On the basis of the data collected through these devices, it is verified whether it is necessary to intervene, at what times and in what manner.



The ultimate goal is to ensure that these fascinating buildings are functional and safe while increasing your church leadership's competency on the building's condition.

BENEFITS

EVALUATE, REPAIR, & MAINTAIN

Just to name a few -



Increased Property Value



Maintain High Bar on Safety



Reduced Energy Costs



Reduce the Number of Future Repairs



Insurance Compliance and potential to reduce premiums



Extend Building Lifespan

"Currently, insurance carriers are no longer competing on price alone. Insurance carriers are now inspecting buildings and discounts are being created based on the quality of your building maintenance program. It's very important to keep your buildings updated. This program has come at the perfect time for insurance compliance."

-Scott Bingham, Ministry Advantage, CA Insurance License #0D35091



DIVE DEEP

Fire Prevention and Protection

Safety first, we apply renowned principles of fire safety and ensure your buildings are prepared by doing the following in all of our evaluations:

- Test the fire alarm system.
- Inspect the fire sprinkler system.
- Inspect the special suppression systems.
- Test all smoke and carbon monoxide alarms.
- Inspect Fire Extinguishers.

Utilities and Mechanical Maintenance

Regular upkeep on your church utilities and mechanical systems can prevent costly repairs. It's also beneficial to perform frequent maintenance on systems because you can find ways to save on monthly expenses.

HVAC:

- Replace Air Filters
- Clean Condenser Coils
- Evaluate Ducts for Cleanliness
- Check Air Handlers/Filters
- Thermostats

Electrical:

- Thermal Testing
- Light Bulb/ Fixture Replacement
- Inspect Conduit/Wiring
- Outlet Inspection

Plumbing:

- Check for sewer and drain clogs
- Visual Leaks/Fixtures
- Pipe Insulation
- Water Heater
- Buildings & Grounds for water waste



EVEN FURTHER

Roofing

Caring for your roof is critical to the overall well-being of your church. It's also one of the most expensive building elements to repair or replace. The signs of roof damage we check for include:



- Damaged Shingles
- Broken Ridges
- Dampness of Roof Timbers
- Roof Deck
- Flashings
- Drains & Downspouts
- Water stains on your ceiling or walls
- Architectural Design Flaws

Flooring

There are many surfaces to think about including your worship space, like parking lots, sidewalks and pathways, and landscaping.

Carpet: We check for dips, buckles or divots in the surface of the carpet. A carpeted surface should be smooth and level. If you see troublesome areas, the padding beneath the carpet may have buckled.

Concrete: We check for excess moisture, contamination, improper installation, and poor concrete maintenance.

Wood/LVT: We check for peaking, warping, mold, or mildew. Ensuring your flooring is properly secured back to when it was first installed maintaining the highest level of safety and quality.

Parking Lot: We check for potholes, cracking, raveling, oil spots, proper drainage, and rutting to preserve the integrity of your parking lot for your patrons safety.

WE SAID ENTIRETY

Full Building Review

Building maintenance is important because it ensures the safety and comfort of anyone who is in the building, whether they attend services or work there. From a business standpoint, building maintenance is important because it ensures the safety and comfort of anyone who stays in a building.

We check for:

- Paint Peeling
- Wall Blistering
- Asbestos & Mold
- Efflorescence
- Chalking
- Hairline Cracks
- Fungus
- Rusty Metal
- Damaged Screens
- Broken Window Panes
- Warping and Rotting
- Difficult to Open Doors/Windows
- Worn Caulk or Weather Stripping
- Unintended Drafts
- Moisture Leaks
- Noise Pollution



EXAMPLE REPORT

ABC CHURCH - EVALUATION REPORT

Evaluation Period: January - June 2023

Project Coordinator: Tony Rocha

Current Status: Attention Required.

Overall Commentary: The property is in generally good condition, and meets all safety checks. Please see recommendations for standard annual maintenance requirements. The property kitchen does require attention due to an identified leak coming from the wall behind the dishwasher machine. Please review the entire report for all recommendations on repairs and maintenance.

Category & Description	Date Inspected	Status	Notes
Safety			
Hand Rails	1/5/2023	Pass	
Non-Slip Surfaces	1/5/2023	Pass	
Fire Prevention and Protection			
Exit Signs	1/5/2023	Pass	
Alarm Systems - Title 24	1/5/2023	Pass	
Fire Extinguishers	1/5/2023	Pass	
Fire Doors	1/5/2023	Pass	
Auto Sprinkler System	1/5/2023	Pass	
Carbon Monoxide Detectors	1/5/2023	Attention	Replace Batteries
Building Maintenance			
Interior Inspection	2/16/2023	Attention	Asbestos Report Rec.
Paint	2/16/2023	Pass	
Window Casing Trim	2/16/2023	Pass	
Roof			
Damaged Shingles	2/16/2023	Attention	Replace
Broken Ridges	2/16/2023	Pass	
Dampness of Roof Timbers	2/16/2023	Pass	
Roof Deck	2/16/2023	Pass	
Flashings	2/16/2023	Pass	
Drains and Downspouts	2/16/2023	Pass	
Architectural Design	2/16/2023	Pass	

Electrical			
Thermal Testing	3/5/23	Pass	
Light Fixture Replacement	3/5/23	Pass	
Conduit and Wiring Evaluation	3/5/23	Pass	
Outlets Near Water Sources	3/5/23	Pass	
HVAC			
Air Filters	3/5/23	Pass	
Condensor Coils	3/5/23	Pass	
Evaluate Ducts	3/5/23	Pass	
Air Handlers	3/5/23	Pass	
Thermostats	3/5/23	Pass	
Plumbing			
Visual Leaks	3/5/23	Attention	Leak in Kitchen
Pressure Testing	3/5/23	Pass	
Plumbing Fixtures	3/5/23	Pass	
Sanitation - Sewer and Drains	3/5/23	Pass	
Pipe Insulation	3/5/23	Pass	
Water Heater	3/5/23	Pass	
Buildings and Grounds	3/5/23	Pass	
Flooring			
Carpet	3/5/23	Pass	
Wood	3/5/23	Pass	
Concrete	3/5/23	Pass	
Parking Lot	3/5/23	Pass	

Recommendation:

Plumbing: We witness a leak in the kitchen coming from behind the dishwasher. We recommend immediate repair to avoid further damage or safety concerns.

Safety: The carbon monoxide detectors are operational, but are weakened in testing as a sign of a low battery. We recommend replacing the batteries to maintain the highest level of safety.

Roofing: The roof is in good condition for its age. There are approximately 10 damaged shingles that we recommend replacement for. This will help avoid injury for falling pieces and provide appropriate structure protection.

Building: We recommend a Asbestos inspection and report to be performed due to exposed wall fibers.

We can provide an estimate for any of the recommendation requested.

Thank you for your business. It's a pleasure to work with you on your project.
Your next evaluation will be sent via your preferred delivery method upon completion.

Sincerely yours,

Tony Rocha

WE LOOK FORWARD TO
SUPPORTING YOU IN KEEPING A
SAFE, SOUND STRUCTURE FOR
YOU AND YOUR PATRONS.

THANK YOU.

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