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# Roof Maintenance Program

Roof Maintenance Session 4: KCAMP's Journey to Effective Roof Maintenance

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**“PAY NOW OR PAY LATER”**

**WHY ROOFTOP  
MAINTENANCE MATTERS!**

# HAIL – YES?

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# HAIL – YES?

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# HAIL – YES?

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# HAIL – YES?

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# KCAMP CONVECTIVE STORM LOSSES

**Members incurred over \$25MM in damage to buildings, contents, vehicles, property in the open and mobile equipment losses**

# KCAMP CONVECTIVE STORM LOSSES

**Convective  
storm losses  
occurring year-  
round now**

# KCAMP CONVECTIVE STORM LOSSES

**Frequency  
and severity of  
convective  
storm losses  
are  
dramatically  
increasing**

WHAT DOES A **FRAM** OIL  
FILTER HAVE TO DO WITH A  
ROOF MAINTENANCE  
PROGRAM?



# NOTHING

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# FRAM ADVERTISING CAMPAIGN IN THE 1970'S

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- You can pay me now or you can pay me later!
- A new FRAM oil filter was a cheap investment versus catastrophic engine failure due to a lack of routine maintenance.

# A ROOF MAINTENANCE PROGRAM IS A CHEAP INVESTMENT TO PREVENT EXPENSIVE FAILURES

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- Roof top drain in a separate mechanical area became plugged with bird dung and dead birds.
- Water had to rise to over six-inches deep to become a problem.
- It did, resulting in water leaking into the Administration Building. This led to the replacement of carpet and ceiling tiles.

# THE RESULTS

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- Parapet and flashing materials improperly installed resulting in small leaks.
- Plugged roof drains.
- Multiple roofing layers in place when only one should be.
- Mold
- Broken lightning management system.

1. Insurance is intended for sudden and accidental losses (not deferred maintenance).
2. While normal aging will occur on all roofs, it is extremely important to protect your **Investment** by detecting early and addressing the causes of premature roof failures.
3. A new roof is a large capital expense. Manufacturer warranties requires periodic maintenance and repairs. To get the most value out of your **Investment**, you need to maintain it.
4. Managing the maintenance on the roof is an important step to protect and prolong your roofing system – it is an **Investment!**
5. **Budgeting for Replacement**

**BASIS FOR SCHEDULING REPLACEMENT / BUDGETING?**

# Risk Management Considerations

*Benjamin Franklin famously Advised  
in 1736 that...*

*“An ounce of prevention is  
worth a pound of cure.”*

# BUDGETING FOR ROOF REPLACEMENT

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- Insurance  $\neq$  maintenance
- Roof = capital asset
- Maintenance preserves value
- Failure to maintain = premature replacement
- Budget accordingly

# Risk Management Considerations

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## Benefits of a Roof Maintenance Program

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- A reactive roof maintenance program is one in which inspections and repairs are done only after problems are discovered. A proactive roof maintenance program involves regular inspections and prompt remediation of minor problems, so they do not become major issues over time.
- **Early Identification:** A roof can leak for days, weeks, or months before evidence of the problem is noticed inside the building.
- **Lower the Cost of Repairs:** The cost to repair damage averages \$0.25 per square foot of roof area but addressing issues early can lower the cost by up to \$0.10 per square foot.
- **Extend Lifespan of the Roof:** Lack of regular inspection and maintenance shortens the lifespan of a roof by up to half. More than 80 percent of roofs must be replaced before their time because they were not properly maintained.



# BENEFITS OF ROOF MAINTENANCE PROGRAM

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While normal aging will occur on all roofs, it is extremely important to protect your **Investment** by detecting early and addressing the causes of premature roof failures.

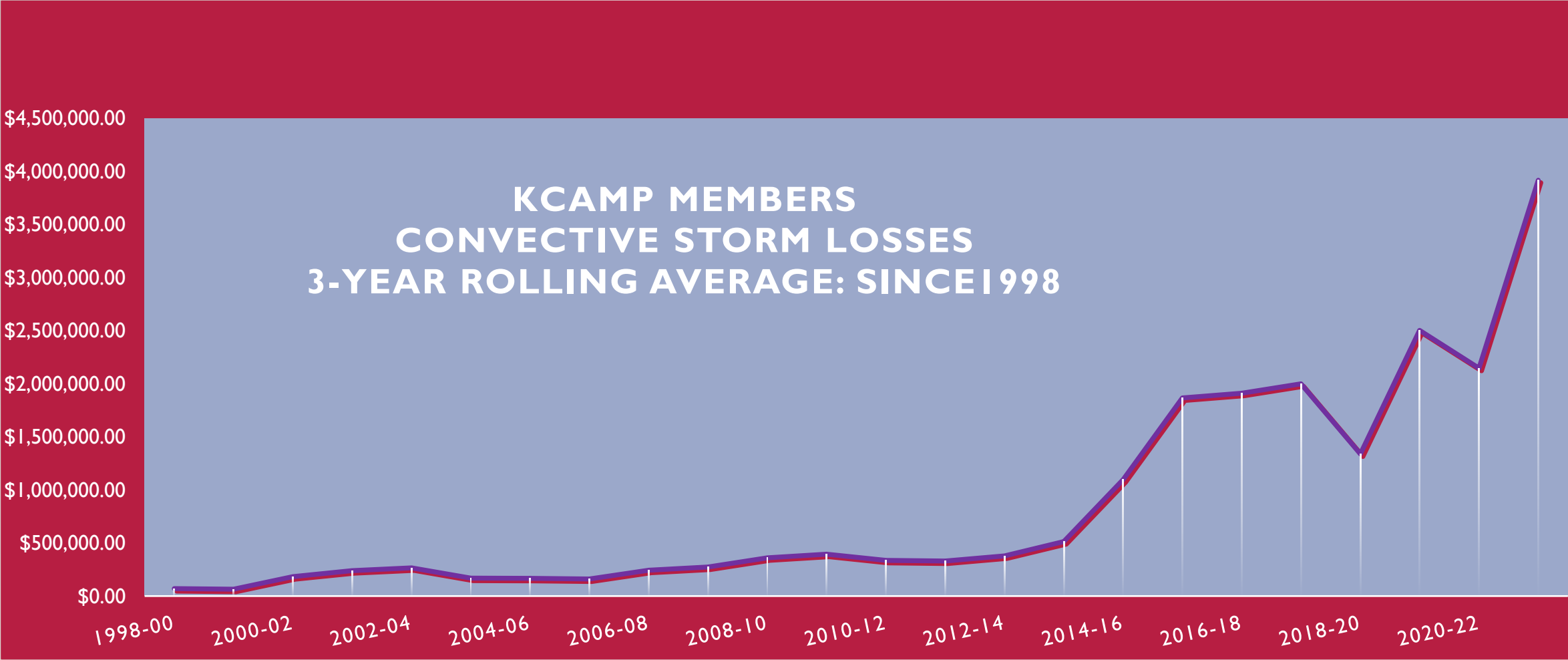
# Sudden and Accidental Losses



## **CLIMATE CONSIDERATIONS**

### **“CAT LOSSES”**

# KCAMP CONVECTIVE STORM LOSSES



PROTECT YOUR **INVESTMENT** BY DETECTING

EARLY AND ADDRESSING THE CAUSES OF

PREMATURE ROOF FAILURES



Every one of these is preventable with routine inspection

# 10 Common Roof Failures



A new roof is a large capital expense.

To get the most value out of your Investment, you  
need to Manage and Maintain it.

# Maintenance Considerations

## Stanfield Roofing's Maintenance Program

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It is extremely important that the causes of premature roof failures are detected early and addressed quickly. We are pleased to provide a service program that will protect and prolong your roofing system investment.

- ✓ Inspections twice a year (spring/fall)
- ✓ Conducted by our trained roofing technicians
- ✓ Service includes rooftop debris removal and cleaning of gutters, drain rings and sump pumps
- ✓ Documented inspection reports with pictures
- ✓ Post-storm inspections and emergency leak repair
- ✓ Annual billing

- **KCAMP members receive a 40% discount!**



# WHAT YOU SHOULD DO NEXT”

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- Inspect roofs twice per year
- Document conditions and deficiencies
- Address minor issues immediately
- Track roof age and life expectancy
- Budget proactively for replacement

# Q & A

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