



DIAMOND
ROOFING SYSTEMS
THE CLEAR CHOICE

QUALIFICATION, CAPABILITIES AND SAFETY BROCHURE

It's Easy as 1...2...3...

- 1. We listen to our customers...**
In today's economy it's especially important to understand and deliver roofing solutions that fit both your client's building and business needs.
- 2. We prepare innovative solutions customized to fit our customers' needs...**
Diamond Roofing Systems understands the need to inform our clients of options related to short-term expense type spend vs. long-term reroof type capital expenditure solutions so that the best option for our client is chosen. John Pilch developed Diamond Roofing Systems with one thing in mind: to provide our clients with only the best information needed to manage their roofing assets.
- 3. We Deliver...**
Diamond Roofing Systems is a vibrant, thriving roofing company with over half a century of experience under our ownership team. We are leaders in providing our customers quality roofing services and products.

Simply put...

It's not about Diamond Roofing Systems, it's about our customers and their needs.



Giant Eagle



Titan Reality

Biographies



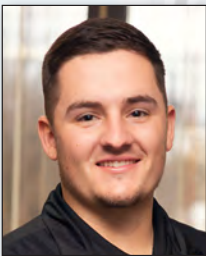
John A. Pilch, Principal

John Pilch has spent his entire life in the contracting industry with over 35 years of experience. Since graduating in 1980 from Youngstown State University with a B.S. in Business Administration, John has worked for several national contracting service providers and has served as Vice President of the largest roofing company in the United States. He has been involved in a startup of several national service/contracting-based business models that have achieved great success. John has spent the past two decades servicing, marketing and managing the contracting needs and facilities portfolios of many Fortune 100 and Fortune 500 companies.



Mike Mills, Chief of Operations

Prior to joining Diamond Roofing Systems in 2021, Mike spent 17 years with a national contracting provider, holding Vice President role within the organization across Northeast Ohio and Western Pennsylvania. He has over 18 years of experience in the commercial roofing industry. He is responsible for all operations of Diamond Roofing. He is experienced in both the contracting and service end of the roofing industry. He strives to provide Diamond customers the highest quality service and his goal is to always exceed customer expectations.



Nick DeJacimo, Director of Estimating and Purchasing

Prior to joining Diamond Roofing Systems in 2015, Nick attended Kent State University where he studied Business Management. Nick began at Diamond Roofing Systems as an Estimator and Project Manager before becoming Director of Operations. Nick is responsible for overseeing all roofing operations and project execution focusing on safety and quality while maintaining a commitment to client budgets and project schedules.



Mark E. Stanton, Director of Service

Prior to joining Diamond Roofing Systems in 2017, Mark spent 17 years with a national contracting service provider, holding several positions within the organization across several large metropolitan areas. He has over 20 years experience in the commercial roofing industry. He is responsible for all aspects of the service division. He is extremely experienced in the roofing industry and takes pride in providing the best customer experience to Diamond Roofing Systems clients, while maintaining an active role in project management.



Shawn Robinson, Service Manager

Shawn helped grow Diamond Roofing Systems from the beginning in 2013. Prior to joining he spent 13 years with the largest national roofing contractor. Running the production crews to the service department, then to the lead Foreman handling all top sensitive projects and working extensively with clients coordinating and managing roofing projects and services. Shawn's expertise is working with our clients to develop strategic approaches, helping them to reduce costs and maximize efficiency.



Amanda Khoury, Billing/Administrative

Amanda oversees the financial strategic direction and operations for Diamond Roofing Systems, including accounting, payroll, safety and human resources. Prior to joining Diamond in 2015, Amanda worked in the Admissions Department in the higher education field and with a national roofing contractor, bringing with her experience in business management. She graduated from Youngstown State University with a BS in Business Administration. Her efforts have resulted in a clear increase in efficiency between all levels of the company.



Industries Served

- Industrial – Commercial
- Healthcare
- Retail
- Real Estate
- Hospitality
- Educational/Institutional

Roof Systems

- EPDM
- PVC
- TPO
- Roof Coatings and Restorations
- Modified Bitumen – BUR
- Steep Slope
- Metal Roofs

Financial Information

Primary Banking Institution
 Farmers National Bank of Canfield
 20 South Broad Street
 P.O. Box 555
 Canfield, Ohio 44406

Bank Reference
 Farmers National Bank
 2475 Chagrin Blvd.
 Beachwood, Ohio 44122
 Heathyr A. Ullmo, CTP, APRP

Independent Accountant
 Thomas M. Kublack, CPA
 Baker Tilly US, LLP
 5700 Corporate Drive
 Suite 650
 Pittsburgh, PA 15237

Federal Tax ID #
 46-2010388

Dunn & Bradstreet #
 062503558

Safety – OSHA Compliance

Diamond Roofing Systems
 Safety Coordinator
 Ted Luman

References

Trade Reference

Beacon – Twinsburg, Ohio

Banner Supply –
 Youngstown, Ohio

Willoughby Supply – Mentor, Ohio

Insurance

Casualty Insurance Broker

Ramsburg Insurance: Financial Services
 12955 Cleveland Avenue NE
 Uniontown, Ohio 44685

Casualty Insurance Carrier

Westfield Insurance Company
 One Park Circle
 Westfield Center, Ohio 44251

Casualty Policy Limits

General Liability
 \$1,000,000 Each Occurrence
 \$2,000,000 General Aggregate
 Umbrella Liability
 \$5,000,000 Each Occurrence
 \$5,000,000 Aggregate
 Workers Compensation
 \$1,000,000
 Automobile Liability
 \$1,000,000
 Drone Liability
 \$1,000,000 Each Occurrence
 Contractor's Pollution
 \$1,000,000 Each Occurrence
 \$3,000,000 General Aggregate



Alberini's Trattoria

Diamond Roofing Systems Safety Program

Diamond Roofing Systems Safety Manual

Our Safety Manual is reviewed in detail with each newly hired employee and stands as the minimum standard that is required and expected at all times while on a project. Our Safety Manual is precise with detailed information as to each safety process that has to occur based on given conditions. With each new hire, our orientation process includes introduction to our Safety Manual, Safety Data Sheets and viewing films published by the National Roofing Contractors Association related to roofing safety. Successful completion of all phases of the orientation process is required before workers can go to their first project.

Topics covered include:

- Drug and Alcohol Policy and Procedures
- Hazard Communication Policy/GHS
- Fall Protection Policy
- Manual Lifting Policy
- Personal Protective Equipment
- General Operating Policies and Procedures
 - Electrical and GFCI
 - Propane Cylinders
 - First Aid Procedures
 - Hoist Safety
 - Ladder Safety
 - Accident/Incident/Near Miss Reporting
 - Disciplinary Measures for Safety Violations
 - Respiratory Protection Program
- Fleet Safety Management

Industry-Specific Safety Program (ISSP)

ISSP certified by the Bureau of Workers' Compensation. Program was developed to encourage Ohio's employers to use the many safety services and programs to reduce workplace injury and illness.

Ongoing training continues at each project through weekly "Toolbox Talk" sessions. Sessions will cover general safety concerns and topics that are specific to that project. All employees are required to complete an OSHA-certified 10-hour course. All of Diamond Roofing Systems foremen and supervisors are required to complete a 30-hour OSHA-certified course.

Subcontractors

Occasionally, subcontractors are engaged to perform limited specialty work on a roofing project. Our subcontractors are required to review all aspects of the Diamond Roofing Systems Safety Program with any employee assigned to that project. Our subcontractors are responsible for complying with all OSHA standards as well as the Diamond Roofing Systems standards.



On-Site OSHA Safety

SDS - Safety Data Sheets

Before any project is started, Diamond Roofing Systems ensures that all Material Safety Data Sheets relating to the project are accessible either on-site or electronically. The customer, as well as OSHA Compliance Officers, can obtain these documents immediately upon request.

Covid-19

Diamond Roofing Systems continues to follow the guidelines that is set forth by the CDC and the Board of Health for the State of Ohio and make all adjustments to our current policies and procedures to coincide with the guidance that is issued to ensure the health and safety of our employees.

Job-Specific Safety Plan

Each project at Diamond Roofing Systems has its own Fall Protection Safety Plan and/or Job-Specific Safety Plan, developed from the standpoint of materials and equipment needed and any unique safety challenges it poses to ensure a safe environment. In accordance with the plan, the project manager or foreman are required to keep daily log records of any safety-related incidents involving workers, as well as, faulty or damaged equipment.



Site Inspections

To ensure safety at each job site, safety instructions can take place in many different forms.

Pre-Job. Pre-job site inspection takes place by Diamond Roofing Systems personnel to ensure, from the moment crews arrive, all safety concerns will be met.

Safety Director/Owner. Diamond Roofing Systems Safety Director or owner may frequent a job site to ensure that all safety precautions are in place and no additional safety concerns exist.

OSHA inspections. At any time, our job sites are subject to random inspections by the Occupational Safety and Health Administration (OSHA). Companies must produce, at that time, all documents relating to the project upon demand and prove that their workers have been properly trained. The job site must pass their inspection for safety violations. Failure in any fashion can result in substantial fines.

**At Diamond Roofing Systems,
Safety Begins Before the Project Does**

At Diamond Roofing Systems, safety is more than a process or a second thought — it's what our company is based on and is part of our daily culture. To enhance this culture and focus, Diamond Roofing Systems has a trained Safety Director responsible for evaluating, updating, and who provides the training of all employees.

Our employees are our most valued resource. From the moment they are hired, safety training starts and continues throughout their career with us. We continuously stress that safety is the most important ingredient in a project, along with quality of product and workmanship.

Training begins with orientation, during which fall protection and personal protective equipment are covered. As a condition of employment, all employees are required to attend the periodic training conducted throughout the year to ensure their knowledge and skills to maintain their efficiency in the safety practices at DRS.

Safety training never ends at Diamond Roofing Systems. During the year, a Safety Director conducts company wide training and job site inspections. Workers are also provided weekly Toolbox Talks while on-site, all of which is documented.

All Diamond Roofing Systems employees are encouraged to take an active role in promoting health and safety and can be rewarded for their suggestions. At any time, any employee may call our safety director if immediate action needs to be taken.

Please review the information in this publication carefully. If you should have any questions, please feel free to contact me at 330.469.0056.

Ted Luman

Ted Luman

Safety Director
Diamond Roofing Systems





Manufacturers

We work with the highest quality manufacturers in the commercial/industrial roofing industry to provide long lasting and reliable solutions for our customers. Diamond Roofing Systems is certified contractors for the following manufactures in production:

- Carlisle Syntec Systems
- Firestone Building Products
- Johns Manville



Achievements

Diamond Roofing Systems is in the top 5% of Commercial Roofing Contractors in the nation.

Carlisle ESP Award

Established 20 years ago as a means to recognize Carlisle's most loyal and dedicated authorized applicators, the ESP award has become one of the most recognizable and prestigious achievements in the commercial roofing industry.

Firestone Partner in Quality Award

The Partner in Quality is presented to contractors who achieved the highest levels of roofing by meeting or exceeding the following criteria during the previous year:

- Install a minimum of eight warranted roofs in 2014, 2015, 2016, 2017 and 2018 and four warranted roofs in 2013.
- Maintain at least 1 million square feet of Firestone Building Products roofs under warranty.
- Achieve an annual Firestone Building Products Quality Incidence Rating (QIR) of 1.0 or less. QIR measures each contractor's performance based on the number of warranty repair incidences per million square feet.

Firestone Master Contractor Award

This award honors the top Firestone Building Products Red Shield Licensed Roofing Contractors for excellence in roofing system installation, quality of work and customer service.

The Firestone Master Contractor program recognizes top contractors who have been responsible for the installation of billions of square feet of Firestone Red Shield Warranted Roofing Systems.

2019 Weatherhead Top 100 - Fastest Growing Company in Northeast Ohio

Established in 1988, Weatherhead School of Management at Case Western Reserve University recognizes the top 100 companies who are the best example of leadership, growth and success in our region, no matter the industry.

Diamond Roofing Systems is recognized as one of the top 12 fastest growing companies in Northeast Ohio based on their percentage of revenue growth and success over the past five years.



Testimonials

“Team Weston has had a long standing 18-year relationship with the principals of Diamond Roofing Systems and they have always been extremely responsive, ethical and efficient while offering quality products and services. From their Due Diligence Report for our building acquisitions to the daily roof leak repair services and major reroof projects, we have always trusted their experience and expertise for our business. Diamond Roofing Systems has always been quick and professional to keep our tenants in the dry and has exceeded our expectations. GREAT JOB!!!!”

Weston, Inc.

“Diamond Roofing Systems is there when we need them! For us having a roofing contractor that can respond quickly and provide quality services is very important. As an example, there was a leak in one of our offices and water was coming in right on the desk, needless to say we needed service fast. Diamond responded quickly and got us dry in no time! And, just recently we moved some equipment on the roof that had to be done on short notice and in coordination with another contractor. Without fail Diamond was able to accommodate this request getting the job done quickly and right. Having a roofing contractor who can be there in a moment’s notice is important to our company and Diamond has successfully accomplished that!”

Wayne Dalton Division – Overhead Door Company

“We’ve had great success with Diamond Roofing Systems. I define great success as the quality of work - Their workmanship warranties always pass the Firestone roof inspection(s) first time; ease of doing business with, and effective project management communication during the course of each project. We always recommend Diamond Roofing Systems as our trusted Roofing Contractors.”

United Freezer





TPO (thermoplastic polyolefin)

The fastest growing and most popular choice in commercial roofing membrane is highly reflective, giving it industry-leading energy efficiency and resistance.

Color choices

- Three standard colors and five specialty colors

Long term Performance

- Up to 80 mils thick and industry leading warranties up to 30 years with enhanced long-term weathering characteristics

Heat/UV resistance

- Withstand higher temperatures and UV rays - keeping buildings cool in the summer, with roofing materials that last



EPDM (ethylene propylene diene terpolymer)

Economical, lightweight, flexible roof membrane systems with over 50 years in the roofing industry.

Energy Efficiency

- Black EPDM helps to reduce heating costs in our northern climates.

Rooftop Safety

- Black EPDM helps to melt frost, dew, and ice, reduces a roof's snow load, and dries more quickly than a light-colored roof. Reduces the potential for condensation issues.

Durable

- EPDM membrane provides excellent resistance to any weathering and hail damage.

Metal

Sheet metal services cover metal roofing, siding, and paneling in a wide range of colors and styles. Offering you a unique style, longevity, and durability as well as its resistance to heat and leaks.

Longevity

- Due to the long-lasting nature of steel, roofing and wall panels will have a longer lifespan and won't need to be replaced as frequently compared to traditional building materials.

Durability

- Metal is widely known as a resilient material and a strong match for extreme weather conditions along with being fire resistance and wind resistance.

Sustainability

- Metal roofs are made from up to 95% recycled content, depending on the type of metal material used. At the end of their life cycle, metal roofs can be recycled again protecting the environment and minimizing building-related waste.

Coating

Cost efficient solution to extend the life of the roof adding an additional layer of protection from elements like snow, ice, and hail, as well as seal cracks and holes.

Budgeting

- Provide a secondary option for repairs rather than a full roof replacement.

Energy Savings

- Serves as a barrier and reflects this transmitted heat that will keep the building cooler and reduces energy consumption.





Modified Bitumen

A unique permutation of layers, made of asphalt bitumen, modified with polymers, and reinforced with fiberglass and/or polyester, that compounds to increase the roof's effectiveness.

Tear-resistance

- Modified bitumen offers outstanding durability and tensile strength, making it resistant to tears from weathering, debris, and even consistent foot traffic.

Waterproof

- When properly installed, modified bitumen provides some of the best waterproofing protection of any roofing material on the market. Redundant layers enhance this quality even further.

Flexibility

- Modified bitumen expands and contracts with changing weather conditions without losing integrity.

Steep Slope and Shingles

Steep slope roofing provides pleasing styles and colors from asphalt shingles to metal panels suitable for roofs 3:12 or greater.

Installation

- The Diamond Team is trained on various systems. With our experienced safety personnel to set up jobs on steep slopes that following the manufacturer's specific installation requirements and beyond.

Budget Friendly

- With our vendor relationships, we offer a variety of solutions that will fit your budget and building.



Preventative Maintenance Program

Save Money and Gain a Piece of Mind

Preventative Maintenance program is a budget friendly way to eliminate leaks and premature damages with extending the life of your flat, low or steep slope commercial property. A dedicated team of service technicians will clean debris and inspect your roof on a bi-annual basis. Includes:

- Removal of roof debris and standing water.
- Minor repairs, if needed.
- 10-point inspection of gutters, flashings, curbs.
- Detailed report of entire roof system, including a work proposal for any visual defects.

Diamond Team will work you to develop a custom plan to fit your roofing needs with one flat rate. Schedule preventative maintenance inspection once or twice a year. Trust Diamond to maintain your roof effectively so it gives you a piece of mind so smaller issues do not turn into a large capitol expense.

Have a roof warranty?

A preventative maintenance program will not only extend the life of your roof but also validates the warranty. The average roof warranty requires a documented roof inspection be performed once a year. If not completed, this can lead to the warranty being void. Leave it to us at Diamond Roofing Systems to not only perform a comprehensive roof inspection, but ensure you maintain the manufacturer warranty guidelines.





Brief Overview about Diamond Roofing Systems

Diamond Roofing Systems is a full-service commercial roofing company with over 50 years of experience on current service management team. We offer Roof Asset Management, Extended Roof Care Products and Repair Services (including 24/7 Emergency Service) as well as total and partial replacements to customers in North Central and Northeast Ohio, and Western Pennsylvania.

We help you manage roofing assets in the most cost-effective way possible by striking the proper balance between short-term expenses and long-term reroof capital expenditure solutions.

Services Provided

Total & Partial Roof Replacement

- Total tear-off
- Recover over existing roof
- 10, 15, 20, 25, or 30 year warranted solutions

Diamond Extended Roof Care Products

- Preventative Maintenance

Roof Repair

- Dedicated service repair department
- Emergency/Disaster Response 24/7/365
- T&M Leak Repair
- Before & After Photos with every invoice

Facade and Metal Siding

Roof Asset Management

- Site Inspection
- Core Analysis
- Roof Condition Report
- Roof Condition Rating — Green, Yellow, Red and Flashing Red
- Management Programs
- Online Client Portal

Drone Assessments

- Aerial Infrared Scanning
- Overall Visual Scope of Work





**A Diamond Roofing representative will be happy to discuss your particular needs.
We are ready and available 24/7, 365 days a year for all of your service needs!**



Company Information

Diamond Roofing Systems

Corporate Office:

8600 East Market Street, Suite #4
Warren, Ohio 44484
Phone: 330.856.2500
Toll Free: 855.4DR.ROOF
Fax: 330.856.2118

www.DiamondRoofSystems.com

Branch Office:

6726 Tallmadge Road
Rootstown, Ohio 44272
Phone: 330.850.5360
Fax: 330.850.5361
Fax: 330.856.2118

**Need an emergency response?
Email Service@teamdiamond.co**



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