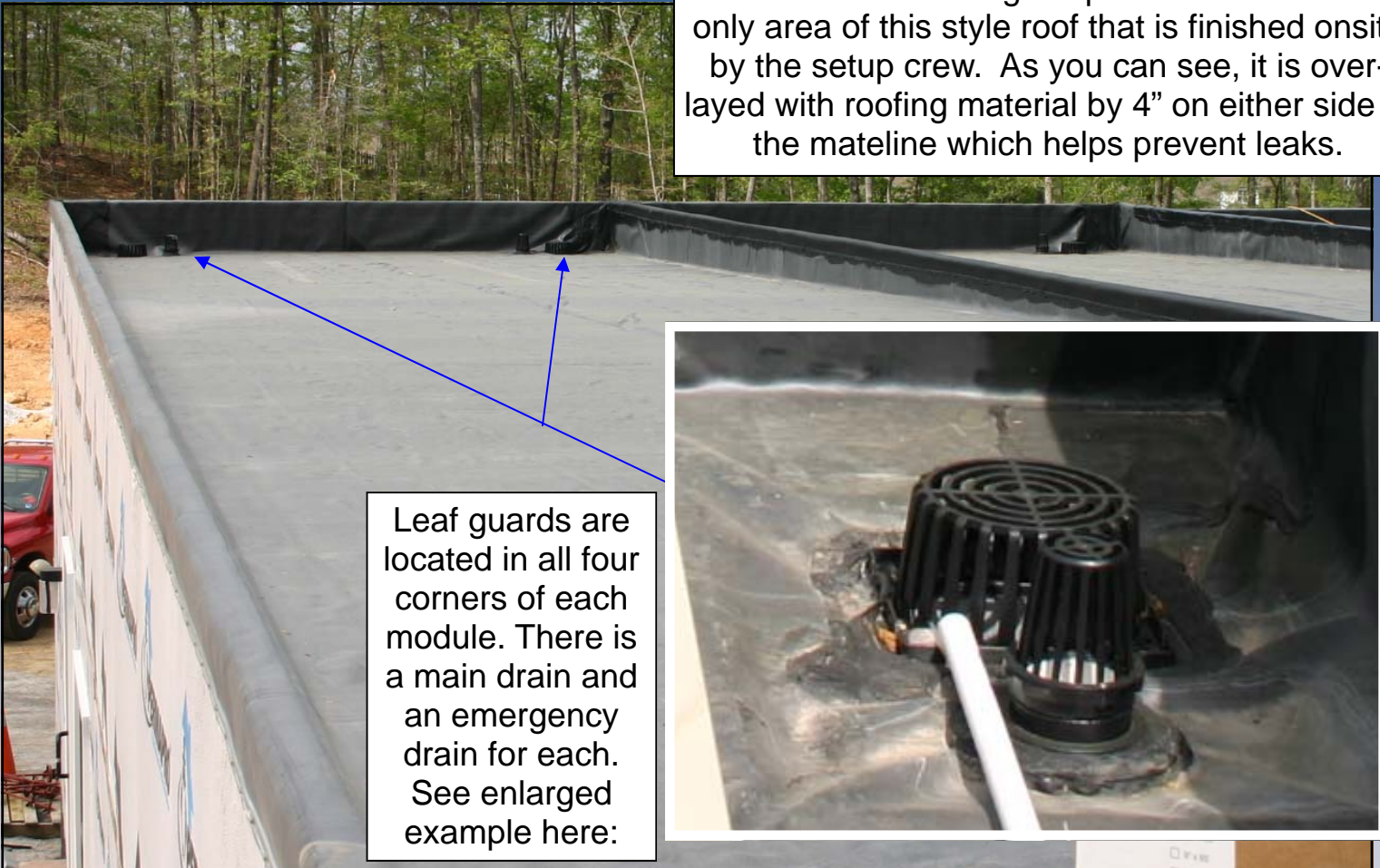


A standard modular roof from Rose Buildings...

The raised black ridge cap shown below is the only area of this style roof that is finished onsite by the setup crew. As you can see, it is overlaid with roofing material by 4" on either side of the mateline which helps prevent leaks.



Leaf guards are located in all four corners of each module. There is a main drain and an emergency drain for each. See enlarged example here:

Commercial full guttered mansard roof with ridge caps and leaf guards helps prevent leaks

Commercial grade leaf guards are installed with clamp rings at the factory. The continuous sheet of EPDM rubber roofing material is overlaid on all sides of the roof module top and over the sides by 4" at every mateline seam. This creates a very tight roof system that is not dependent upon the skill of the setup crew to guard against leaks.

Because it is more labor intensive and uses more material, this method is more expensive to install, however it is much better quality construction and will save you money and problems with roof leaks in the long run.

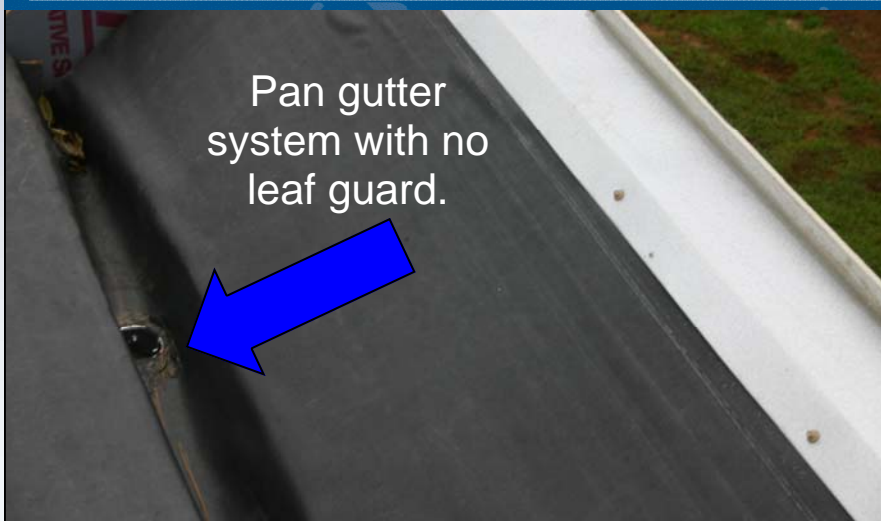
Kings Custom Builders is one of the only factories that does this type of roof installation. We use Kings as our near exclusive modular building provider.

A standard modular roof from our competitors...

Notice that the competitor's roof does NOT come with a raised ridge cap. Instead the seam is covered with a thin strip of rubber and adhesive.



Competitor roof system with NO leaf guards using a pan gutter system



Pan gutter system with no leaf guard.

Our competitors use a pan gutter system similar to this which has no leaf guards. The big problem with this system happens when you have separate matelines which must be assembled by the setup crew onsite. The quality of each gutter is subject to the setup crew's

ability to install it correctly. In addition, the crew must have perfect adherence along the full length of the mateline joint to prevent leaks. Unfortunately, this is where the majority of roof leaks happen in modular buildings without leaf guards and the full guttered mansard that we provide in our buildings.