

CASE STUDY: Property Management Company






LOCATION: PITTSBURGH, PA

SITUATION:

This large property management company has a portfolio with more than 80 roof sections, all with different amounts of useful life remaining. The two problem sections requiring immediate attention were:

- Section 59 over an office space that was experiencing leaks near the walls/brick angle changes
- Section 51 comprised of a pop-up roof in the middle of the main section over the manufacturing facility that was in need of restoration

SECTION 59

	1,156 sq. ft.
	SR PreVision Inspection/analysis
	SR 120p Tear-off + Replacement

SECTION 51

	850 sq. ft.
	SR PreVision Inspection/analysis
	SR 461c Restoration



Before Section 59



After Section 59

SOLUTION:

Simon Roofing performed its extensive SR PreVision inspection and analysis across all of the roof sections to determine remaining useful life of each. On Section 59, it was determined that the roof section was failing to the point of not being able to be restored. The existing roof needed to be torn off and the SR 120p CLP+™ roof system, which is a seamless alternative to single-ply was installed. The five-course application waterproofed the counter-flashing to stop all leaks.

On Section 51, it was determined that a restoration was possible. The SR461c solution was installed without having to tear off any roofing materials, which reduced waste and cost. This solution is installed with multiple layers of Wite Brite™ elastomeric coating and polyester, creating a seamless roof surface.

END RESULT:

- Both sections returned to watertight condition
- 15 and 20 year warranties
- SR PreVision completed for all sections, which includes assessments, recommendations and timeframes for future repairs, restorations and replacements.



Before Section 51



After Section 51

