

W E T H E R H O L T A N D A S S O C I A T E S , I N C .

FIELD REPORT – CARILLON POINT BUILDING 4000 – FIELD REPORT

Report Number: 2

Project No. 10-030608K1

Inspection Date: June 6, 2016

Carillon Properties

3240 Carillon Point
Kirkland, Washington 98033

Job Address:

4000 Carillon Point
Kirkland, Washington

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Weather: Sunny

Temp.: ~77°F

Contractor: SR Building Services & Architectural S.M.

Foreman: Mike (SR Building Services)

Approximate No. of Workers On-Site: n/a

Contact with: Reference list of attendees below

New Roof Assembly:

- Existing LWIC – inspect and repair as necessary.
- Inverted Malarkey #502 granulated capsheet fastened with OMG CR (Zono-Tite) 1.7” basesheet fasteners at 9” o.c. in the laps and 3 rows at 12” o.c. in the field, staggered. Corners and perimeters enhanced.
- Torch apply Paradiene 20 TG.
- Torch apply Paradiene 30 TG.
- Baseflashings to include Paradiene 20 SA (self-adhered) and Paradiene 40 FR TG (torch applied)

Foreword:

This writer attended a weekly progress meeting on 6/06/16 with the following individuals: Kurt Miller (Carillon Properties) and Mike Campbell (SR Building Services). Following the meeting, a site visit of the progress at the roof was conducted with Mike Campbell and this writer. The following meeting notes were made:

Signed: Micah Indra, Field Inspector

Sent: June 9, 2016

Reviewed by: Don Davis, Senior Field Engineer

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6/06/16 Meeting Notes:

- 2.1 Progress Meeting:
- A. All gravel has been removed from the roof assembly.
 - B. Some sheet metal coping has been removed from the top of the screen wall.
 - 1. At these locations the substrate has been primed with Carlisle 702 Primer and WIP 300HT has been applied.
 - C. Work is to begin on Wednesday 06/08/16 (weather permitting)
 - 1. Work will begin on the penthouse and eyebrow roofs and then proceed to the main roof
 - D. Once demo starts (SR anticipates Thursday or Friday the week work begins), Kurt Miller is to schedule the building inspector.
 - E. SR is to submit a color sample for the sheet metal to match the metal installed on Building 3000.

Observations:

- 2.2 Overview photos depict condition of roof after gravel has been removed. As discussed with Mike (SR), demo of the main roof area is anticipated to begin later in the week.



- 2.3 The existing sheet metal coping has been removed at some locations of the screen wall. Carlisle WIP 300HT has been installed at the location where the coping was removed. As discussed with Mike (SR), the substrate was primed with Carlisle 702 primer prior to installation of the self-adhered flashing.



5/16/16 Problems/Solutions:

1.6 EIFS on Penthouse Walls: There is existing damage and penetrations to the EIFS on the penthouse walls. A few locations were photographed during the site visit. SR Bldg Services should document all damage prior to work. It is suggested that Carillon Properties repair damaged areas, and areas with penetrations, to help prevent water infiltration.



1.7 Soil stack at south end of penthouse is bent over. There appears to be an extension that is not connected to the main pipe. SR Bldg Services to provide new extension that extends 8 inches minimum above new roof surface, and is solidly secured.



1.8 Short conduit penetrations with flexible conduit above, are present at the north and south ends of the penthouse. These penetrations should be detailed with Parapro, and an EPDM boot at the top edge secured with band clamps that extends onto the flexible conduit above the connection point.



(5/16/16 Problems/Solutions continued):

- 1.9 Low Skylight: The large, older, skylight at the west side of the penthouse has sheet metal counterflashing that extends under the skylight frame preventing the new roof membrane from extending minimum 8 inches vertically. As discussed, cut the existing skylight approximately halfway up the width to allow the roof membrane to extend vertically 8 inches. New sheet metal flashing to be inserted up under the existing flashing and riveted to existing flashing.



- 1.10 Existing Fan Curbs: Two newer fan curbs are installed on the roof, that appear to have flanges that are tight to the existing roofing. SR to review options to reduce the width of the roofing at the top of the curb, or install sheet metal to tuck under the flange of the unit.



-End Report-