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: 4

Project No. 10-030608K1 **Inspection Date:** June 17, 2016

Carillon Properties
3240 Carillon Point
Kirkland, Washington 98033

Job Address:
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Kirkland, Washington

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Weather: Mostly Cloudy ***Temp.:*** ~67ºF ***Contractor:*** SR Building Services & Architectural S.M.
Foreman: Gabe Corro (SR Building Services)
Approximate No. of Workers On-Site: 7
Contact with: Gabe Corro (SR Building Services)

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 applied Paradiene 20 TG.
- Torch applied Paradiene 30 TG.
- Baseflashings to include Paradiene 20 SA (self-adhered) and Paradiene 40 FR TG (torch applied

Foreword:

This writer was on site on June 17, 2016 to review the installation of the roof assembly at the southwest area of the Main Roof. The following roofing related observations were made:

Signed: Micah Indra, Field Inspector
Sent: June 23, 2016

Reviewed by: Don Davis, Senior Field Engineer

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Observations:

4.1 Overview photo of the Penthouse roof as viewed from the northeast. Photo depicts installed condition of the roof assembly through the interply.

4.2 Overview photos of the northeast and southwest, respectively, eyebrow roof as viewed from the Main Roof. Photos depict installed condition of the roof assembly through the interply.

4.3 At the locations where the roofing assembly is installed through the interply, plastic roof cement has been applied at the transitions and corners, in an effort to maintain a weather tight assembly.

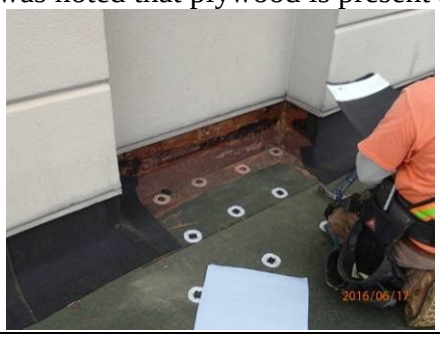
Observations Continued:

4.4 The following roofing related items were observed on site: Siplast PA-1125 Asphalt Primer, Siplast TA-1199 Primer, Siplast Parapro Flashing Resin Summer Grade, Siplast PS-209 Elastomeric Sealant and Siplast No. 11 White Roofing Granules.

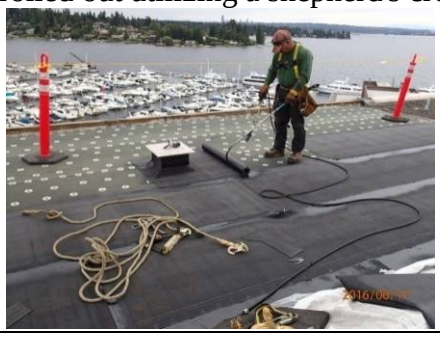
4.5 The existing roof assembly was removed to the lightweight concrete and Malarkey #502 granulated capsheet is installed, inverted, secured with Zono-Tite fasteners. The fasteners are installed spaced approximately 9-inches on center at the laps with 2 rows at 12-inches on center, staggered in the field. At the perimeters, the fasteners are spaced approximately 6-inches on center at the laps with 3 rows at 9-inches on center in the field of the sheet.

Observations Continued:

4.6 At the base of the rising screen wall and skylight/mechanical curbs, perlite cant strip is installed and Siplast TA-119 primer is applied to the substrate. The primer is allowed to flash off prior to installation of the Paradiene 20 SA. It was noted that plywood is present at the base of the mechanical walls.



4.7 Siplast Paradiene 20 TG is rolled out utilizing a shepherd's crook and torch applied over the basesheet.



4.8 The laps of the installed interply are pressed in by trowel to promote adhesion.

4.9 At the drain bowls, the interply is heated with a detail torch. The laps of the interply are pressed in by trowel to promote adhesion.

Signatures on first page

Observations Continued:

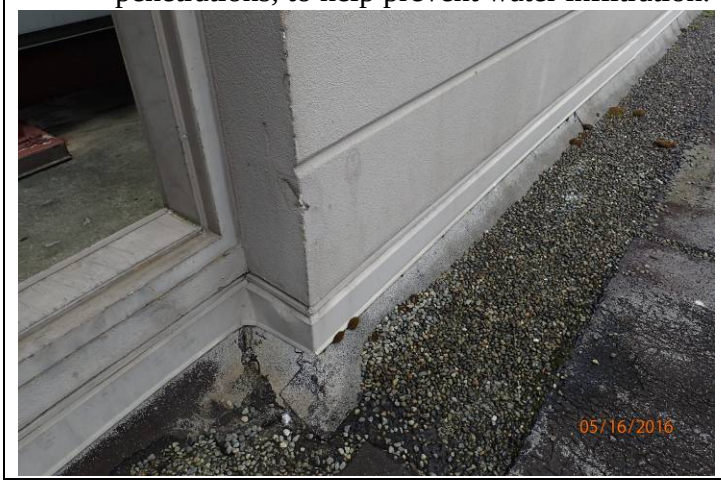
4.10 The clamping ring is set into place and the bolts are fastened into the drain bowl to secure the ring.

4.11 At the end of the day the installed roof assembly is made temporarily weathertight with Siplast PA-1021 Plastic Roof Cement and Karnak Karna Flex Rubberized Elastomeric Sealant. The plastic cement and elastomeric sealant are applied at the base of the skylight and mechanical curbs as well as where the new roof assembly laps onto the adjacent existing roof assembly.

4.12 Overview photos of the southwest area of the Main Roof where the roof assembly is installed through the interply. Photos were taken at the end of the day and depict progress.

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.

Signatures on first page

(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-

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