

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: 7

Project No. 10-030608K1

Inspection Date: June 29, 2016

Carillon Properties

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Kirkland, Washington 98033

Job Address:

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Kirkland, Washington

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Weather: Overcast

Temp.: ~65°F

Contractor: SR Building Services & Architectural S.M.

Foreman: Gabe Corro (SR Building Services)

Approximate No. of Workers On-Site: 6

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 to review the ongoing installation of the roof assembly through the capsheet at the mechanical penthouse roof and eyebrow roofs. The following roofing related observations were made:

Signed: Micah Indra, Field Inspector

Sent: July 1, 2016

Reviewed by: Pravat Sripranaratanakul, Field Engineer

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Observations:

7.1 Overview photo of the northeast roof area as viewed from the northeast. Photo was taken at this writer's arrival and depicts progress since the last site visit.



7.2 Overview photo of the penthouse roof as viewed from the east. Photo depicts installed condition of the roof assembly through the capsheet.



7.3 At the roof drains, the lead flashings are installed lapping over the previously installed interply. It was indicated that the lead flashings were primed with PA-1125 Asphalt Primer and set in a continuous bed of PA-1021 Plastic Roof Cement. The flashing is stripped in with a second ply of interply, extending out onto the adjacent field ply.



Observations Continued:

7.4 A broom and gas blower are utilized to remove debris from the installed interply prior to installation of the capsheet.



7.5 At the laps in the field where the temporary night tie-offs were installed at the end of each day, an additional half-width ply of Paradiene 20 TG is installed, rolled out utilizing a shepherd's crook and torch applied over the interply.



7.6 At the outer perimeter, a strip of Carlisle WIP300HT is installed, extending from the top of the nailer, down onto the remaining sheet metal flashing, where the new metal flashing will be installed.



Observations Continued:

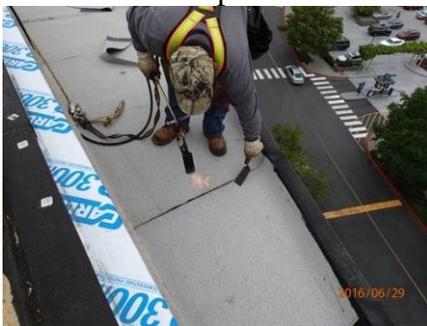
7.7 Around the roof drains, a continuous bed of PA-1021 Plastic Roof Cement is trowel applied prior to installation of the capsheet. The roof cement extends approximately 6-inches out beyond the bowl onto the interply target patch over the lead flashing.



7.8 At the eyebrow roofs, Siplast Paradiene 30 TG is installed torch applied over the interply. The capsheet is rolled out by hand and trowel during installation.



7.9 As the capsheet is installed the laps are pressed in by trowel and hand to promote adhesion.



7.10 Granules are applied to the asphalt bleedout at the laps during installation.

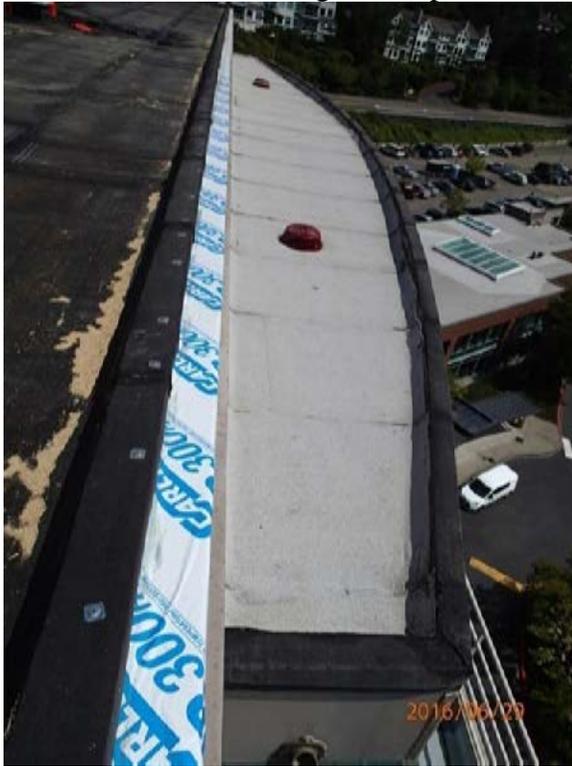


Observations Continued:

7.11 The clamping rings are installed and bolted tightly over the capsheet to maintain a watertight assembly.



7.12 Overview photos of the eyebrow roofs. Photos were taken at this writer's departure and depict installation through the capsheet.



Ongoing Problem Items and Solutions:

5.13 Wrinkles were observed in the interply sheet of Paradiene 20 TG. As discussed over the phone with Brad Viles (Siplast) the wrinkles should be sliced and patched according to manufacturers guidelines.



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.



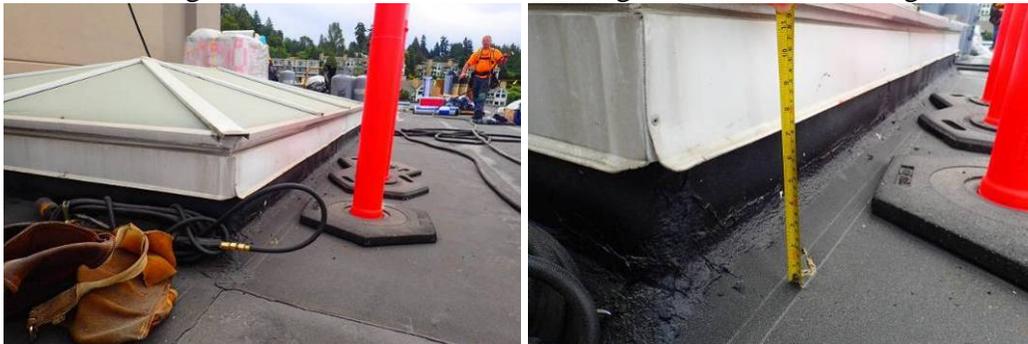
1.7 Soil stack at south end of penthouse is bent over. There appears to be an extension that is not connected to the main pipe. SR Bldg Services to provide new extension that extends 8 inches minimum above new roof surface, and is solidly secured.

- 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.



- 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.

Update Rep #5, 6/20/16: The new roof membrane was tucked under the existing flashing and appears to be extended 8 inches off the finished roof surface. It appears the existing metal can be left and new skirt flashing metal installed under the existing metal, without cutting the existing metal.

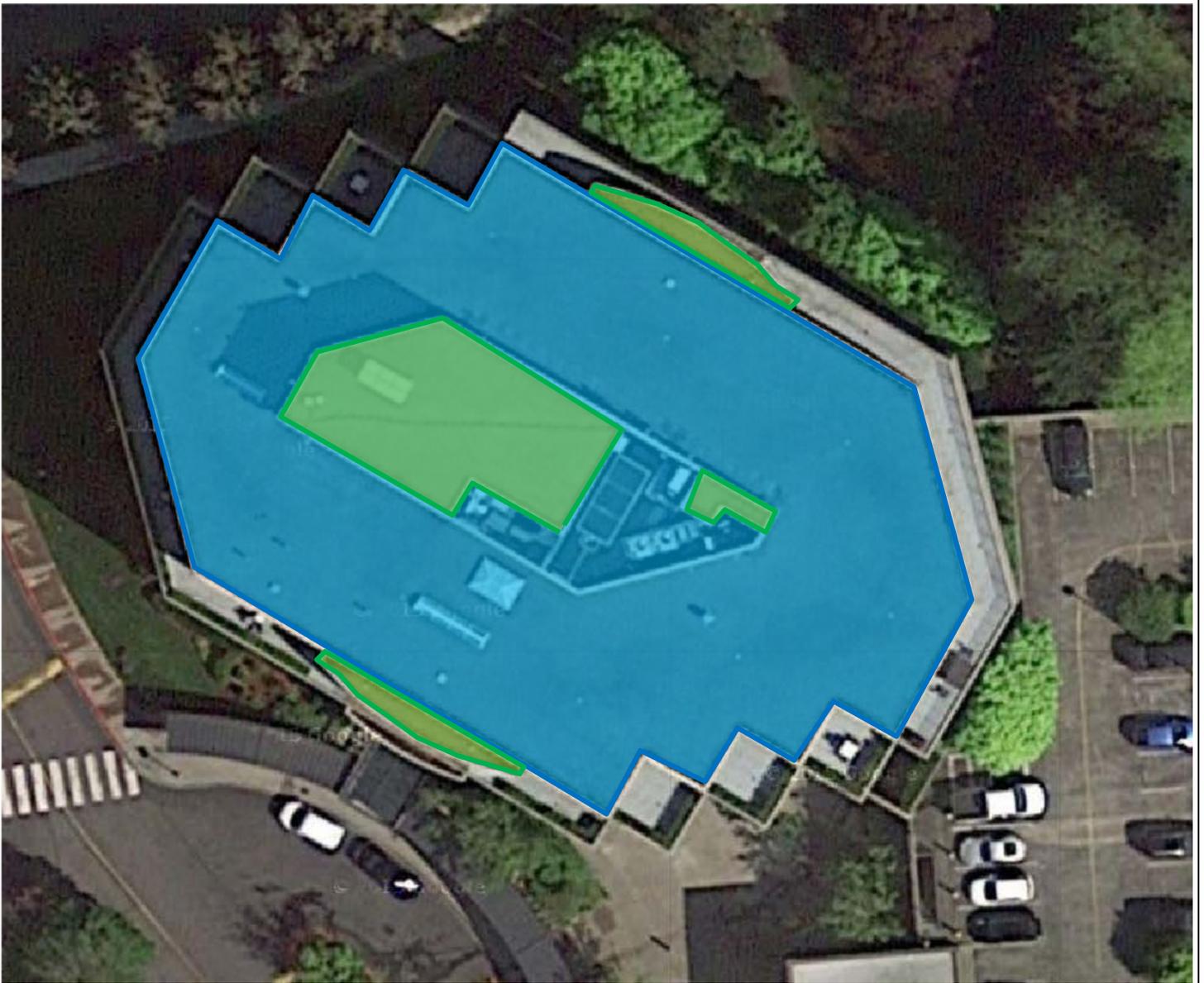


- 1.10 Existing Fan Curbs: Two newer fan curbs are installed on the roof, that appear to have flanges that are tight to the existing roofing. SR to review options to reduce the width of the roofing at the top of the curb, or install sheet metal to tuck under the flange of the unit.

Update Rep #5, 6/20/16: The existing curbs are metal. SR plans to install new sheet metal under the existing flange. Screws will need to be removed and reinstalled.



Roof Plan:



Location of roof assembly installed through capsheet



Location of roof assembly installed through interply

-End Report-

Signatures on first page