

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: 8

Project No. 10-030608K1

Inspection Date: July 7, 2016

Carillon Properties

3240 Carillon Point
Kirkland, Washington 98033

Job Address:

4000 Carillon Point
Kirkland, Washington

Page: 1 of 7

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Weather: Overcast

Temp.: ~68°F

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

Signed: Micah Indra, Field Inspector

Sent: July 11, 2016

Reviewed by: Don Davis, Sr. Field Engineer

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Observations:

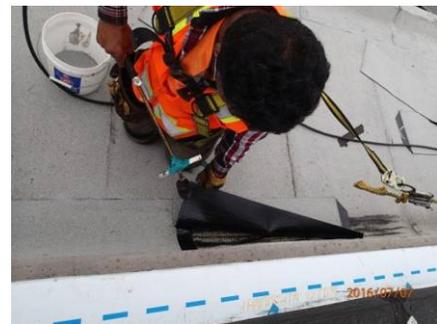
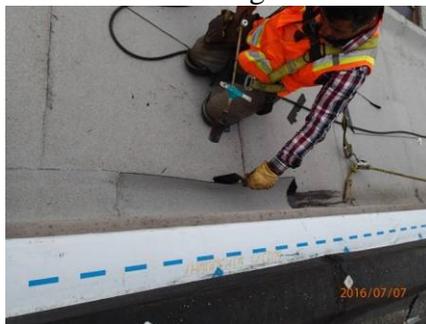
8.1 At the eyebrow roofs, Siplast Paradiene 30 TG is installed torch applied over the interply. The capsheet is rolled out utilizing a shepherd's crook and torch applied.



8.2 At the eyebrow roofs, prior to installation of the capsheet baseflashing, the capsheet where the baseflashing will lap onto is heated with a torch and the granules are pressed in with a trowel.



8.3 At the perimeter of the eyebrow roof, Siplast Paradiene 40 FR TG is installed torch applied over the capsheet in the field and self-adhered baseflashing at the curbs and rising wall. The sheet is heated with a torch and rolled out by hand and trowel during installation.



Observations Continued:

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



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



8.6 Overview photo of the northeast main roof area as viewed from the southeast and northeast, respectively. Photos were taken at the end of this writer's visit and depict progress of capsheet installation.



Observations Continued:

8.7 Overview photo of the south eyebrow roof. Photo depicts installed condition of the roof assembly through the capsheet and capsheet baseflashing.



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. **Update 07/07/16 Report #08:** Prior to installation of the capsheet, the wrinkles are cut and laid flat. Zono-Tite fasteners are applied along the cut wrinkle. It was indicated that an additional ply of interply would be torch applied over the cut and fasteners prior to installation of the capsheet.



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