



Case Study 07...You Do Not Need A New Roof

Introduction

Our "Case Study" reports are designed to illustrate various ways we have helped clients so that potential clients can begin to discover ways to utilize what we do. All names have been changed to protect confidentiality. But this case study is different, because it is about you. You have this problem.

"We Need A New Roof"

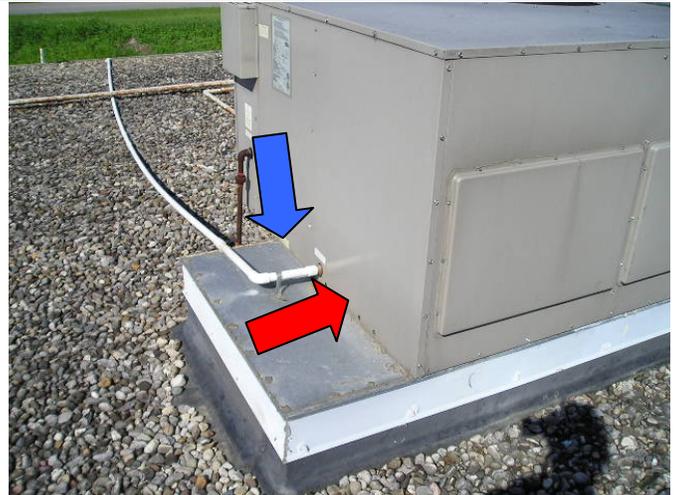
We were recently sent to a shopping center with directions from the owner to do whatever we needed to do to get ready to replace the roof, because the roof was "shot". "All the tenants have leaks and the roofers can't stop the water from coming in." Hmmmm?

The photo below is the portion of the shopping center in question. There certainly looks like there have been problems.



But the problem was very easy to determine and it had nothing to do with the roof. The HVAC units on this center have all been replaced and because the new units were not exactly the same size as the old ones (which is very typical) it was necessary to install what is called a "curb adapter" or "transition". See the next photo for what was installed.

This is a truly horrible installation. Water landing on the horizontal adapter (at red arrow) is sliding under the unit and falling into the building. Not only that, but the unit was installed so no P-Trap could be installed! (See blue arrow.) HVAC units usually require a P-Trap to insure proper drainage of the condensate drain. The



contractor picked the wrong kind of units, mounted them so the condensate couldn't drain....and he did it this way on all the units on this portion of the center! See the next photo to see a properly done curb adapter. When done properly, all water which falls on the adapter



drains away. There are no horizontal surfaces to capture, hold water and leak! (See green arrow.)

Mistakes like this cost thousands and thousands of dollars to correct. Not only that, the owner was getting ready to spend tens of thousands of dollars on the replacement of a perfectly good roof. Fortunately, he had the good sense to enlist the aide of someone who could sort out the problem. Roof consultants routinely help owners resolve these kinds of problem and keep them from wasting money.

We can probably do the same for you.