



Case Study 04...More of Roof Leaks That Weren't Roof Leaks

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.

The Roof Leaks that Weren't Roof Leaks

Judging by the various repairs at the base of the HVAC unit in the photo below, it looks like this unit has been leaking. Water has been coming in at the unit. There are times when the HVAC equipment itself will leak either because of defective manufacturing or because a condensate drain line is plugged. None of that has been occurring here. The repairs at the curb are watertight. That is not the source of the water.

Do you see the problem?



This curb was installed by a respected, well qualified HVAC contractor....someone who definitely should have known better. We don't know who flashed in the curb, but suspect it was a roofer hired by the HVAC contractor, because that is often the way the work is coordinated.

We will give you a hint.....The water entry occurs not only on rain days, but on other days when it is

not raining and perhaps when it hasn't rained for days.

The curb on this unit was designed to be insulated. It wasn't. You will notice that the top of the curb seems wider or thicker. That is the wood nailer to which you are supposed to fasten the roof flashing. Whoever flashed this curb just smeared roof cement on the curb as they tied it into the existing roof.

Since the curb isn't insulated it allows condensation to form on the inside of the assembly, which drips down into the building....leaks. How did this owner allow this to happen? Why did they have to get us involved in finding the problem?

Because a whole series of people here assumed that they (and others) knew what they were doing. They were wrong.

It isn't that a professional consultant is necessarily a whole lot smarter than these other people. It is more that we see these problems all-the-time. We know what to look for, what mistakes get made regularly, what questions to ask.

This same problem, by the way, was present in exactly the same form on at least 10 other installations on buildings this company owned. The mistake was made with great consistency.

Conclusion

A better way to utilize our services is to keep these sorts of problems from happening in the first place by intelligent, proactive (rather than reactive) utilization of a professional consultant's services.