



PILLAR ROOFING

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Modified Bitumen Roof Inspection

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1750 N. Collins Blvd. Richardson, Texas 75080 Office 214 293-3904

Company Name: **Pillar Roofing**

Date: _____

Contact Person: **Steve Monahan**

Contact #: _____

Email Address: **steve1@pillartx.com**

Alternate: _____

Project Address: **1750 N. Collins Blvd.**

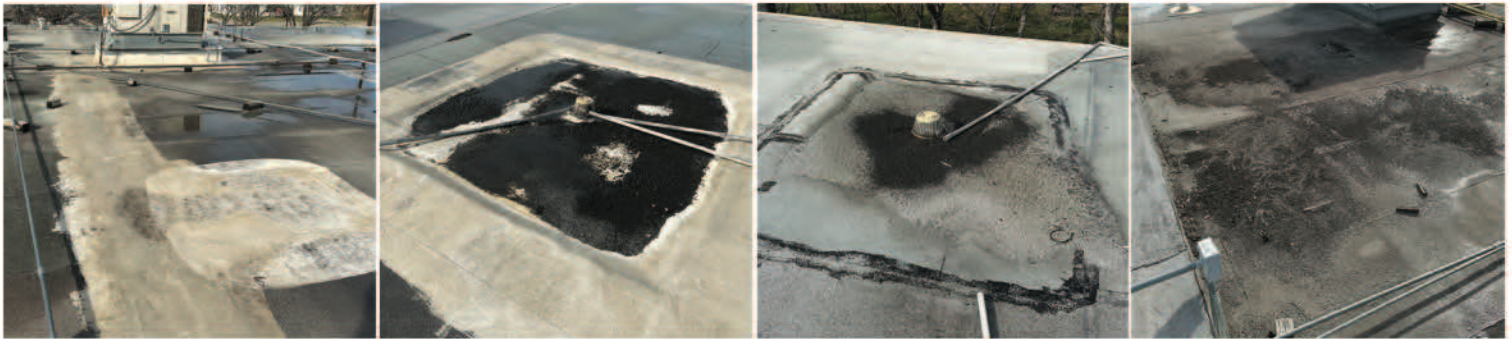
Building #: _____

City, State & Zip: **Richardson, Texas 75080**

Inspection Report:

Our inspection took place on **Feb. 26th 2025**. We inspected the modified bitumen membrane areas including: Membrane condition, A/C curbs, Perimeter, Drainage, and Maintenance needed. The photos taken will show our findings.

Membrane Condition:



The photo's above show this Modified Bitumen Membrane has been repair numerous times with many different materials. The granules are coming loose in many areas and the membrane is showing it's age on this roof system. The roof coating repairs are starting to break down exposing what's left of the membrane to the sun's damaging forces. The summers heat will produce more cracking and gas blisters under the membrane which has already started to alligator on the surface.

Roof Debris & Item For Removal:



The photo's above show debris that should be removed or relocated.

Roof System Core-Cut Results:

We found 1 layer of roofing materials, which means; City codes allow for commercial buildings to have up too 2 layers before needing a full removal.

Including the top layer of modified bitumen membrane this roof area has approx. 3.5 Inches of insulation and a metal substrate.



A/C Curbs & Pitch-Pans:



The photo's above show a lot of extra equipment has been installed on this roof area after the roof system was installed. The added weight to substrate has created low areas on the roof surface that are now holding ponding rainwater which is leaking into the buildings interior.

Conclusion:

With all the extra weight from the added equipment new curb mounts with crickets and saddles should be installed for each unit. These new details around the curbs will create drainage flow off the roof.

A new Carlisle 60 mil TPO membrane retrofit over the existing modified bitumen material would solve the issues and would be your best option for years to come. This Carlisle TPO membrane roof system is highly reflective for energy savings, maintenance free, and rainwater flow off the surface quickly.

Project Subject: Remove all layers of roofing material down to the metal deck, install new ISO board insulation & 60 mil TPO system.

Scope Of Work:

Project Preparation:

- Remove all loose debris from the roof surface including unused equipment or wiring.
- Remove all layers of roofing material down to the metal deck, removal will be done in sections, all debris will be haul away.
- Set-up dumpster location for proper off loading of debris.

Roof Load Materials:

- ISO board, TPO membrane, hardware and installer equipment will be roof loaded stages as the project moves along.

Install ISO Insulation Board:

- Mechanically attach 4 x 8' sheets of 2.2" insulation board to the substrate using long metal deck screws and plate washer.
- Install insulation fiber board around A/C curbs, HVAC equipment, gas lines, and drainage areas.
- Crickets and saddles will be installed using the ISO insulation board; these details under the TPO membrane will add areas with contoured roof slope; this will improve water flow toward the drainage areas.

60 Mil Carlisle TPO Membrane:

- Mechanically attach 60 Mil TPO membrane to the substrate with deck screws and washer plates, driving through the ISO board.
- All TPO seams will overlap approx. 6" on center, and TPO technicians will heat weld every crossing and connection.
- Apply lap sealant to seal cut edges of sheet membrane and verify field strength of seams twice daily.
- Perimeter areas and all fixture details will be done by TPO technicians with hand held heat welding guns.
- Install TPO safety walk pads protecting the new TPO membrane. around A/C equipment and maintenance areas.
- Install all relating TPO flashings and new sheet metal package as needed.

