

Whispering Pines



LOCATION

Manchester, TN

PROPERTY OWNER

Big V Properties

ROOF SIZE

77,500 SF

EXISTING ROOF SYSTEM

Spray Polyurethane Foam (SPF) with acrylic coating

ACS SOLUTION

Progressive Materials Low Solid Silicone, 10Y Spec

Good Information Leads to Six Figure Savings

Big V Properties was excited when they landed a new nationally known anchor tenant in their newly acquired retail center. That was until they received their tenant's roof inspection report recommending a full removal and replacement of the existing SPF roof system within the next three to five years. The estimate for this was just over \$500,000. That was when they contact ACS for help.

The initial inspection by the tenant's inspector was based off visual evidence. ACS suggested a thermal inspection be performed to assess the condition of the SPF foam under the coating. This inspection found that less than 5% of the roof system showed signs of water damage that would need to be removed and replaced. The rest of the roof system could be restored with a new coating system. Because of the amount of ponding water caused by irregular patterns in the SPF, ACS recommended a silicone coating, as it is not susceptible to damage from ponding water as acrylic coatings are. The cost for this system with a 10-year manufacturer labor and material warranty was less than half of the previously suggested solution.

At the end of the project, the tenant received a leak free warranted roof and Big V Properties saved hundreds of thousands of dollars. It pays to have good information...in this case, literally.



ACS
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