

## Building Blocks #2

### First Lines of Defense

Roofing System- We have worked closely with one of the leading roof engineering firms that are familiar with our climate to design a roofing system that not only meets the roofing code but exceeds it.

Our standard tile roof system is designed to be completely water shedding. In most cases our competitors use a very basic system where the tiles are simply there for the "look" leaving there inferior underlayments as the single water proofing element. Very little effort is made to keep the water on top of the tile and off the underlayments. Our system goes to great lengths to keep all of the water flow above the tile with a system of flashings and counter-flashings in an effort to keep the underlayments as a true secondary method of water proofing.

When it comes to underlayments, the standard found on the majority of our competitors roof tile installations utilizes an organic 30 pound base sheet with a second layer of a 90 pound cap sheet adhered to the 30 pound base sheet with hot asphalt. In conjunction with our consulting engineer we utilize a significantly more robust underlayments which consists of a Firestone SBS base sheet rated at 55#'s per square and an Firestone SBS modified Cap sheet rated at 97#'s per square far exceeding that of our competition. Our underlayments are actually designed for use as an exposed roofing membrane on commercial flat roofs. All in all our roof specifications should remain trouble free for up to 30 years even in our extreme tropical climate.

Once this two layer system of Modified Bitumen is installed the finished tile is installed in a manner that sheds the water directly off the top of the finished product not allowing the water to reach the underlayments. This type of installation also gives us the benefits of two lines of defense on the roof. With this two layer system of modified bitumen we easily meet the code and insurance requirements for secondary waterproofing.

Not only do our State Licensed Superintendents and the local governments' inspectors inspect for a code compliant quality installation; we hire the engineering firm that designed our specifications to do several in process inspections and a final inspection.

Our second story balconies receive the same type of attention starting with full concrete floors with built in pitch and multiple layers of Modified Bitumen underlayments flashings and door pans to ensure a deck surface that will give our clients years of trouble free service.