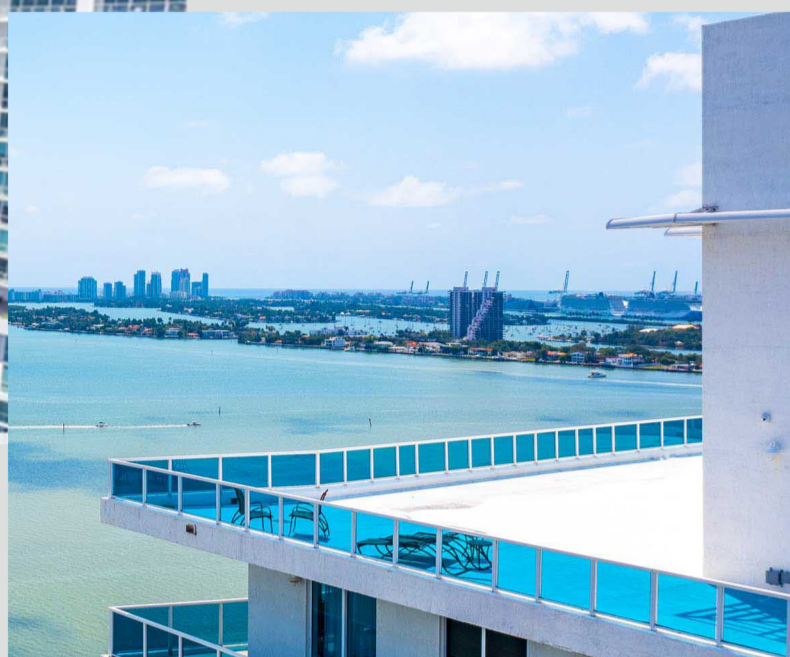


## PROJECT STAR LOFTS ON THE BAY



### SERVICE ROOF REHABILITATION WITH SILICONE COATING



This case study details the roof repair project at Star Lofts on the Bay located in Miami, FL. The project aimed to extend the roof's life expectancy and enhance the building's overall structural integrity.

### PROJECT GOALS

The building's roof exhibited extensive damage, including cracks, tears, and inadequate drainage, leading to water intrusion and membrane deterioration. The proposed solution involved applying a silicone roof coating to restore the roof's integrity and prevent further damage.

### BACKGROUND

The project focuses on repairing the roof surface. Star Lofts on the Bay is a high-rise residential building situated in Miami, FL. Over time, the building's roof exhibited signs of severe wear and tear, leading to structural vulnerabilities and potential water damage. Given the building's location and exposure to harsh weather conditions, an efficient and long-lasting solution was imperative to maintain the roof's integrity and ensure the safety and comfort of the residents.



### CASE EVALUATION

- A thorough inspection of the roof revealed several critical issues:
- Poor overall condition with widespread cracks, openings, and pattern growth, indicating the roof's life expectancy had passed.
  - Multiple areas with trapped debris and staining within the membrane.
  - Cracks and tears, especially in the corners, allowing water intrusion.
  - Large debris and moisture stains near the drainage areas, indicating improper water drainage.
  - Additional examples of cracks and tears across the roof surface.
  - The severity of these issues necessitated immediate repairs to prevent further water infiltration and potential structural damage.

### PROPOSED SOLUTION

The proposed solution was the application of a silicone roof coating, which offers several benefits:

- Waterproofing:** Provides a seamless, waterproof barrier to prevent water intrusion.
- Durability:** Resists weathering, UV rays, and harsh environmental conditions.
- Flexibility:** Accommodates building movement and temperature fluctuations without cracking.
- Maintenance:** Reduces maintenance needs and prolongs the roof's lifespan.

### RECOMMENDATION

To maintain the roof's condition and prevent future issues, the following recommendations are made:

- Regular inspections should be conducted to detect early signs of damage or wear.
- Prompt repairs should be made to any identified cracks, tears, or drainage issues.
- Periodic cleaning of the roof surface to remove debris and prevent staining.

### IMPLEMENTATION

The implementation of the proposed solution involved the following steps:

- Preparing the roof by removing debris and cleaning the surface.
- Repairing identified cracks and tears with appropriate materials.
- Engaging with qualified contractors, such as Group LanDev, to ensure the highest standards of workmanship.
- Applying the silicone roof coating evenly across the entire roof surface.
- Ensuring proper drainage by cleaning and adjusting the drainage systems.
- Conducting a final inspection to ensure the quality and effectiveness of the repairs.
- Reapplication of the silicone coating as needed to maintain its protective properties.

### CONCLUSION

The application of the silicone roof coating effectively addressed the issues identified during the inspection. The roof's integrity was restored, preventing water intrusion and extending the roof's life expectancy. The silicone coating provided a durable and flexible solution, capable of withstanding environmental exposure and maintaining its protective properties over time.