



J REYNOLDS.COM

COMMERCIAL ROOFING, WATERPROOFING
AND SHEET METAL CONTRACTORS



CORETRUSTSM

CoreTrust is teamed with the top suppliers in the category of Facility Infrastructure to help make sure your facility infrastructure and systems run smoothly and cost effectively with agreements for products, services and systems

Successful Partners

Project Profile

Flanders Corporation • 2121 Santa Anna Dallas, TX • 2014



Toll Free 1-866-453-1605 choice@jreynolds.com www.jreynolds.com

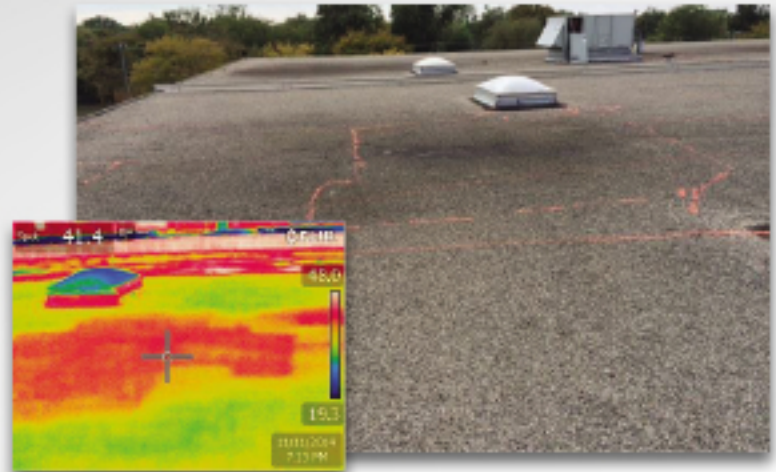
The Diagnosis

Infrared scans were conducted at the site designated as 2121 Santa Anna. Infrared photos show the wet areas, and are typically easily identified by the outline of the insulation boards that are wet. The areas were marked, and verified using core samples and moisture meter detection through the membrane.

Total roof area for Roof A 42,000 sf

Total wet area for Roof A 8,327 sf

During the final walk through after the scan, J Reynolds & Co., Inc. superintendent noticed some pitting on the metal deck under the wet areas. The areas were rusted through and the decking needed to be replaced.



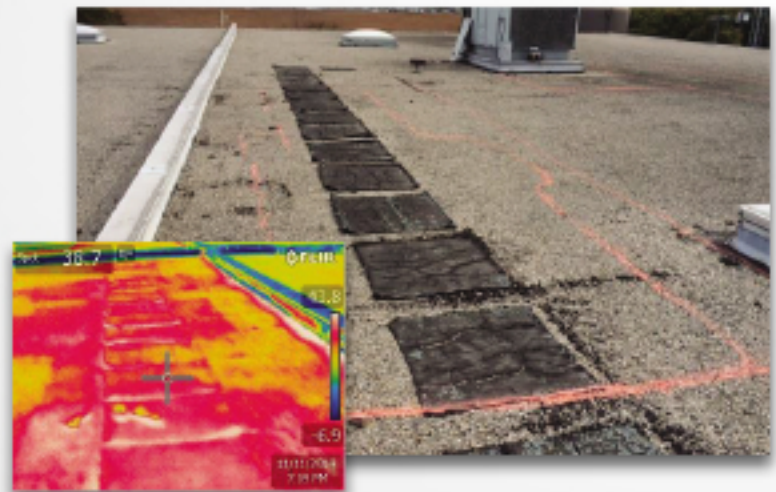
The Solution

TPO Recover

- Remove all gravel, base flashings, coping and edge metal from the existing roof sections
- Mechanically attach specified insulation and TPO Rhino Bond roof assembly to the correctly prepared substrate

Flashings and Sheet Metal

- Install all new 24 gauge metal to all roof edges, mechanical units, and roof penetrations, utilizing coated metal as needed



Miscellaneous

- Provide complete submittal documents, including detailed drawing of the roof plan, roof system details, product data on all materials used, along with current Material Safety Data Sheets for all products used in the re-roofing operations
- Includes equipment, materials and labor required for complete re-roofing operation
- All safety equipment/barricades required for both pedestrians and street traffic is included
- All work is per current NRCA, and Carlisle Specifications and Guidelines
- Provided Mechanical or Electrical Disconnect and reconnect as required
- Add 2 additional drains
- Provide Manufacturer's NDL Warranty, covering both materials and workmanship
- Provide Contractor Warranty, covering both materials and workmanship

Roof Repair: Existing Other Areas

Extensive repairs to extend the life of areas not replaced in 2014

- After making necessary preparations, Seal 20 roof vents with elastomeric coating
- Remove approximately 2600 lf of existing coping cap for reuse
- Completely remove approximately 2600 lf of modified base flashings from walls, roof dividers and expansion joints, spud the existing gravel surfacing a minimum of 8" into the field of the roof
- Prime areas, and heat apply one smooth ply, and one granular surfaced cap ply to all areas
- Install cold adhesive emulsion to bottom termination of all new flashings and re-embed gravel
- Replace three deteriorated pitch pockets and install new UV shields to six additional pitch pockets
- Remove approximately 400 lf of deteriorated or missing sealant from the top of the metal counter flashing and replace with new sealant
- Re-install removed coping using larger diameter fasteners to ensure proper attachment

The Customer's Perspective

"J Reynolds & Co., Inc. did a TPO overlay on one section and repaired two additional sections of our roof located at 2121 Santa Anna in Dallas, TX. I can say I'm very pleased with the way the job went from the bidding process to the final inspection. I received pictures daily from the job site showing me the progress made throughout the day. I was over 120 miles away from the job site so I needed to have a company that I could trust was doing a good quality job. I made a trip down once a week without notice to check on the job and every time I was happy with the quality and quantity of work that had been performed."



J REYNOLDS & Co., Inc.

is here for you

Visual & Analytical Testing

In order to gain a complete understanding of your current roofing and waterproofing needs, our knowledgeable representatives will inspect your entire facility in order to identify any visual signs of problems and water infiltration. In cases where a visual examination is not enough to determine the best solution, we will conduct additional tests such as infrared moisture scans, core analysis and/or laboratory evaluations to ensure a thorough assessment of your facilities overall condition.

Before,

Detailed Assessment of Your Buildings Condition

Your representative will document all aspects of your buildings condition and construction. This assessment will including all applicable photographs, drawings, and analytical test results so you can make an informed decision on how to proceed with repairs and maintenance.

Thorough Recommendations and Service Options

At J Reynolds & Co., Inc., we understand that no two buildings are alike. So rather than providing you with recommendations based on a one-solution-fits-all approach, our representatives provide you with customized recommendations, and budgets based on the visual and analytical evaluations of your facility. These recommendations may include specifications on repairs, restorations, full or partial replacement of compromised areas, and suggestions for preventive maintenance.

During,

Project Management

In order to keep you well informed of your projects status at all times, your representative offers assistance with a pre-bid meeting to discuss project parameters, a pre-construction conference with the selected contractor, and progress meetings throughout the project.

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Quality Control Monitoring

To ensure the highest quality of service, we conduct regular quality-control inspections and provide you with written progress reports that include corresponding digital photos. Once the project is completed, your representative will walk the entire job site with you and your contractor to examine each detail, ensuring the job has been performed to your satisfaction and standards.

After

Long-Term Performance Guarantee

Roof and waterproofing products come with our commitment for long-term leak-free performance. We stand behind this commitment, knowing that each system installed is comprised of our uniquely engineered products.

Preventive Maintenance Program

To ensure that your facility stays in top condition, we provide routine building envelope inspections with our Preventive Maintenance Program. We also coordinate routine cleanings and general maintenance of your building's roof and exterior.



Every Project, Every Time