

# Case History



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**Type of Project / Name:** Built-Up Roof Restoration / Vacation Village  
**Location:** Weston, FL  
**Specification:** RC-BUR-22-GF20  
**Contractor:** RHI Construction Inc.  
**Customer:** Vacation Village at Weston  
**Problem to be Solved:** Built-up roof with ponding water and leaks needed a lasting solution.

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## Weathered, leaking roof with ponding water covered with **GacoFlex S20 System.**

**PROBLEM:** Weather patterns in south Florida are not gentle on roofs. The combination of severe heat with strong, 'the sky is falling' afternoon rain storms really takes a toll and can accelerate the aging of a roof. If the roof is already weathered and leaking - as it was at Vacation Village - a proven roofing solution was needed.

**SOLUTION:** Vacation Village had a test run of Gaco Western's silicone products when RHI Construction used GacoFlex S2000 Solvent-Free 100% Silicone Roof Coating as a repair for minor leaks on their roof. Impressed with the results, the owner agreed to coat the entire 23,600 square foot roof with the GacoFlex S20 System, providing a monolithic seal; this would preserve their weather-beaten roof without replacing it.

**UNIQUE CHARACTERISTICS:** Pitch pans under the multiple HVAC units meant standing water is a constant, particularly causing problems on sun-beaten, weathered roofs.

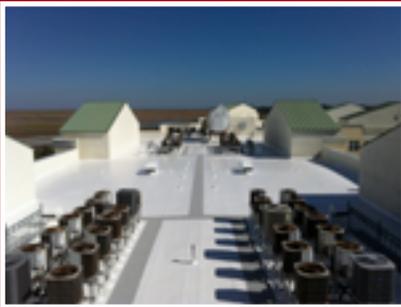
**INSTALLATION DETAILS:** The roof was pressure washed and allowed ample time to completely dry. GacoFlex E5320 2-Part Epoxy Primer/Filler was applied in two passes at one gallon per 300 square feet. The detail work on all expansion joints and term bars was completed with GacoFlex 66S Polyester Reinforcing Mesh Tape (4-inch) and GacoFlex SF2000

SeamSeal. SeamSeal was also applied to all pitch pans. GacoFlex S2000 Solvent-Free 100% Silicone Roof Coating was then applied in a single pass application at two gallons per 100 square feet.

To provide an easily defined pedestrian walkway for maintenance, GacoFlex SF2036 Walkpad was then applied in safety yellow to designate the walk path from the walkout roof hatch out around all of the A/C units. This will provide protection from excessive wear and tear, further extending the life of the roof.

Now covered with a 100% solvent-free silicone roof, Vacation Village will be protected from the elements for many years to come. The building's owner also received a renewable, 10 year leak-free warranty from Gaco Western that has no ponding water exclusion. Along with the backing of Gaco, in business since 1955, they will have no maintenance costs for the next 10 years (and in 10 years they will have the option to renew the warranty.)

As an added bonus, Florida Power and Light offers a rebate to any business owner who increases their roof's reflectivity. GacoFlex S2000 provides 88% reflectivity keeping the roof cool under the intense south Florida heat and adding to the building's utility savings.



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