Case History

Type of Project / Name: Flat Roof Restoration
Location: Miami, FL
Specification: GacoFlex S20 Silicone Roof Coating System
Contractor: Florida Standard Roofing
Customer: Cutler Plaza
Problem to be Solved: Roof was experiencing leaks following faulty patchwork by contractors.
Completion Date: September 2016
**GacoFlex S20 Silicone Roof Coating System**

makes the patch work pretty on this leaking roof.

**PROBLEM:** The property owners were experiencing leaks in places where contractors had improperly patched the roof. They were ready to have the roof torn off and completely re-done.

**UNIQUE CHARACTERISTICS:**
Miami experiences a lot of rain and hot temperatures which can be stressful on roofs. In addition, the location of the building would have made it difficult for trucks to enter and exit the property with building materials.

**SOLUTION:** Florida Standard Roofing inspected the roof and found it to be a perfect candidate for the GacoFlex S20 Silicone Roof Coating System. This system can be applied to virtually any existing roof to create a durable, glossy, seamless membrane that seals and protects against permanent ponding water, ultraviolet light, rain and extreme heat. Florida Standard Roofing would simply repair any damaged parts of the roof and then apply the GacoFlex S20 Silicone Roof Coating System. This is an extremely appealing solution because it is much more cost-effective than an entire re-roof project.

**INSTALLATION DETAILS:** The faulty patch-work was repaired and then the roof was washed with GacoWash Concentrated Cleaner. After the roof dried, GacoFlex E5320 2-Part Epoxy Primer/Filler was applied and allowed to dry. Pitch pans and roof drains were then sealed using GacoFlex SF2000 SeamSeal Solvent-Free Silicone Sealant and given ample time to cure. Next, GacoFlex S20 Solvent-Free 100% Silicone Roof Coating was applied. Finally, GacoFlex SF2036 WalkPad Silicone Walkway System was applied around all air conditioning units to provide additional durability and resistance to traffic and tears.

The property owner was very satisfied with the roof restoration, which saved them 50% of what an entirely new roof would have cost and eliminated the risk of damages and injury to customers and their belongings. Also, there was no risk to the building itself from sudden rains which can occur during the summer months and create problems during a longer re-roofing process.

“This is a great product that looks great as well! We're glad Florida Standard Roofing gave us the option to restore the roof – no other contractor offered us that.”

The building tenants didn't even know when the restoration was happening – there was virtually no noise or foul odors, and no falling debris to worry about.

Florida Standard Roofing enjoyed this project. “Once again Gaco and their products did not disappoint. This was our first time using their GacoFlex SF2036 WalkPad and the help and guidance of our GacoFlex Area Manager made this step very, very easy. We will continue to push this product to all of our customers. Gaco stands by the quality of their products as do we.”

**Florida Standard Roofing** is a Gaco Western Qualified Applicator.

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GacoSafety SF2036 WalkPad Silicone Walkway System was applied after S20 Silicone Roof Coating System.

Before the roof restoration was complete.

GacoFlex S20 Roof Coating System / Flat Roof Restoration, Miami, FL

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