

# **ROOF INSPECTION**

**and**

# **EVALUATION**

**for**

**Sugar Sands Condominium  
Association, Inc.  
(for Buildings 1170 and 1250)  
Job # 1426**



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October 6, 2014

Sugar Sands Condominium Association, Inc.  
Attn: Mr. Thomas P. Signer, L.C.A.M.  
1242 N. Sugar Sands Boulevard  
Riviera Beach, Florida 33404

Re: Roof Water Drainage Study for Buildings 1170 and 1250 at Sugar Sands Condominium Association, Inc.  
J.H.R.C. Project No. 1426

Dear Mr. Signer;

In response to your request, we have conducted a water drainage study of the aforementioned roofs.

### **Background and Description**

The roofs at Sugar Sands were designed to be flat roofs with a coal tar pitch gravel roof system. Coal tar is a derivative of the distillations of the steel industry. The product that was left over is tar, which is an excellent waterproofing product. It has a very low melting point and has self-healing characteristics that tend to bridge deformities created by debris, stress movement, hail, and other minor punctures. Furthermore, coal tar pitch is highly chemically resistant to a large variety of acids, bases, and solvents.

The first known Roofing Manufacturer, founded in 1886, was the Ruberoid Company and they manufactured coal tar pitch. Originally, coal tar pitch flat roofs were designed to hold 2 to 3 feet of water as insulation in the summer, but drained in the winter because of the added weight of ice (see attached Photographs from Chaffee Roofing, Showalter Roofing Service, and Laferney Commercial Roofing).

### **Findings**

Water ponds on the roofs of both Building 1170 and on Building 1250. As it builds up, it drains over the low areas of the gravel stops. Since these buildings are constructed with wood trusses and without expansion joints, there is a lot of horizontal movement. This puts a lot of stress on the flashings, which causes them to move horizontally. Leaks occur at the gravel stop flashings and cover plates as seen in the attached photographs.

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Roof Water Drainage Study for Buildings 1170 and 1250 at Sugar Sands Condominium Association, Inc.

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### Recommendations

It is my professional recommendation that the edge of the roof should be raised and scuppers and downspouts installed so that water can drain into them. This will prevent the water from draining down the face of the Mansard, onto the balconies, and onto sidewalks.

Furthermore, it is my recommendation that a set of Specifications should be prepared and the project put out to bid to three or four licensed and pre-qualified roofing contractors. Basing the bids off of a set of Specifications will allow the Board to compare the contractor's bids on an "apples-to-apples" basis. This will give the Owners the confidence that the bids are competitively priced.

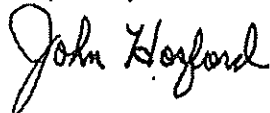
We appreciate the opportunity to be of service and would be pleased to continue our role as consultants in the preparation of remedial specifications and the monitoring of roof repairs.

This report is not to be considered a Warranty, but observations based on a visual examination at the time of this inspection.

For fiduciary concerns and conflicts of interest, John Hosford Roof Consultants, Inc. does not contract installation of roofs or repair roofs, nor is affiliated with any roofing manufacturer or roofing contractor; therefore, our opinions are unbiased.

We appreciate this opportunity to be of service. I trust you have found the information contained herein helpful and should you have any questions do not hesitate to call on us.

Respectfully submitted,



John W. Hosford III, R.R.O, C.R.C.

President

jwh/kmh

Enclosures