



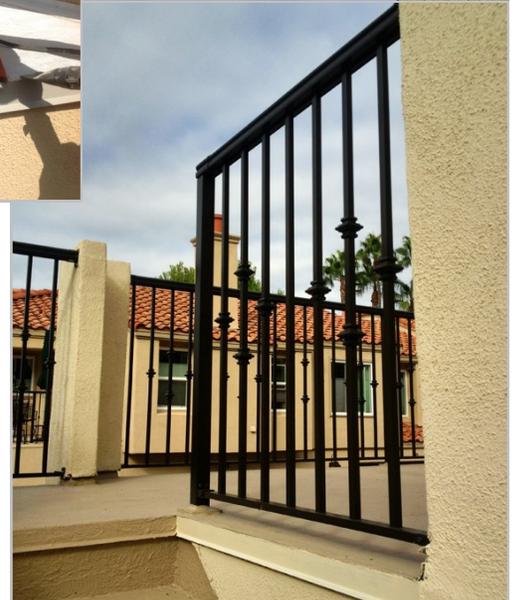
# CASE HISTORY # 150

## PROJECT:

CORSICA VILLAS , NEWPORT BEACH, CA

DATE: OCTOBER, 2012

North America's premier waterproof vinyl flooring systems. Since 1974



## PROBLEM:

This commercial property situated in the desirable Back Bay area near Fashion Island was in need of some maintenance. Since wrought iron railings are typically not suitable for salty, coastal areas and can easily rust, it was evident that the wrought iron railings needed to be replaced on all 37 decks.

The deck surfaces were a common liquid applied system (polyurethane and sand) that require yearly reapplication to avoid falling prey to water damage. While the building maintenance management had stayed on top of the re-application of this liquid coating system, the flashing details around the deck perimeters had become soft and were lifting. Both the flashing and the weathered, vulnerable railings made the decks unsightly and unsafe.

## DURADEK SOLUTION:

D.D.S. Inc. removed the deteriorated railings, and prepared the substrate by sanding and cleaning. Then they applied Duradek Ultra Tiledek to completely waterproof the deck structure and protect the living area below. The troublesome perimeter flashing details that are so vulnerable to the high salt content in the coastal air was effectively solved by using Duradek's PVC coated flashing, enabling the flashing to be heat welded directly to the Tiledek membrane. The Tiledek then received an acrylic hydraulic setting fortified cement overlay with a spatter coat, and knock-down texture was applied .

The deteriorated wrought iron was replaced with Durarail black picket powder coated aluminum railing with custom details. Its durability and 20 year limited warranty is the perfect solution for the salty air.

## JOB CONTACT /

### APPLICATING CONTRACTOR:

Duradek / Durarail Systems Inc.

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## JOB NOTES:

Originally, D.D.S. Inc. was only asked to quote on the replacement of the railing system, however the issue of taking off old railing and installing new could create a waterproofing issues if separate contractors were responsible for each phase, as well as complicating the warranty by having more than one contractor responsible for the deck.

D.D.S. Inc. was able to convey to the owners that using one contractor, one supplier and one warranty was the best way to protect their investment and they were awarded the contract for both railings and deck waterproofing.