

# Case History #173

Project: Torch On Flat Roof Transformation | Silver Spring, MD

Date: June 2015



NORTH AMERICA'S PREMIER WATERPROOF VINYL FLOORING SYSTEM SINCE 1974.



## The Problem

This homeowner wanted to transform an unattractive flat roof into useable outdoor living space. The torch on flat roof they had was not only unattractive, but retained too much heat in the summertime. With no guard rails in place, it was not a safe, useable place to enjoy some outdoor leisure space.

They also discovered that torch on flat roofing lifts and bubbles from trapped moisture, causing leaks. Expansion and contraction through the seasons caused cracks which resulted in immediate waterproofing failure.

This waterproofing failure allowed moisture penetration, and rot would develop quickly, so they gave **Duradek MidAtlantic** a call.

## The Duradek Solution

The failed torch on product was removed and fresh, untreated  $\frac{3}{4}$ " T&G plywood was laid at the recommended slope to accept the **Duradek Cork Graphite Vinyl membrane**.

Duradek's professional installation details treat all interior perimeters including the door threshold, so there is added confidence that the building envelope is completely protected. Since Duradek is both a classified roofing membrane and a pedestrian traffic surface, they economically turned their flat roof into a useable deck by including new **Durarail Aluminum Picket Railings** to match new trim.

Now, previously wasted space and a point of waterproof vulnerability provides safe, protected and useable outdoor living space.

### JOB CONTACT

#### Duradek MidAtlantic

Jamie Kotanko  
(410) 787-2823  
[dma@duradekmidatlantic.com](mailto:dma@duradekmidatlantic.com)

### APPLICATING CONTRACTOR

#### PG Builders

Mike Locher  
(301) 656-3188

### JOB NOTES

Not only is torch on roofing too hot for bare feet and paws, but due to being all black, it retains heat and superheats the structure leading to higher air conditioning costs.

Duradek provides an attractive, safe and environmentally friendly solution for roof decks; and much nicer on bare feet!

