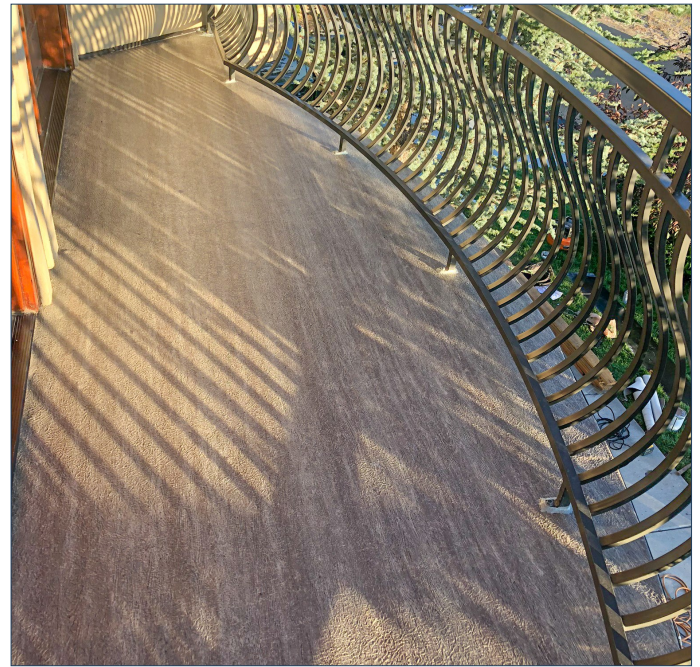


Case History #184

Project: Leaky Above Garage Balcony, Boise, ID
Date: September 2019



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



The Problem

The homeowners weren't fond of the look of their balcony situated over the garage, but it didn't leak... at first.

When they initially decided to renovate, their contractor first built up the balcony with more OSB. Then redwood planks were installed, but higher than the door (a water damage issue waiting to happen).

A failed attempt at waterproofing included some ice and water shield, plus lots and lots of caulk along the walls.

The homeowners started noticing leaks in their garage below the balcony. The leaks grew so bad that large pieces of the ceiling had to be removed due to water damage. They decided enough was enough and contacted **Duradek of Utah | Dekmax**, who put them in contact with Duradek Installer **F&G Roofing**.

The Duradek Solution

The installers from F&G Roofing removed the built up layers of redwood planks and OSB (wet down to the first layer) all the way down to the trusses.

They re-sheeted it with fresh, untreated plywood at a 2% slope for proper drainage. **Duradek Cedarwood** vinyl membrane was installed to reliably waterproof the above garage balcony. This roof grade waterproofing protected the garage below while creating attractive outdoor living space.

With the leak issues resolved for good, and no maintenance needed for the waterproofing, the damaged cut out portions of the ceiling in the garage below could be replaced.

The home owners called Duradek of Utah the next day to share how pleased they were with the installers from F&G Roofing and their new low maintenance balcony.

JOB CONTACT

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APPLICATING CONTRACTOR
F&G Roofing

JOB NOTES

Professional waterproof installations require specialized skills and techniques that many general contractors simply do not have. All authorized Duradek applicators are trained in the details specific to flat roof waterproofing.

