



THE NEW ROOF ON THE TIBURON PUDDINGSTONE TOWNHOMES IN SAN DIMAS, CALIF. BELOW, AN AERIAL PHOTO OF THE PROJECT.



Over a Decade in the Making

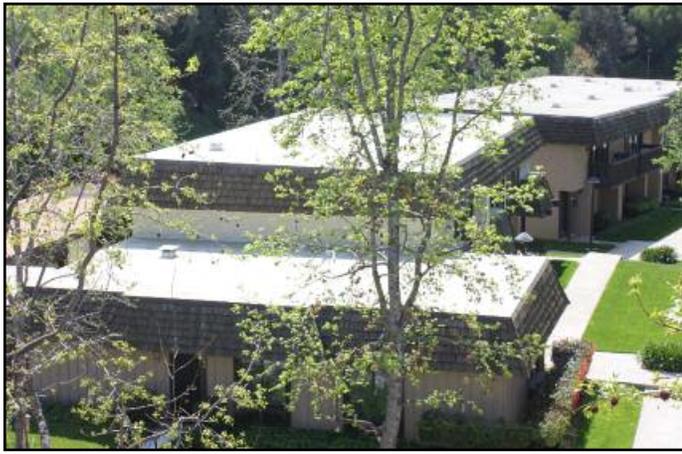
Almost 300 Townhomes Get a New Roof in San Dimas, Calif.

by Marc Dodson, editor



It's not often that we hear of a roofing project that lasts 12 years, but that was exactly the time frame for 289 townhomes, in 51 buildings, as part of the "Tiburon Puddingstone" project located in San Dimas, Calif. The project began in 1997 and was completed in 2009.

Jim Schlagel of Condominium Construction Services, also located in San Dimas, and a member of WSRCA, says, "What is unique about the project is that I sold them on the benefits of a cool roof system at the inception in 1997. The roofs are flat and they had a huge leak problem, multi-layer BUR, dry rot, etc. They were throwing



good money after bad on roof repairs and replacement. We installed an APP granular with acrylic coating, storm collars on all pipe flashings, and additional ventilation. We also installed a class B heavy shake on the steep second story mansard roofs." The majority of the roofs utilized Polyglass APP coated with Tropical Asphalt's 911 Eternalastic Acrylic White.

In his presentation to the HOA board, Schlagel pointed out that by moving to a sustainable system that could be recoated, the life expectancy of the roof would be increased dramatically, as would the long-term energy



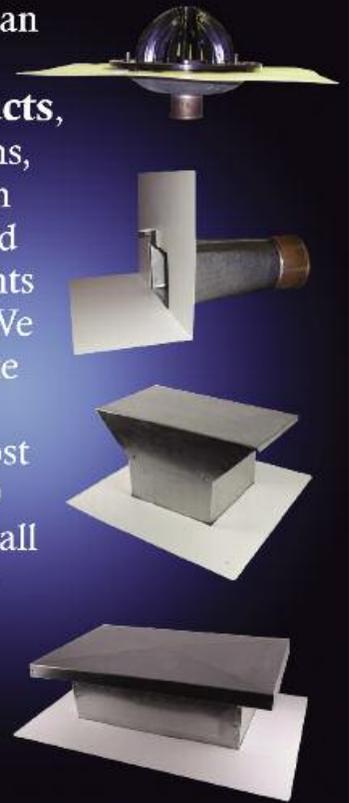
savings to the residents. During the initial phases, the HOA was also able to take advantage of the energy-saving rebates being offered by the state of California at that time.

Schlagel went on to note that, "We survived numerous board of director changes and property managers. There was never a master contract, just loyalty between our company and the HOA and management. It is almost a miracle that the last roof got done. Now, we have moved into a maintenance phase where we are re-coating the older roofs and then giving a new warranty. My company and this association were way ahead of the curve regarding the now well-understood and conceived concept of cool roof systems. Their life-cycle costing and reserves for roof replacement is a growing pile of money."

Obviously, the HOA was pleased with Condominium Construction Services work. Being on the job for 12 years, dealing with the HOA and the individual owners, and now continuing with a maintenance phase speaks highly of Schlagel's work.

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