



PROJECT PROFILE

The Renoir Condominium

Houston, Texas

Client:
The Renoir Home Owners Association
Houston, Texas

Approximate Construction Cost:
\$332,220.00

Year Completed:
May 2010

Services Provided:
Assessment, Design, CA, & QAI

Contractor:
Premium Roofing Services, LLC
Houston, Texas



The Renoir Condominium is a nine-story concrete-framed building constructed around 2001. The main roof on the condominium building had a PVC single ply roof fully adhered to tapered insulation over a concrete deck on approximately 30,000 square feet. Slate shingle roofing was installed on steep-sloped mansard roofs on the North, East, and West elevations of the building encompassing approximately 12,420 square feet. The single ply roof and slate shingles sustained damage during Hurricane Ike in 2008. The home owner association hired PCI to to perform an assessment after the storm; develop specifications and drawings for replacement and repairs; and provide quality assurance inspections during the work.

The scope of work included removing and disposing the existing single ply roofing, insulation, sheet metal, and flashings down to the existing concrete deck; installing tapered polyisocyanurate insulation and secondary gypsum cover board insulation both set in low-rise foam adhesive; fully-adhering reinforced thermoplastic single-ply membrane and related flashings; installing new sheathing, underlayment, and replacing damaged metal wall panels; removing, salvaging, and re-installing undamaged metal wall panels; replacing damaged or missing slate shingles; replacing damaged metal fascia; and installing new walk pads.

