



# PROJECT PROFILE

## Darling Homes

The Woodlands & Sugar Land, Texas

*Client:*  
Darling Homes  
Houston, TX

*Approximate Construction Cost:*  
N/A

*Year Completed:*  
2009

*Services Provided:*  
Assessment/Inspection

*Contractor:*  
N/A



Darling Homes is a custom home builder developing communities in Dallas and Houston. Two of their communities are located in The Woodlands, Texas and Sugar Land, Texas. PCI was requested by Darling Homes to perform inspections on the tile roofs that had been installed on several of the homes situated within these communities. PCI personnel performed the visual inspection of the completed tile roofs, developed "punch-lists" of items that were recommended to need corrective action; met with the roofing contractor to review the punchlist items; and then performed follow-up inspections to confirm that the work had been completed.

The typical construction consisted of S-shaped clay tiles that were manufactured by Monier LifeTile made in Hockley, Texas just West of Houston. The tiles were installed on horizontal wood battens that were installed over felt underlayment on OSB sheathing roof deck. The roofs typically incorporated metal vent tiles; lead flashings at plumbing vent pipes and valley transitions; colored mortar closures along ridges/hips and head walls; skylights; and aluminum gutters and downspouts.

