



TOY WAREHOUSE HOMEOWNERS ASSOCIATION

Toy Warehouse Lofts HOA Roofing Information

Phone conference call with Charles (Chuck) Jewett, Hull Roofing 03/01/21, 2:00 PM
Attending: Ann Wallace, Jeff Boland

Chuck has spoken to the CEO of EverRoof, Finlay Gow, the manufacturers of the coating we now have on the roof.

In 2013/2014, and within 3 years, this coating was showing odd cracking. EverRoof acknowledged that the coating had problems and provided materials and had a 3rd party do repairs. About 90% of the repairs were along the long seam lines, about 3ft apart.

Finding those repairs did not cure the cracking problem, EverRoof hired Hull in 2018 to do a second urethane coating, this time with aliphatic urethane. For this layer, Hull power washed the roof, primed it, and applied the new coating. However, eventually the cracking continued, although to a lesser degree.

Hull believes there was shrinkage in the aromatic urethane coating that pulled the grey granules away from the APP modified bitumen roof, causing cracking.

Hull believes that the second urethane coating has performed successfully, and that the cracks which continue to present are due to the first urethane coating continuing to shrink. They believe this will stabilize in a few years.

EverRoof and Hull want to fix the problems. Hull has been particularly helpful and, with EverRoof's assistance, will wash, prime, and repair the cracks with the aliphatic urethane material and monitor yearly for follow up repairs. The belief, based on previous experience is that the surface will stabilize over a period of time and the roof will remain in shape through the warranty period.

Respectfully submitted,
Ann Wallace, president

