



Is this your roof? Are you positive your roof is sound?

COVER STORY

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CONDO

M A N A G E M E N T

Condominiums
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Old Mill Condominiums,

located in Revere, MA, is a 100-year-old mill that was converted into condominiums.

The roof system was 7 years old and was leaking badly with every rainstorm. At that time, the contractor never fully stripped the roof because of all the work that it would entail. Wooster Roofing was called in to diagnose the problem. After the initial inspection it was determined that most of the leaking was from the old dome-style skylights and a lack of proper ventilation.

A test cut was made and the roof was found to consist of a top layer of shingles and tarpaper over an inch of rigid insulation, which was over two tar and paper roofs. Below some of the skylights the in-

sulation had turned into an oatmeal-type consistency and the roof deck had completely deteriorated.

The roof deck was in rough shape below some of the skylights. Over 1,000 feet of decking was replaced along with some minor rafter repairs.

The lack of ventilation in the building was addressed by installing wood strapping from eave to ridge over the existing roof deck above each rafter, and then sheathing over with 5/8-inch CDX plywood creating an air space under the roof deck. A ventilated drip-edge was installed on the roof's eave, and a ridge vent on the peak, for proper air flow.

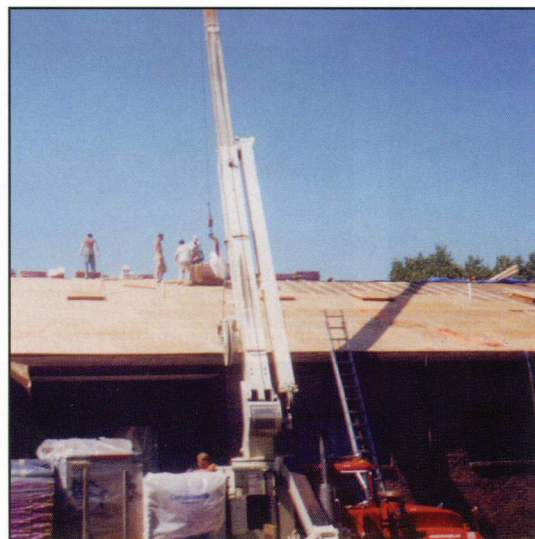
The dome-style skylights, which had caused most of the roof's problems were removed and replaced

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⌞ Crew stripping the roof, which took eight days to accomplish. ⌞

Because of the torrential rains in August, the roof had to be covered with a tarp to protect it.



⌞ A crane was used to remove debris and to lift new roofing material. ⌞

The ventilation system being added with vertical strapping and a new layer of plywood. The key to a success roof is proper ventilation.



About seven

years ago, we went through a roofing project, only to see it fail. Part of the "new" roof actually collapsed into a unit. At that time, it was decided to go with the low bid, which was disastrous for the community. This time, the board did their homework and made sure the contractor had a good reputation and would do the job right.

With the recent snow and sleet storms, I checked my ceiling very carefully for leaks. Thankfully, there weren't any.

Wooster Roofing was a pleasure to deal with. They were quick to answer my questions and they were very accommodating.

Abby Ferder, community member

with new Velux 606 vented skylights. New flashing kits were installed making a water-tight seal for the life of the roof.

Because of the size of the roof, 204 feet long with 36 foot rafters, multiple layers of roofing and 20 large skylights, there was a lot of debris. In fact there was over 50 tons of it! Two dump trucks were used as a nonstop shuttle to the dump transfer station, which happened to be only two miles away.

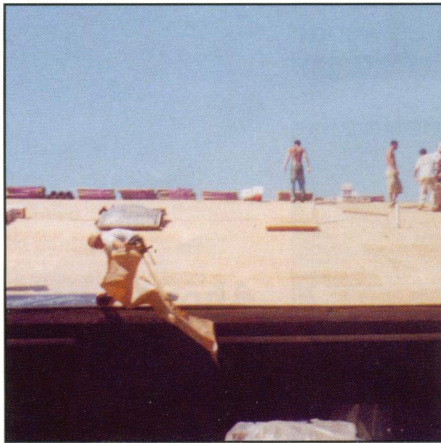
Luckily, in the front, we were able to back the dump trucks under the roof's awning and slide the mess directly into the waiting truck. In the rear, it wasn't so easy and we had to employ the use of a crane and debris bucket set up in an abutting restaurant's parking lot for the 75-foot swing to the dump truck. The 90° temperatures also made it a difficult job. During the course of the job, we also had to deal with two weeks of August's tropical

downpours making the project even more challenging.

Installing the roof was the easy part. Nine feet of ice and water barrier was installed on all eaves because of the large overhang and six to 12 pitch. The remainder of the roof was covered with a No. 15 roofing felt, and 40 year architectural shingles were hand-nailed in place.

Aluminum gutters and downspouts were installed to collect the large volume of

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⌘
Nine feet of ice and water shield was installed due to the large overhang.



⌘
Fifty tons of debris was removed from a 14,680 square foot roof.

⌘
This is what years of neglect and the lack of ventilation can do to a roof.



⌘
Laying the shingles is the easiest part of installing the roof.

⌘
Rotted debris is replaced before the ventilation system is installed.



water from such a large roof and route it properly to the sewer system.

The Old Mill Condominiums roof was a nightmare of a strip job under unbearable weather conditions and was definitely in the top five toughest of all time, in our opinion. However, the crew is very proud of the final product, a long-lasting, leak-free roof, and the tenants can finally repair their ceiling damage without fear of new leaks.

Steven Wooster is the principal of Wooster Roofing in Lowell, MA.