



Flex Single Ply Solves Condo's Chronic Problem.

Trouble in paradise.

Marco Island, on Florida's sunny Gulf Coast, is home to many fine residential buildings. But none dominates the beach front skyline as dramatically as the four 29-story towers of South Seas Condominiums. Maintenance problems are handled by the Condominium Association, headed by representatives of condo owners.

Faced with chronic leaks in the original tar and gravel roofs, the Association wanted to end their frustration with a long-lasting, reliable solution. Roofing consultant Dale Renninger of Delan, Florida was hired to make recommendations. Renninger heard outstanding reports on Flex single ply systems installed in southern Florida. He suggested Flex to the contractor, Century Surfacing, Inc., of Pompano Beach.

CSI and Flex teamed up to compile a comprehensive bid package designed to provide a long term solution to the South Seas roof problems. Renninger and the Association were sufficiently impressed with the quality of the bid package to award the contract.

Getting down to work.

Surface preparation of the roof required a complete tear off. Lightweight cellular cement insulation was poured directly onto the structural concrete roof deck. Flex FB membrane, based on DuPont Elvaloy® KEE ketone ethylene

ester, was installed according to Flex specifications by CSI crews. The finished result has been getting rave reviews all around.

"The South Seas Condominium project represents an outstanding example of how a roof should look and function," Renninger said. "The owners appreciate the long term reliability, the clean appearance, and CSI's solid customer support."

Roy Hernandez, CSI chief executive, says of Flex, "They work closely with owners, consultants and contractors to design a custom system for each project. They're available to answer questions and they constantly monitor job progress. All this makes it easier to deliver a quality job."

A team effort for best results.

One key to successful single ply reroofing projects is communication. From making the appropriate product choice, to coordination, preparation and application, everyone has to be on the same page.



Flex membrane seams are sealed with hot-air guns, or special solvent.

“Once owners, engineers, architects and consultants are aware of the proven performance to today’s single ply, the benefits speak for themselves when the time comes to make a specifying decision,” said Hernandez. “Flex is clearly a case of where the best is not necessarily the biggest. Architects find the Flex full service approach makes their system user-friendly. Their quality control is remarkable, and the technical support is excellent,” concluded Hernandez.



“This is an outstanding example of how a roof should look and function,” says specifier Dale Renninger.

Maintenance and reworking is easier since cutting and resealing can be done at any time.

The sparkling white roof surface reflects sunlight to help reduce air conditioning loads, reducing costs as much as

20% even in multi-story structures like the South Seas towers.

An additional advantage is that Flex single ply stays “workable” indefinitely. Flex membranes are tough, but should a workman drop a heavy sharp tool and puncture the surface, for example, the hole is simple to repair. Any puncture shows up clearly on the white surface. A patch can be applied in minutes with a heat gun. “That’s a big advantage over trying to locate leaks on a built-up roof,” reports the South Seas Maintenance Manager.

Flex membranes based on Elvaloy® have been proven tougher than virtually any climate and extreme environment. They resist temperature extremes, chemicals - including asphalt, UV exposure, industrial pollutants and physical abuse.

The salt spray at South Seas has no effect on the Flex Elvaloy®-based roof. And, in 1992, its structural strength was amply demonstrated when similar Flex installations withstood the fury of Hurricane Andrew without damage.

Now that the leaks have stopped, the biggest problem facing South Seas residents is what to put on the barbecue as they enjoy the ocean breeze and tropical climate of sunny south Florida.



“Flex is a case of where the best is not necessarily the biggest.”

Roy Hernandez,
Century Surfacing, Inc.

DuPont Elvaloy® makes all the difference.

Flex incorporates DuPont Elvaloy® in manufacturing its single ply membranes. Elvaloy®, unlike liquid plasticizers, does not migrate out of the material. It prevents membranes from becoming brittle, shrinking or cracking with age. Elvaloy-based membranes stay flexible and workable to -40°F.



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