



# The Falcon Group

ENGINEERS, ARCHITECTS AND ENERGY CONSULTANTS



## *Pinecrest Office Park*

*Roof Improvements*

**PROJECT LOCATION**

Falls Church, VA

**BUILDING TYPE**

6-Commercial Office Buildings

**PROJECT VALUE**

\$300,000.00

Pinecrest Office Park is located in Falls Church, Virginia and is made up of 6 Commercial Office Buildings.

During the initial investigation, it was determined that the existing metal panels on the roof were in fair condition with some level of remaining useful service life.

However, Falcon found that there had been a significant number of miscellaneous holes, openings and seams created throughout the entire metal roof structure permitting a rather significant amount of water intrusion into the attic space.

Damage to the roof supporting frame was found to be significant and with the potential for further damage to the roof if left unattended. Falcon presented the Owner with the options for the roof structures to be replaced either in kind with new standing seam metal roofs or with new heavy duty asphalt shingles.

Ultimately, the decision was made by the Board to completely remove and replace the roofing materials throughout the office park with new asphalt shingles.

Additional work included the replacement of a relatively large amount of water damage wood roof decking.

The decision to change from standing seam metal roofs may not provide the same service life expectancy of some 50 to 75 years; however the heavy duty architectural shingles will offer the office park a fresh new look at a lower initial investment, that is easier to maintain and repair should the need arise.

Falcon additionally recommended the removal and replacement of the existing soffit ventilation systems, new ventilated metal soffit paneling, and that the existing configuration be altered to allow sufficient ventilation. As installed, the existing metal soffit opening offered virtually no fresh air intake, which is vital for minimizing the accumulation of moisture below the roof.

By installing the roof ventilation systems, the Falcon Team and the roofing contractor were able to provide the proper, required ventilation in the attics.



Before



During



After