

Project Profile

Innovative Roof Restoration for Stein Seal Warehouse

Kulpsville, Pennsylvania

Stein Seal Company is a leading provider of custom designed seals and precision components for use in a wide variety of aerospace, marine and industrial applications. But its corporate headquarters located at 1500 Industrial Blvd., in Kulpsville, Penn., needed a type of seal it didn't manufacturer. The 81,523 square foot facility needed to seal its roof.

Challenges:

Built in 1980, the roof at the manufacturing plant was showing significant signs of wear and tear. Given the potential risks of a compromised roof, Stein Seal wanted a comprehensive solution to restore its integrity without the expense of a full roof replacement.

The proposed timeline for the restoration project was late November and early December. The cold temperatures posed challenges for material application, and external factors like wind and parked cars added to the project's complexity.

Solutions:

Stein Seal turned to Henry, a leading provider of high performance roof restoration systems. Henry, in turn, recommended a local partner, REMTEK Services, Inc. Under the guidance of Chris Nuhfer, RAMTEK Services Contractor, Stein Seal chose to install Pro-Grade® 988 Silicone White Roof Coating.

Pro-Grade 988 Silicone White Roof Coating is a solvent-free, one-component, moisture-curing silicone rubber roof coating system that delivers long lasting reflectivity and energy savings. Its patented Dirt Pick-Up Resistance (DPUR) technology formula has a reputation for staying whiter and brighter longer than similar systems.

In addition, Pro-Grade 988 has wide application temperature ranges, (35 °F to 120 °F) so it was the ideal solution for the November/December project timeline. It also can be applied using a squeegee, which addressed the challenges brought on by windy conditions and parked cars.

"A squeegee application ensures even coverage, which is great," said Nuhfer. "It does require extended drying times and reduces daily working hours. We were confident in the process, and it helped to have our Henry representative on-site to support the installation. We will definitely be quoting more Henry roof restoration projects."

Impact & Results

- **Roof Longevity:** The silicone restoration system prolonged the life of the facility's existing Hypalon membrane roof.
- **Leak Prevention:** All existing leaks were successfully addressed.
- **Cost Efficiency:** Offered 4 times the cost savings compared to a full replacement.*
- **Energy Conservation:** Reduced energy costs by up to 50% and prevented site downtime.**
- **Waste Reduction:** The restoration method produced significantly less waste than a full replacement.



Conclusion

Proactive roof maintenance is pivotal in circumventing expensive complications down the line. This restoration project at Stein Seal Company is a testament to the value and benefits of choosing the right solutions and collaborators. With the Pro-Grade 988 Silicone Commercial Roof Restoration System, businesses can look forward to enhanced savings, energy efficiency, and prolonged roof lifespan.

Cost and energy savings based on silicone roof restoration vs. roof replacement over a 40-year period.
*energystar.gov

** Study by building envelope consulting firm Trinity|ERD