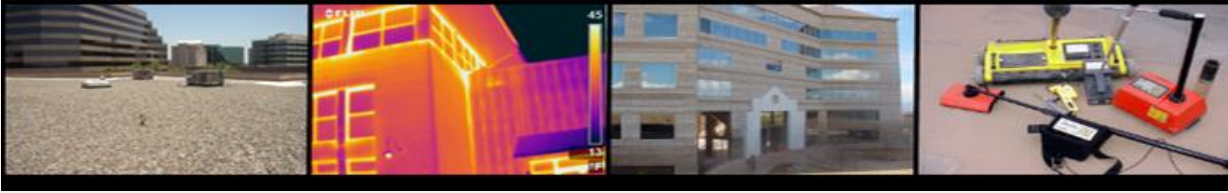


TechniScan, LLC

Listening to Your Needs, Responding with Solutions



Morgan Stanley Starbucks Warehouse Seattle - Case Study



**Performed a
Standard Roofing
Condition Survey**



**Discovered a
Greater
Underlying Issue**



**Created and
Implemented a High-
Tech Roofing Solution**



**Saved the client
\$275,000**

Challenge:

TechniScan was contracted to perform a roof condition survey for a Morgan Stanley owned Starbucks warehouse. During the inspection, we noticed several rusted nails protruding through the roof from the wooden substrate which indicated moisture under the roofing membrane.

Techniscan Roofing Consulting Solution:

After an interior assessment of the building, we determined that a major factor in the backing out of the rusted nails was interior condensation. There were large quantities of raw tea stored in the building which increased the humidity levels within the building.

Once dew point calculations were completed, TechniScan recommended a creative solution for the replacement of the roof and to prevent the possibility of structural damage to the wooden substrate. The existing roof was kept in place as a vapor barrier and rigid insulation was installed on top of it. A single-ply membrane was applied on top of the insulation to complete the roof replacement process.

Result:

TechniScan's creative solution prevented the further potential for structural damage to the existing roofing substrate which resulted in \$275,000 in savings plus potential loss of product and litigation expenses if building deterioration had continued.

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