ROOF CONSULTING SERVICES, INC.

Project Name & Location	Roof Issue:	Service Type:	Date:	Estimated Cost (In Thousands) RCS Cost to Client	Estimated Cost (In Thousands) Potential Cost Savings to Client
Client: Summit Racing Equipment Project: Summit Racing – McDonough, GA Address: 20 King Mill Road, McDonough, GA Contact: Bob Kates Email: bkates@summitracing.com	2006 mechanically attached 45 mil EPDM (183,735 SF) nearing end of service life; repair to reach full life cycle, then TPO recover design coordinated with mechanical retrofit & lightning protection	Visual Inspection Infrared Scan Recover Design Construction Admin. QC Inspections	Since April 2024	$67,500.00	Indeterminate

In April of 2024, RCS was contacted by Summit Racing Equipment to perform a comprehensive visual inspection and infrared moisture scan of the roof system at its McDonough, GA warehouse and retail facility, with an optional roof replacement design evaluation should the roof be found to have failed. The building is covered by approximately 183,735 square feet of mechanically attached 45 mil reinforced EPDM installed upon original construction in 2006, whose 15 year manufacturer's warranty had expired in 2021.



The evaluation was completed on May 14, 2024. RCS inspectors noted eighteen (18) deficient condition types, while the infrared survey and verification cores found only 36 square feet (0.02%) of moisture affected insulation within the roof assembly. Although the roof was rated in poor condition with two (2) to four (4) years of remaining service life, RCS determined that replacement was not yet necessary.



2024 evaluation: existing 45 mil EPDM, infrared survey and core verification

Rather than an immediate $1,260,000 replacement, RCS recommended **$25,450 in targeted repairs** to allow the EPDM to reach its full twenty (20) year life cycle. The repairs were successful in keeping the facility watertight until 2026, allowing Summit Racing to plan and budget the replacement on its own schedule.

In December of 2025, RCS was engaged to provide the replacement design and construction administration. Because the existing insulation was dry, RCS designed a recover in lieu of tear-off: the existing EPDM is disabled and left in place over the original 3” polyisocyanurate, and a new 1/2” gypsum fiber roof board and a mechanically attached thermoplastic polyolefin (TPO) membrane are installed over approximately 178,835 square feet, meeting FM Global wind, fire and severe hail requirements. The base bid specified a 60 mil TPO membrane with a twenty (20) year manufacturer’s No Dollar Limit warranty.



The design was coordinated with the trades working on the roof at the same time. RCS correlated the roof scope with the owner’s mechanical system retrofit, including gas piping and roof framing plans for the new rooftop units, specified new curb flashings and supports for the new gas lines, and included removal and reinstallation of the lightning protection system by the owner’s preferred contractor in the base bid.



Working directly with GAF’s national account managers, RCS negotiated a **twenty-five (25) year manufacturer’s No Dollar Limit warranty** in lieu of the standard twenty (20) year term, and included a bid alternate for GAF’s 50 mil EverGuard Extreme TPO membrane, which is eligible for the extended warranty. Following a June 2026 pre-bid meeting, addenda and RFI responses, the project was awarded to Empire Roofing, and RCS reviewed the contractor’s submittals and FM Approvals plan review, including revision to the correct recover RoofNav assemblies.

RCS is now providing construction administration and quality control oversight through completion, scheduled for November 2026. By extending the life of the original roof and then recovering it, RCS helped Summit Racing get the most from its existing assets. We are confident this approach will continue our relationship with Summit Racing for years to come.



Existing EPDM roof system prior to recover