

**General Description:**

- **Location:**  
Grass Lake, Michigan
- **Profile:**  
Research/Development Facility
- **Project:**  
Strategic Maintenance Audit

**Services Provided:**

- Strategic Maintenance Audit
- Warranty Review
- Documentation of Warranty Issues

**Challenge:**

- Roof still under warranty
- Numerous problems

**Solution:**

- Performed a Strategic Maintenance Audit for warranty issues
- Provided necessary documentation to correct problems

## Tenneco Automotive Grass Lake Facility Strategic Maintenance Audit

Tenneco Automotive, a global manufacturer of automotive ride control and

StructureTec was contracted and determined that a Strategic Maintenance Audit was the best



*Overview of Tenneco Automotive*

emission control products, was experiencing leakage problems at their Grass Lake location, a research and development facility. Their EPDM roof was still under its twenty year warranty. Every time it rained, the roof would leak and the contractor would come and repair it. This situation, however, was costing Tenneco Automotive in manpower, ceiling tiles, carpeting, etc.

course to take, verifying warranty items and issues. StructureTec began by reviewing the existing warranty and then per-



*Open seams were evident at perimeter flashings.*



Web: [www.structuretec.com](http://www.structuretec.com)  
Email: [geninfo@structuretec.com](mailto:geninfo@structuretec.com)

All rights reserved.



*Penetrations were inadequately flashed and were showing signs of leakage.*



*Previous repairs were inadequate and allowed moisture into the roof system.*

forming a visual inspection of the roof. Numerous problems were denoted and marked. A report was assembled for Tenneco Automotive with an additional copy for the contractor/manufacturer. Because of the extent of the problems, Tenneco Automotive wanted to work directly with the contractor/manu-

facturer to decide if a viable solution was possible or if the roof would require complete replacement. In conclusion, Tenneco Automotive was able to have a better understanding of what was occurring on their facility roofs, along with the necessary documentation to ensure that the proper decisions could be made regarding the roof system and any corrective action required. ■



*Coping stones were degraded and no longer providing protection for the parapets.*

<u>FEATURES</u>	<u>BENEFITS</u>
Delineates integrity of each specific roof area	Able to document all warranty issues
Prioritization which encompasses all roofs	Inventory of all facility assets
Review of existing warranty	Able to determine all warranty requirements

**StructureTEC® Project Profile**

**Total Building Envelope Management Solution<sup>SM</sup>**

[www.structuretec.com](http://www.structuretec.com)

(800) 745-7832