



CENTER STAGE

1116 Eastchester Drive | High Point, North Carolina

Customer: Vita Realty

Roofing Contractor: Highland Roofing Company

Project Type: Roof Replacement

Roof System: TPO & SSMR

Roof Size: 1,000 Square Feet

Warranty: Johns Manville 20-Year Peak Advantage Guarantee

Project Duration: June 2026 – July 2026

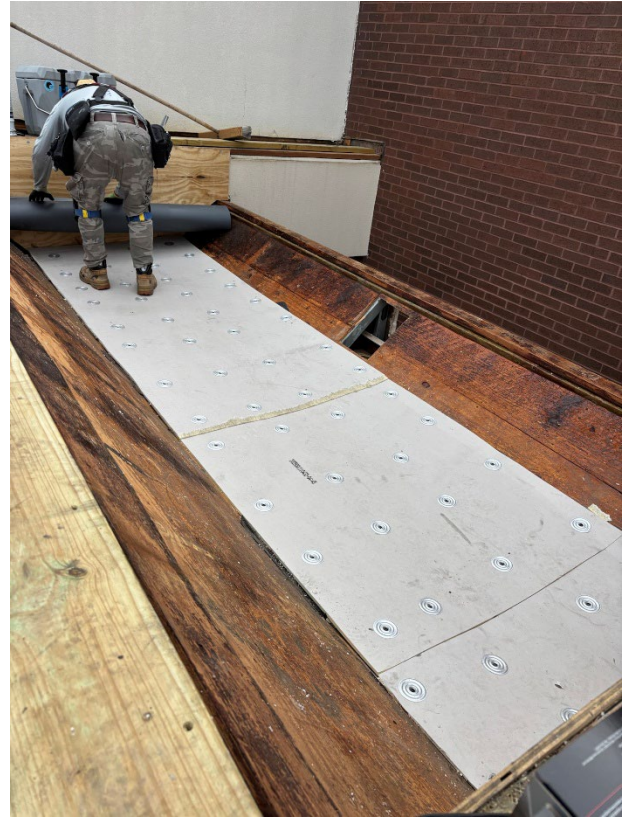
Project Overview

Highland Roofing Company completed a comprehensive roof replacement at Center Stage, located at 1116 Eastchester Drive in High Point, NC. The project addressed significant drainage and moisture-intrusion concerns while providing a new, long-term roofing system designed to improve the building's overall performance.

The Challenge

The existing roof system consisted of a ballasted EPDM membrane with deteriorated metal flashing and coping. While the existing barrel roof remained in good condition, it was not properly terminated at the adjacent masonry wall. This created an opening for excessive moisture intrusion beneath the barrel roof, particularly over exposed ceiling areas.

The building's existing internal drains also presented a significant challenge. Damage to the drain lines within the structural columns meant repairs would have required extensive demolition, including removal of brick, concrete sidewalks and asphalt pavement to access the connected stormwater drainage system. Rather than take on an uncertain and invasive repair, Highland's team developed a new drainage solution that could be incorporated into the replacement roof system.



Highland's Solution

Highland Roofing removed the existing ballasted EPDM system, deteriorated flashing and coping before installing a new 60-mil mechanically attached TPO roofing system.

To improve drainage, the team cut new openings through individual roof sections and installed tapered ISO insulation to direct water toward newly created drainage points. Custom-fabricated through-wall clad scuppers were installed to provide a reliable path for water to exit the roof system, while secondary drainage was added where none previously existed.

The project also required extensive custom metalwork. Highland's Wilmington ES-1 certified metal shop fabricated the new metal coping, through-wall scuppers, conductor heads and downspouts in-house. The sidewall metal flashing at the existing barrel roof was custom fabricated in the field by one of Highland's master metal roof installers, allowing the team to create a proper transition between the existing barrel roof and masonry wall.

The Results

The project was completed on July 3, 2026, with a new roofing system backed by a 20-year Johns Manville Peak Advantage Guarantee and Highland Roofing Company's 2-year workmanship warranty.

Most importantly, the entire roof replacement was completed while all business within the facility remained 100% operational. Despite the extensive work required and the complexity of the existing conditions, no issues were reported during the roof replacement activities.

The result was more than a new roof - it was a redesigned drainage and flashing system that addressed the building's existing vulnerabilities and provided a more reliable, long-term roofing solution.



Author – Vicki Walter, Marketing & Operations Specialist

Vicki Walter is the Marketing & Operations Specialist at Highland Roofing Company, where she supports marketing initiatives, client relations, and community involvement. With a background in integrated marketing, she helps connect Highland's work with the clients and communities it serves. Vicki is involved with Cape Fear CREW and the National Association of Women in Construction (NAWIC) as she continues to grow within the commercial construction industry.

