



First Baptist Church: A Testament to Sustainable Roofing

Holly Hill, South Carolina

PROJECT OVERVIEW

AguaSeal's renewable warranty enabled a sustainable, long-term roofing solution that eliminated the need for future tear-offs.

- In 2013, the church had an aging, 20+ year-old modified bitumen (MODBIT) roof.
- Rather than opting for a traditional replacement, they chose a liquid-applied reinforced acrylic coating system.
- This solution extended the roof's life by over a decade.
- It avoided the high costs and environmental impact of a full roof replacement.
- The roof remained watertight, flexible, and functional for 12+ years.
- In 2025, only a surface-level refresh was required—no tear-off necessary.
- The ability to recoat instead of replace exemplifies AguaSeal's sustainable roofing approach.



PROJECT SPOTLIGHT
MONOSEAL ROOFING SYSTEM

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ORIGINAL ROOFING SYSTEM

Granulated Modified Bitumen Roof System estimated to be 20+ years old.

SYSTEM INSTALLATION & PERFORMANCE OVERVIEW

Liquid-Applied Reinforced Acrylic System – Installed in 2013

- Selected for its sustainability and compatibility with future recoating.
- Applied over the entire roof surface, including parapets and curbs.
- Installation cost: \$550 per square.
- System components:
 - Two base coats with embedded non-woven polyester fabric
 - Two white top coats
 - Total minimum thickness: 40 mils
- Designed with a 10-year renewable warranty.
- Naturally weathered over 12 years, with minimal erosion: only 0.5–0.75 mils/year.
- By 2025, the roof remained:
 - Watertight
 - Soft and flexible
 - Structurally sound with only surface-level discoloration (from pine sap and pollen)

2025 RECOAT & INSPECTION SUMMARY

Routine Maintenance – Demonstrating Long-Term System Integrity

- Roof underwent standard inspection and pressure washing in 2025.
- Cleaning revealed excellent preservation of the underlying roofing system.
- Key findings:
 - Original base coats and embedded fabric were fully intact
 - Finish coats had effectively protected the system over 12 years
- No replacement materials required.
- Maintenance included:
 - Surface cleaning
 - Application of two fresh coats of MonoTop White at 0.75 gallons per square
- Resulting system improvements:
 - Remaining thickness increased from 30–34 mils to 44–48 mils
 - Final thickness exceeded that of the original 2013 installation

SUSTAINABILITY HIGHLIGHT: A RENEWABLE WARRANTY IN ACTION

At just \$250/square—less than half the original cost—the roof received a renewed 10-year warranty, extendable again in 2035.

This project exemplifies AguaSeal's renewable warranty program:

- ✓ No tear-off. No landfill waste.
- ✓ Lower lifecycle costs through routine recoating.
- ✓ Longer-lasting performance with each renewal cycle.
- ✓ Reduced material and labor requirements.
- ✓ A roof system that can last the life of the building.

First Baptist Church demonstrates how proactive restoration—not replacement—delivers value, performance, and environmental responsibility.