



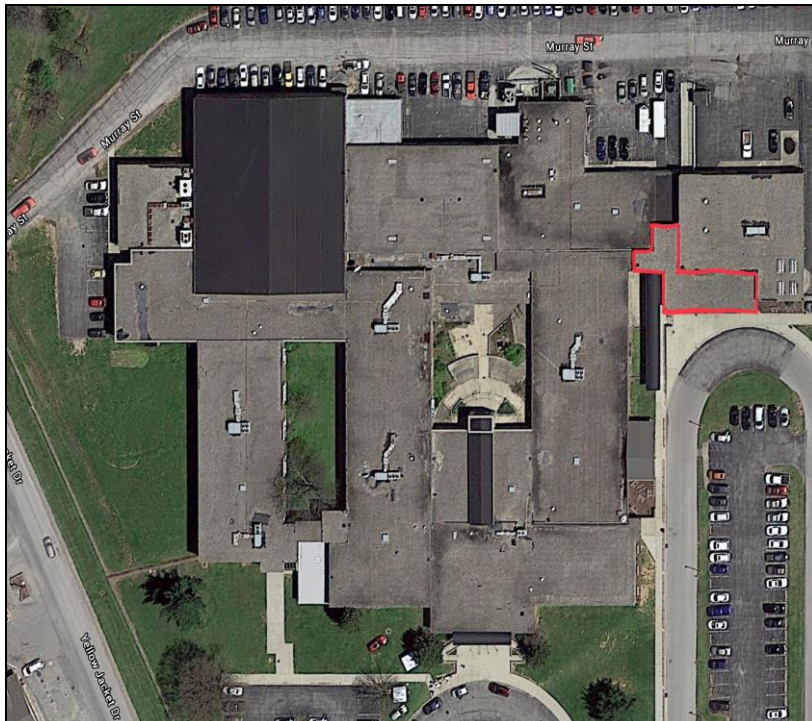
Roof Analysis Report
Woodford County Schools
330 Pisgah Pike
Versailles, KY 40383



Roofing & Building Maintenance
3735 Green Road
Beachwood, OH 44122
US: 800.852.6013
Canada: 800.668.9879
www.tremcoroofing.com

General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Ag Extension Roof
Square Footage: 2,811 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Ag Extension Roof

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: Lightweight Concrete

Deficiencies Noted

- Counterflashing caulking deteriorating in spots.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No Leaks noted during inspection

Interior Damage:

☐ None ☒ Minor ☐ Moderate ☐ Severe

Interior Damage Notes: Stained ceiling tiles inside the building.

Ken Arrington
Tremco Sr. Field Advisor
859-806-8167



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Inspector Comments

Overall the roof is in fair condition. The roof has good slope allowing for good drainage. The flashing at the walls will need to be monitored in years to come to watch for shrinking. Some areas of counterflashing could be re-caulked as a preventative maintenance measure.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☐ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☐ 1-3 Years
- ☒ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Re-caulk counterflashing in areas where the caulking has deteriorated.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs
- ☒ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs noted in recommendations.

Long-Term Recommendations:

- ☒ Annual Maintenance
- ☐ Restoration
- ☐ Replacement

Notes: Monitor roof for potential issues in the future.



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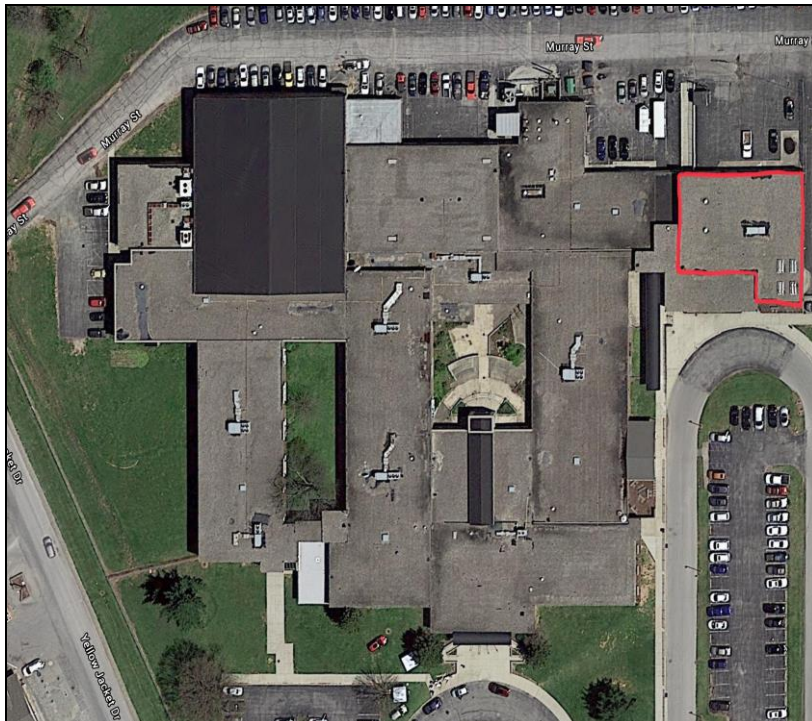
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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Ag Shop Roof
Square Footage: 7,186 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Ag Shop Roof

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: Lightweight Concrete

Deficiencies Noted

- Flashing at soil stack deteriorated.
- Edge flashing is open in spots.
- Previous repairs around skylights are deteriorating.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☐ None ☒ Minor ☐ Moderate ☐ Severe

Interior Damage Notes: Minor staining seen on metal deck pan.

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Inspector Comments

Overall the roof is in fair condition for its age. The roof has good slope to the drains. There are some minor maintenance issues that need addressed to extend the life of the roof.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☐ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☐ 1-3 Years
- ☒ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Rework flashing at the soil stack where previous flashing is deteriorated.
- Strip in edge flashing where EPDM is deteriorated.
- Touch up previous repairs that are deteriorating.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs ☒ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs noted in recommendations.

Long-Term Recommendations:

- ☒ Annual Maintenance ☐ Restoration
- ☐ Replacement

Notes:



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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Art Room
Square Footage: 291 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Art Room

Top Membrane: 2 Ply Modified Bitumen
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- No deficiencies noted.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Roof is in good condition overall. No deficiencies were noted during the inspection and cap sheet was in good shape.

Roof Category

Roof Condition:

- ☒ Good Condition/Requires Maintenance
- ☐ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☐ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☐ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☒ 10 + Years

Recommendations

- Monitor the roof for any future issues and perform periodic maintenance of the roof.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs ☐ Remedial Repairs
- ☐ Diagnostics

Notes: No short-term recommendations.

Long-Term Recommendations:

- ☒ Annual Maintenance ☐ Restoration
- ☐ Replacement

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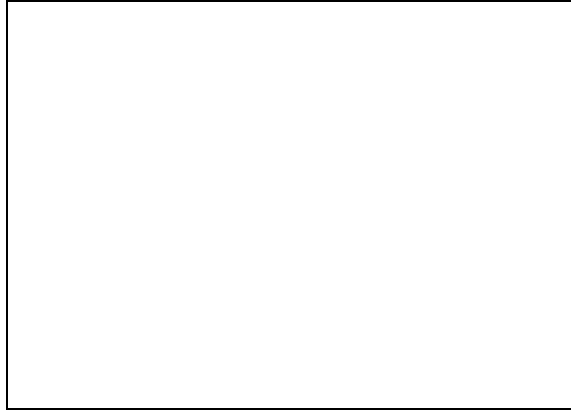


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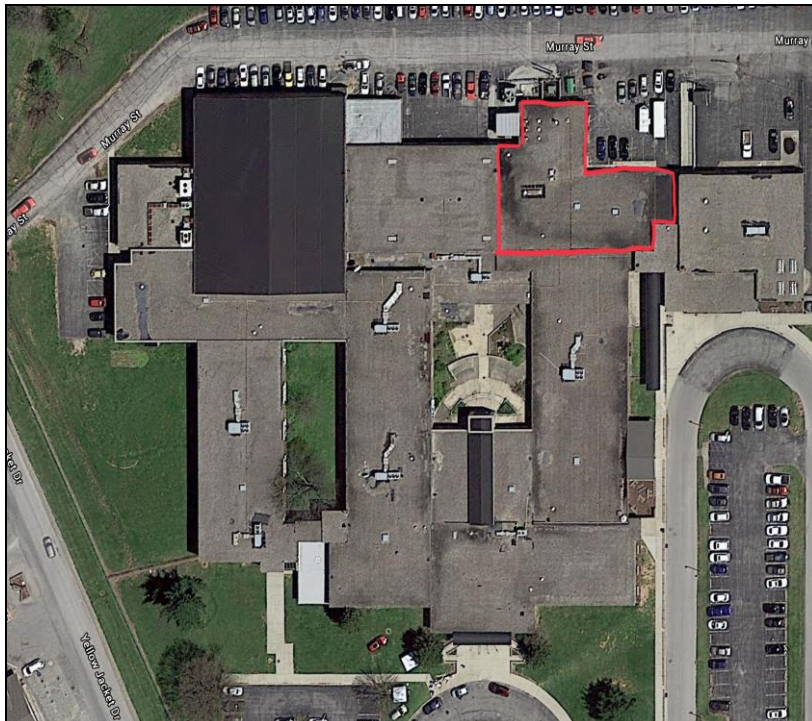
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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Band Room Roof
Square Footage: 10,047 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Band Room Roof

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- Major “tenting” in the flashing seen.
- Hood motor is missing a cover.
- HVAC unit on the roof is freezing.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in fair to poor condition. There is major tenting along the flashing due to shrinkage of the membrane. A moderate amount of repairs have been done on this roof previously due to aging of the roof.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☐ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☒ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☒ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Cut and relax the flashing that is tenting.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs
- ☒ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs listed in recommendations.

Long-Term Recommendations:

- ☐ Annual Maintenance
- ☐ Restoration
- ☒ Replacement

Notes: Replace the roof as budget allows.



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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Center Library Roof
Square Footage: 148 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Center Library Roof

Top Membrane: Fully Adhered EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- Minor deterioration in flashing laps.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in fair condition based on the inspection. The roof has good slope and drainage and is somewhat protected from the environment and would be a good restoration candidate in the future.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☐ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☐ 1-3 Years
- ☐ 3-5 Years
- ☒ 5-10 Years
- ☐ 10 + Years

Recommendations

- Periodically monitor roof to monitor for any potential issues.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs
- ☐ Remedial Repairs
- ☐ Diagnostics

Notes: Periodically inspect the roof.

Long-Term Recommendations:

- ☒ Annual Maintenance
- ☒ Restoration
- ☐ Replacement

Notes:

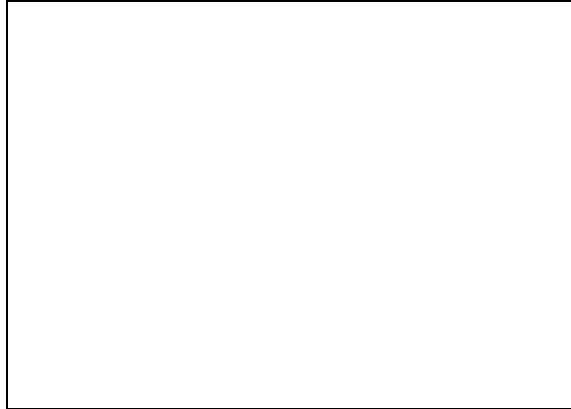


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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Computer Lab
Square Footage: 1,142 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Computer Lab

Top Membrane: 2 Ply Modified Bitumen
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- No deficiencies noted.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in good condition. No deficiencies were noted during the inspection. This roof was replaced 3 years ago and is under warranty until 2038.

Roof Category

Roof Condition:

- ☒ Good Condition/Requires Maintenance
- ☐ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☐ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☐ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☒ 10 + Years

Recommendations

- Periodically inspect the roof.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs ☐ Remedial Repairs
- ☐ Diagnostics

Notes:

Long-Term Recommendations:

- ☒ Annual Maintenance ☐ Restoration
- ☐ Replacement

Notes:

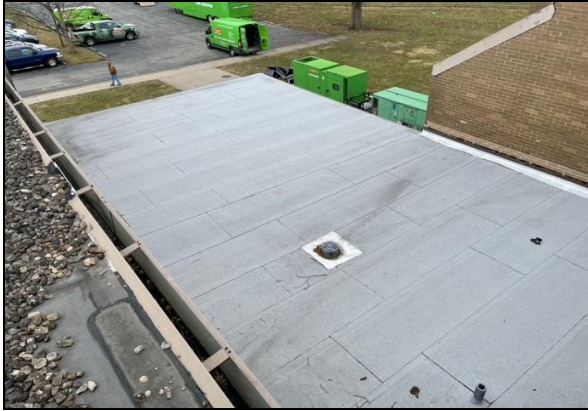


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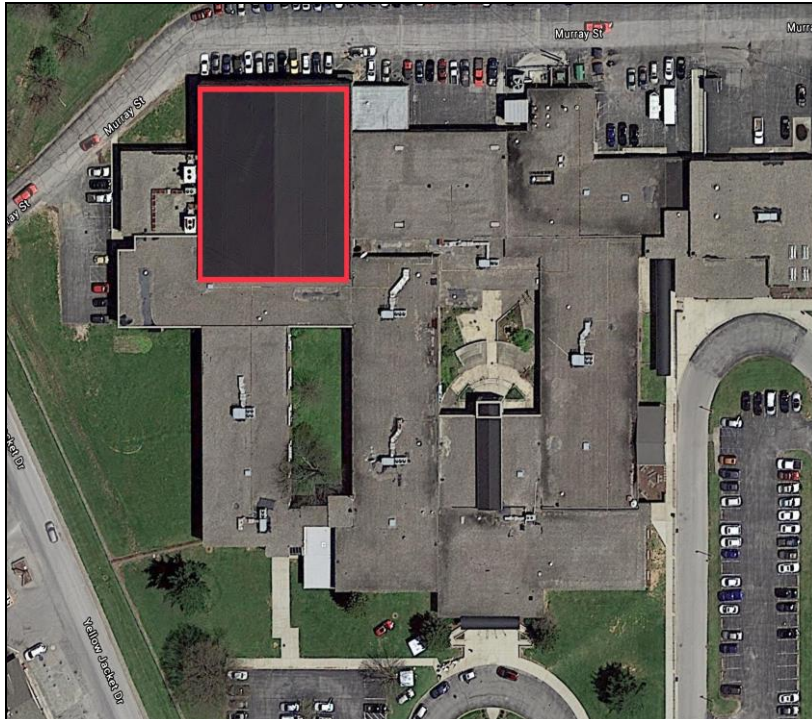
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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Gym Roofs A & B
Square Footage: 16,158 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Gym Roofs A & B

Top Membrane: Fully Adhered EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- Previous patches showing signs of minor deterioration.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☐ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in fair condition. The roof good slope. Previous repairs that were done after storm damage need touched up.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☒ Possible Restoration Candidate
- ☐ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☐ 1-3 Years
- ☒ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Touch up previous repairs that are deteriorating.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs
- ☒ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs noted in recommendations.

Long-Term Recommendations:

- ☐ Annual Maintenance
- ☒ Restoration
- ☐ Replacement

Notes:



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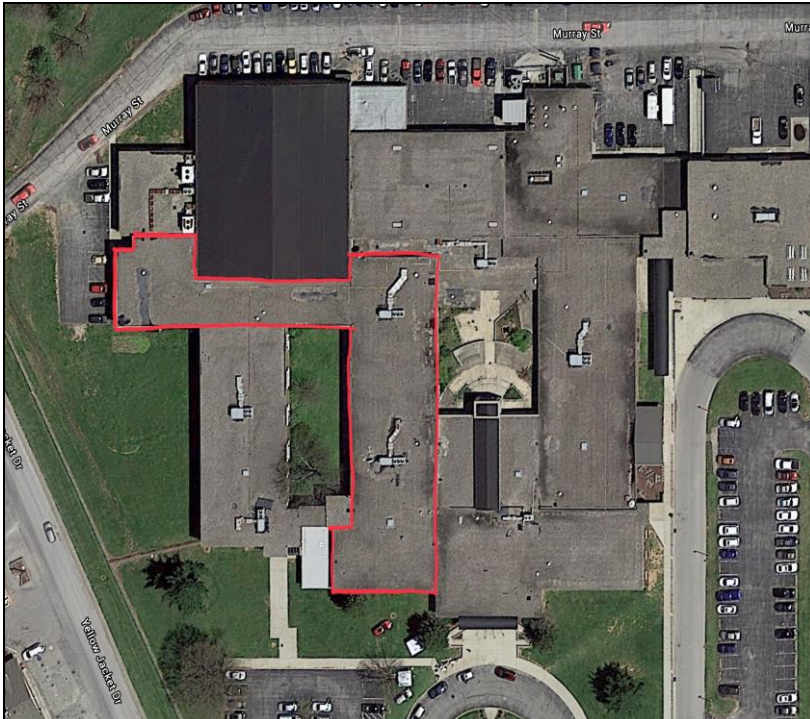
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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Interior Classroom Wing
Square Footage: 23,913 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Interior Classroom Wing

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- Edge flashing is pulling.
- Major tenting on multiple walls and flashing.
- Flashing at unit is deteriorated.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in poor condition. There are major tenting issues that need addressed along with membrane issues along the edge. This roof is near the end of its service life.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☐ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☒ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☒ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Cut and relax all tenting along the flashing.
- Strip in the edge of the membrane where it is deteriorated.
- Make repairs to deteriorated membrane around units.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs ☒ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs noted in recommendations.

Long-Term Recommendations:

- ☐ Annual Maintenance ☐ Restoration
- ☒ Replacement

Notes:



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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Library Roof
Square Footage: 1,817 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Library Roof

Top Membrane: Fully Adhered EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- No deficiencies noted.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes:

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in fair condition. The roof has good slope and the membrane doesn't have any current deficiencies. There have been previous repairs made to stop some leaks.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☒ Possible Restoration Candidate
- ☐ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☐ 1-3 Years
- ☐ 3-5 Years
- ☒ 5-10 Years
- ☐ 10 + Years

Recommendations

- Periodically inspect the roof to monitor for deficiencies.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs
- ☐ Remedial Repairs
- ☐ Diagnostics

Notes:

Long-Term Recommendations:

- ☐ Annual Maintenance
- ☒ Restoration
- ☐ Replacement

Notes: Restore the roof with fluid applied membrane.



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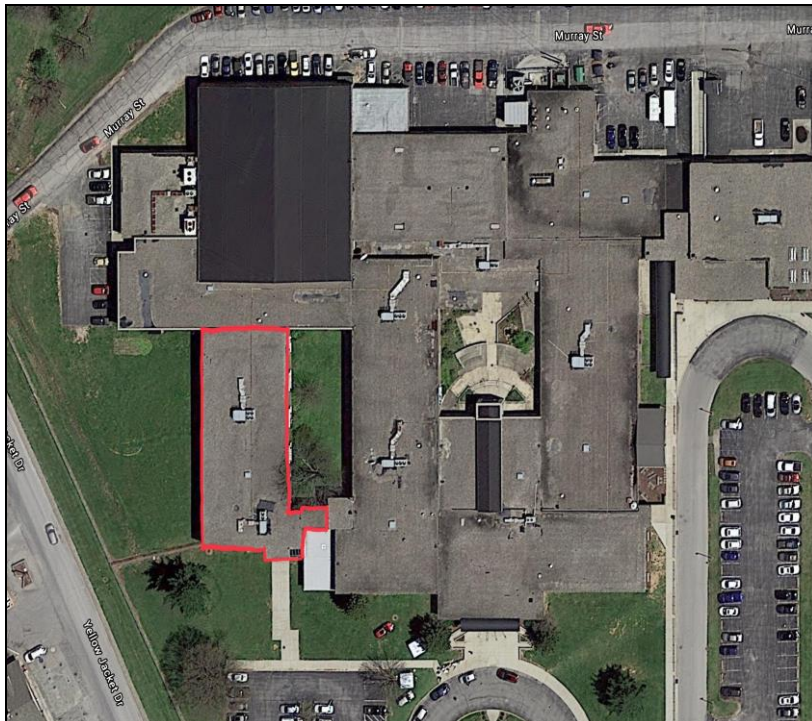
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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Northwest Wing
Square Footage: 11,158 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Northwest Wing

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- Vegetation growing on the roof.
- Corner of the membrane has a hole.
- Lots of previous repairs around units on the roof.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in fair/poor condition. The roof has had many previous repairs based on leaks and there is a hole in the membrane currently. There is also a fair amount of moss growing on the roof.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☒ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☒ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Repair the hole in the membrane to keep moisture out of the roof.
- Touch up previous repairs.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs
- ☒ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs listed in the recommendations.

Long-Term Recommendations:

- ☐ Annual Maintenance
- ☐ Restoration
- ☒ Replacement

Notes:



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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Raised Northwest Wing
Square Footage: 421 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Raised Northwest Wing

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- No deficiencies noted.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in fair condition. No deficiencies were noted during the inspection but the roof is the same age as the other ballasted EPDM roofs. This roof should be replaced when replacing other roofs around it.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☒ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☒ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Perform periodic inspections of the roof.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs ☐ Remedial Repairs
- ☐ Diagnostics

Notes: No short-term recommendations.

Long-Term Recommendations:

- ☐ Annual Maintenance ☐ Restoration
- ☒ Replacement

Notes: Replace the roof when replacing other ballasted EPDMs.

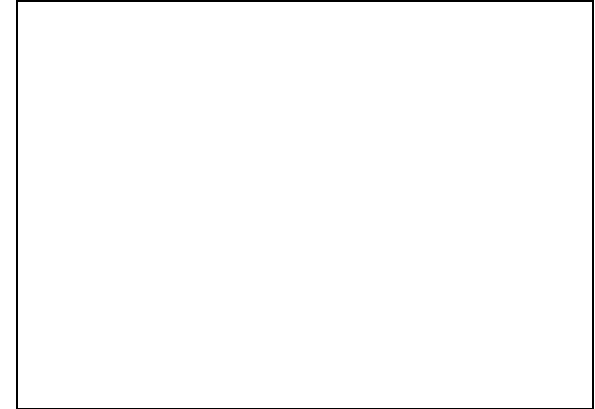
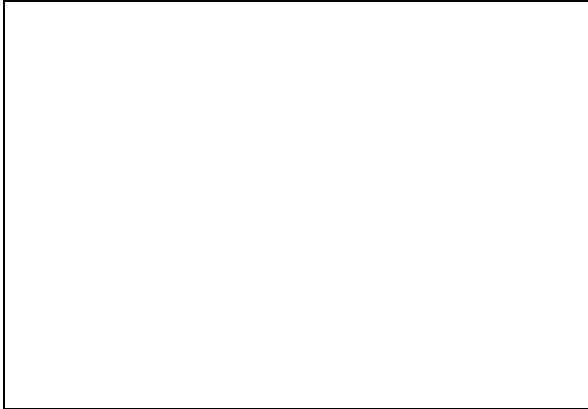


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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Rear Classroom Wing
Square Footage: 8,908 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Rear Classroom Wing

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- Flashing membrane is open.
- Brick and mortar is deteriorating in spots.
- Old penetrations not in use on the roof.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in fair/poor condition. The membrane is showing signs of deterioration in the flashing. The old penetrations on the roof that aren't in use should be removed from the roof during replacement.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☒ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☒ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Patch the open flashing locations with EPDM.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs
- ☒ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs noted in recommendations.

Long-Term Recommendations:

- ☐ Annual Maintenance
- ☐ Restoration
- ☒ Replacement

Notes:

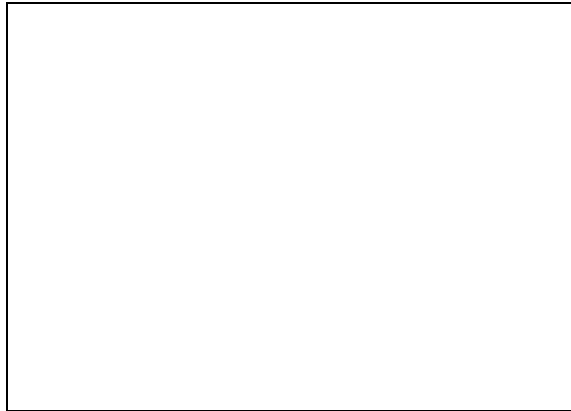


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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Schoolfront Roof
Square Footage: 10,781 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Schoolfront Roof

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- Major tenting seen on the roof at flashings.
- Ponding and poor drainage seen.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in fair/poor condition. There is major tenting along the flashing, along with poor drainage and areas that have had multiple repairs done recently.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☒ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☒ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Cut and relax the areas of tenting to keep flashing pulling from the wall.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs
- ☒ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs noted in the recommendations.

Long-Term Recommendations:

- ☐ Annual Maintenance
- ☐ Restoration
- ☒ Replacement

Notes: Replace the roof as the budget allows.



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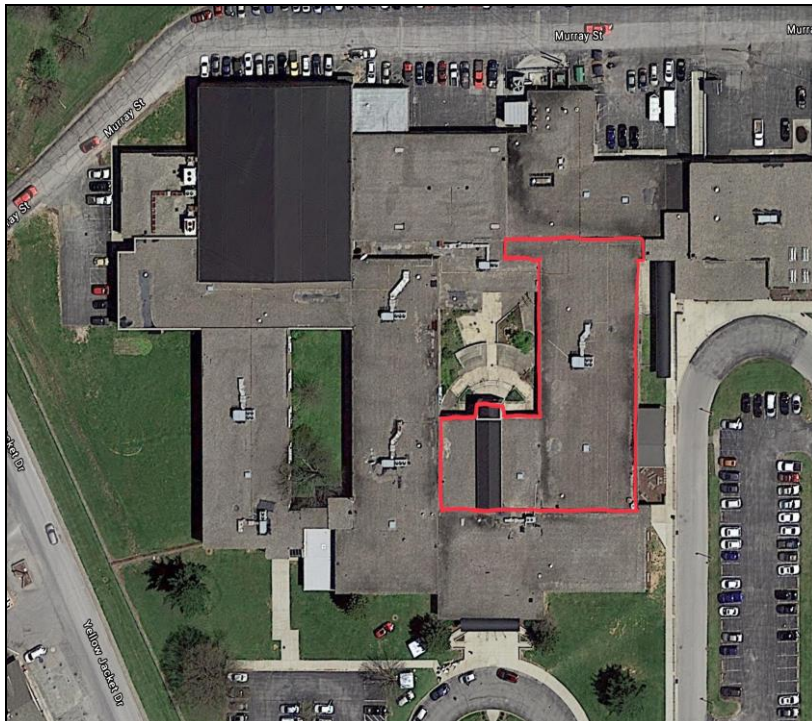
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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Southeast Wing
Square Footage: 16,690 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Southeast Wing

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- Major tenting noted at wall flashings.
- Edge membrane is deteriorating.
- Ponding along the edge of the roof.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during the inspection.

Interior Damage:

☐ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in fair/poor condition. The roof has major tenting along wall flashings, along with ponding and edge membrane deteriorating.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☒ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☒ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Cut and relax areas of flashing where tenting is occurring.
- Strip in the edge of the roof with EPDM where the cover strip is deteriorating.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs ☒ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs noted in the recommendations.

Long-Term Recommendations:

- ☐ Annual Maintenance ☐ Restoration
- ☒ Replacement

Notes:

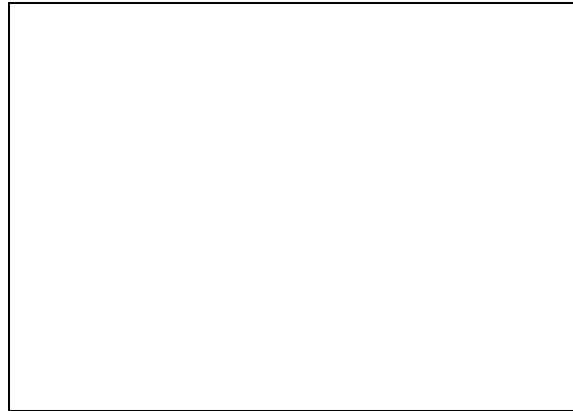


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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Sports Therapy Roof
Square Footage: 1,342 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Sports Therapy Roof

Top Membrane: 2 Ply Modified Bitumen
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- No deficiencies noted.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in good condition. No deficiencies were noted during the inspection and the roof is under warranty with Tremco until 2034.

Roof Category

Roof Condition:

- ☒ Good Condition/Requires Maintenance
- ☐ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☐ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☐ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☒ 10 + Years

Recommendations

- Periodically inspect the roof.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs
- ☐ Remedial Repairs
- ☐ Diagnostics

Notes:

Long-Term Recommendations:

- ☐ Annual Maintenance
- ☐ Restoration
- ☐ Replacement

Notes:

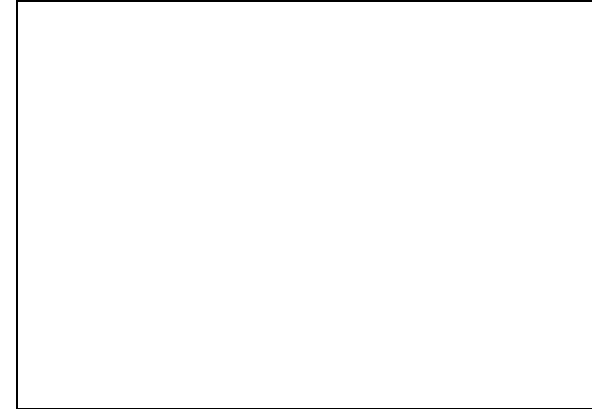
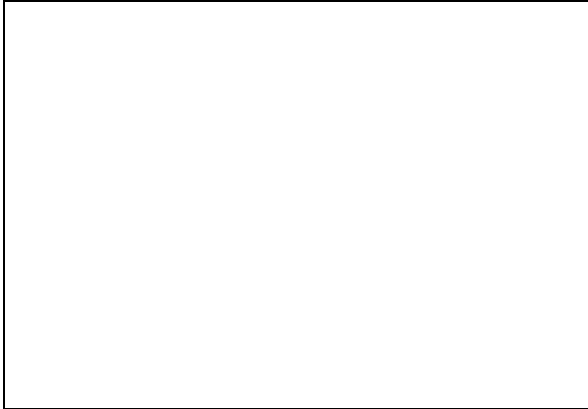


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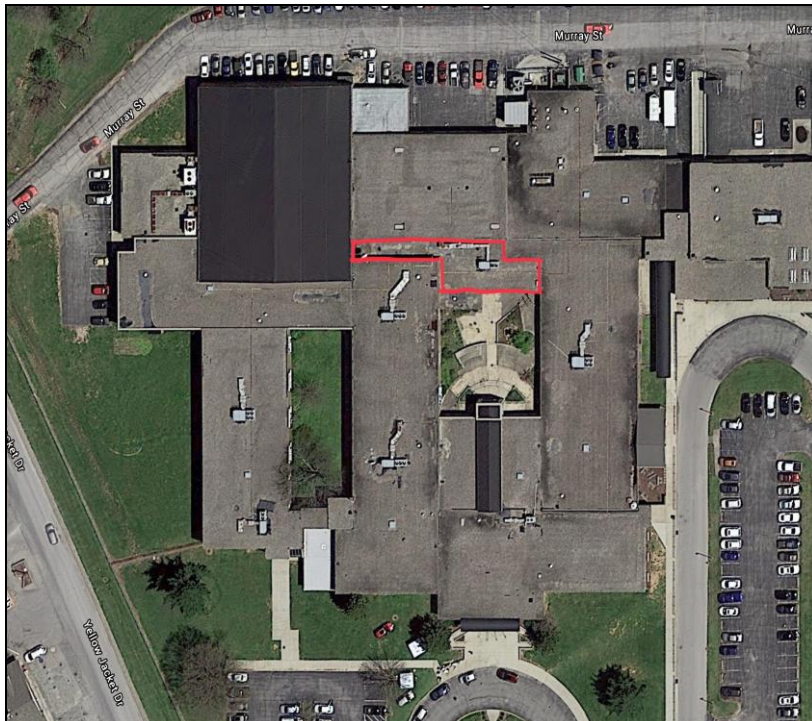
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General Information

Inspection Date: 06/15/21
Building Name: Woodford County High School
Roof Name: Trophy Hall Roof
Square Footage: 3,749 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Trophy Hall Roof

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- Debris on the roof.
- Tenting along the wall flashings.
- Hole in the membrane at the roof edge.
- Roof insulation saturated throughout roof

Leakage & Interior Damage

Leakage:

☐ None ☐ Minor ☒ Moderate ☐ Severe

Leakage Notes: Leaks occurring in Room 139

Interior Damage:

☐ None ☐ Minor ☒ Moderate ☐ Severe

Interior Damage Notes: Diverter tarps have been hung to keep moisture from saturated roof to damage interior.

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Inspector Comments

Overall the roof is in poor condition. This roof system has been saturated with moisture due to the surrounding walls taking on moisture. A through wall flashing needs to be installed prior to or during roof replacement. This roof is in replacement mode.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☐ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☒ Replacement

Anticipated Service Life:

- ☒ Immediate Action Required
- ☐ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Add a copper through wall flashing to approx. 165 lineal feet to keep additional moisture out of the roof system.
- Replace roof as soon as possible to prevent damage from water in the roof system.

Budget Estimates

Short-Term Recommendations:

- ☒ Leak Repairs ☐ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs noted in recommendations.

Long-Term Recommendations:

- ☐ Annual Maintenance ☐ Restoration
- ☒ Replacement

Notes: Replace roof as soon as possible.

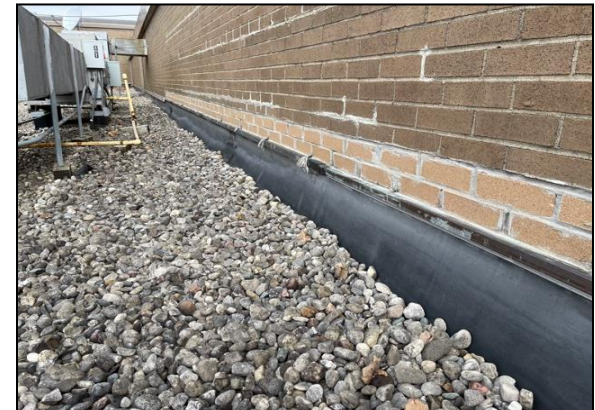


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General Information

Inspection Date: 01/12/21
Building Name: Woodford County High School
Roof Name: Wrestling Hall Roof
Square Footage: 3,542 sq. ft.
Site Address: 180 Frankfort St. Versailles KY



Roof Composition – Wrestling Hall Roof

Top Membrane: Ballasted EPDM
Insulation: No Core Taken
Deck: No Core Taken

Deficiencies Noted

- Major tenting seen at the wall flashing.

Leakage & Interior Damage

Leakage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Leakage Notes: No leaks noted during inspection.

Interior Damage:

☒ None ☐ Minor ☐ Moderate ☐ Severe

Interior Damage Notes:

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Inspector Comments

Overall the roof is in fair/poor condition. There is tenting along the wall flashing and the roof is showing signs of aging. The roof is at the end of its service life.

Roof Category

Roof Condition:

- ☐ Good Condition/Requires Maintenance
- ☒ Fair Condition/Requires Remedial Repairs
- ☐ Possible Restoration Candidate
- ☒ Replacement

Anticipated Service Life:

- ☐ Immediate Action Required
- ☒ 1-3 Years
- ☐ 3-5 Years
- ☐ 5-10 Years
- ☐ 10 + Years

Recommendations

- Cut and relax the membrane at the wall where tenting is occurring.

Budget Estimates

Short-Term Recommendations:

- ☐ Leak Repairs
- ☒ Remedial Repairs
- ☐ Diagnostics

Notes: Make repairs noted in recommendations.

Long-Term Recommendations:

- ☐ Annual Maintenance
- ☐ Restoration
- ☒ Replacement

Notes:

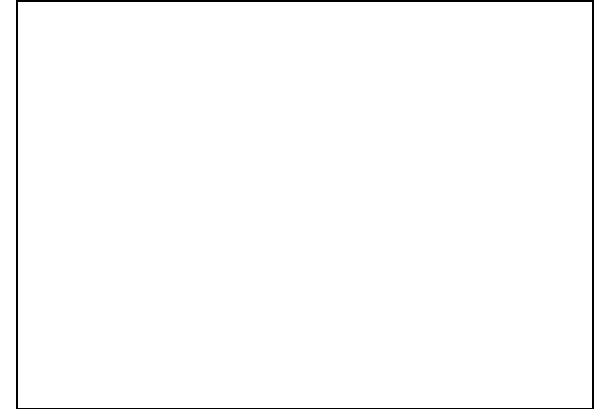
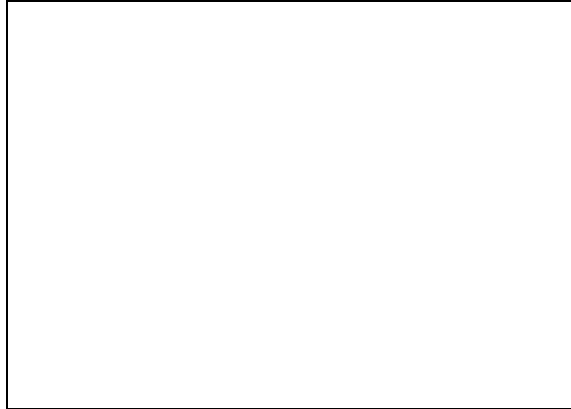
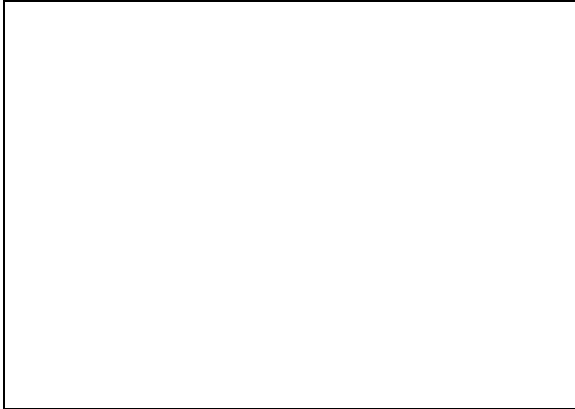


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