

The Garland Company, Inc.

Roof Asset Management Program

R A M P[®]



Powell Co Schools - Middle and Highschool - 2025 / 26 Reroof Documents

Prepared By
Zach Hadden

Prepared For
Doug Brewer

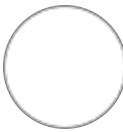
May 07, 2025

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Client Data

 POWELL COUNTY SCHOOLS
40 BRUEN AVE.
STANTON, KENTUCKY 40380



Client Data

Name	Powell County Schools		
Address 1	40 Bruen Ave.		
City	Stanton	State	Kentucky
ZIP	40380	Country	United States

Contact Info

Contact Person	Doug Brewer	Title	-
Mobile Phone:	-	Office Phone:	6063444304
Email:	doug.brewer@powell.kyschools.us		

Bid Summary

Project: Powell Co. Schools, Powell Co Middle & High School Reroof Project

General Description: Project pricing for reroof projects on the middle school and highschool will be received directly to the district (email) for various roofing items.

Bid Due Date: TBD

To: Doug Brewer
doug.brewer@powell.kyschools.us

CC: Zach Hadden
zhadden@garlandco.com

Powell County Public Schools have chosen to procure these roofing projects via the Purchase Pros procurement method that meets all Model Procurement rules according to Kentucky Department of Education. Powell County Public Schools reserves the right to reject any and/or all proposals and to determine which proposals are in substantial compliance.

The construction schedule for this project is a Fall/Winter/Spring 2025/2026 project.

*Please provide your expected number of days of completion for the project.

*Please provide your expected Start Date for both scope items.

The price proposal should meet all requirements for bidding per the Purchase Pros (formerly KPC) project manual including a payment and performance bond for each project. Refer to Purchase Pros manual for all requirements. In compliance with the KPC specifications and provided project specific scope of work relating to the above reference project, all proposals shall include necessary work to perform the project, the undersigned, hereby proposes and agrees fully to perform the work within the time stated and in strict accordance with the specifications submit your proposals as follows:

All labor, materials, services, and equipment necessary for the completion of the work described in the specifications. This shall be filled out completely on the attached bid form.

Base Bid Item #1:

Complete reroof of all shingle areas with new standing seam metal roofing and related trim. Reroof over the existing membrane roofing with new mod bit roofing on the low slope cafeteria roof. Gutters and downspouts will be replaced. Fascia metal will remain.

Base Bid Item #2:

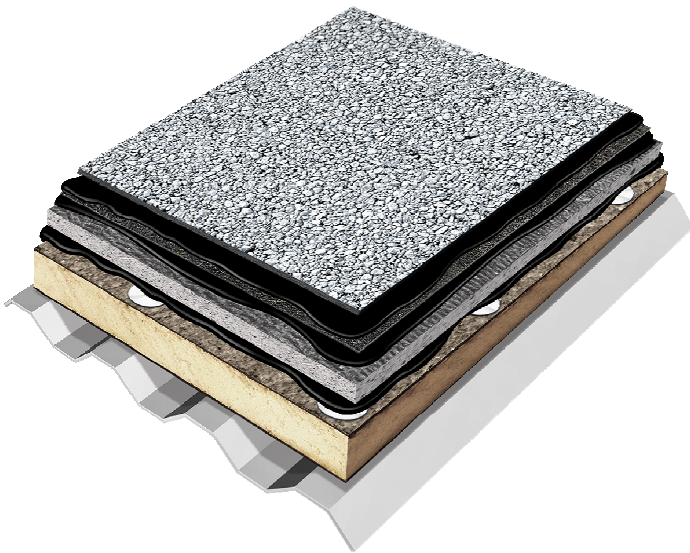
Complete reroof of the one shingle area with new standing seam metal roofing and related trim and complete reroof of new mod bit roofing over the existing mod bit roofing in all areas other than selected marked areas. Gutters and downspouts will be replaced. Fascia metal will remain.

End of Documentation.

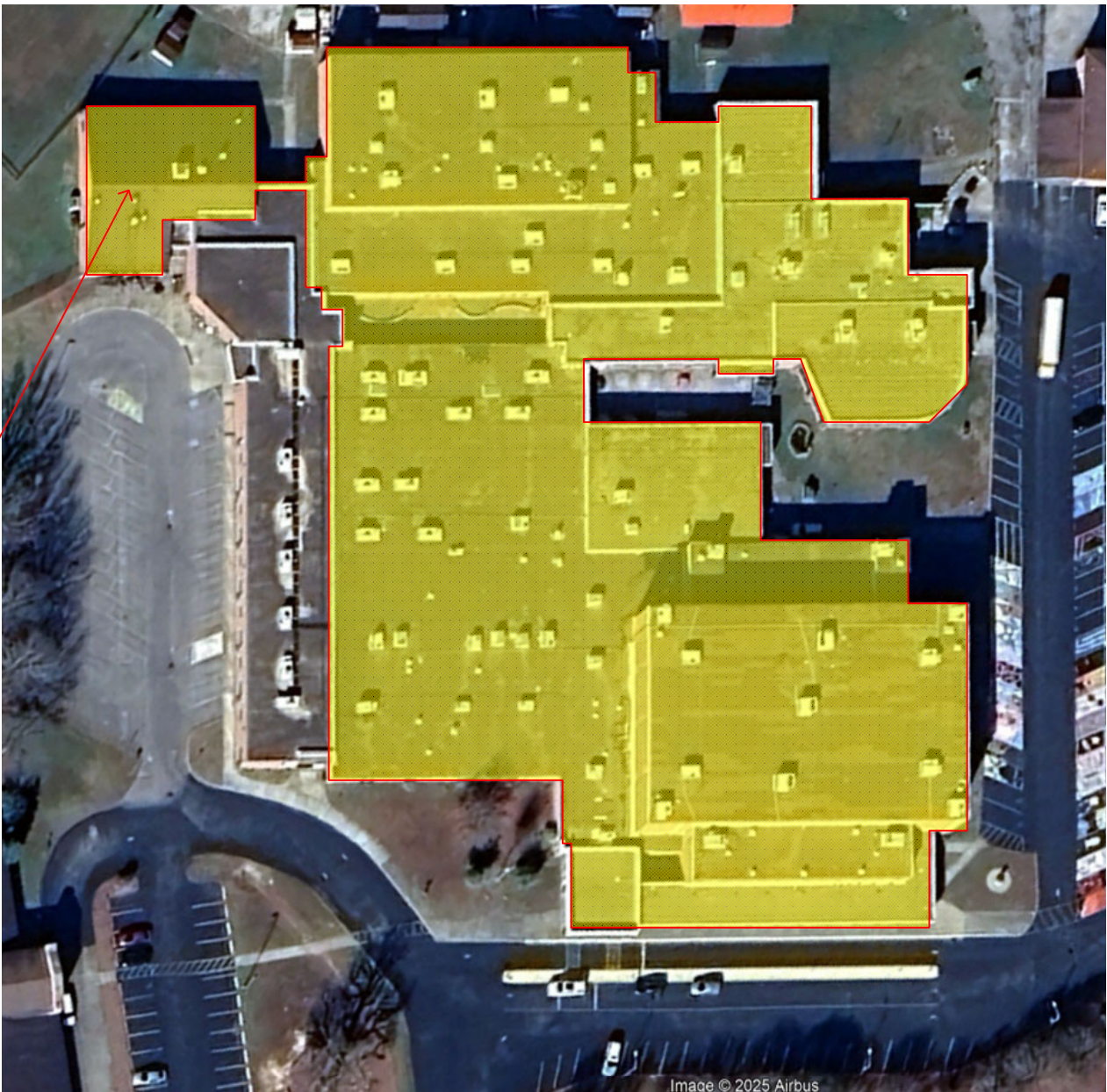
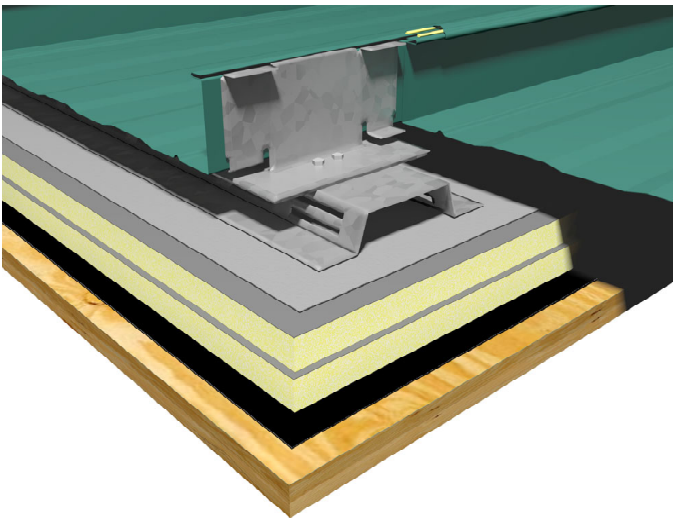
Powell County High School
Recommended Roof Improvement Project 2026

***Project Estimates Provided Below – to be priced out to multiple Price Contract Contractors Via
Purchase Pros Roofing Price Contract

Low Slope Solution:
New Mod Bit Roofing



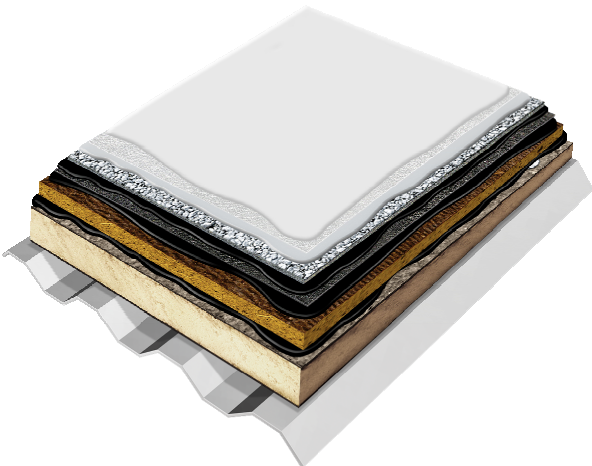
Steep Slope Solution:
New Standing Seam Metal Roofing



Summary of Roof Recommendations: Areas highlighted above. Not including most recent building addition area.

- Low Sloped Solution:
- New Mod Bit Roof over existing roofing, all insulation confirmed to be LWC and can remain in place, new fastened base sheet then adhered 2 ply mod bit mineral
- Steep Sloped Solution:
- Remove existing shingles and install new standing seam metal roofing to match previous projects at other schools
- Original Project Estimate:
- \$3,550,000 - \$4,200,000 (PRIOR TO INVESTIGATING CURRENT ROOF CONSTRUCTION AND REROOF OPTIONS)
- Updated Project Estimate:
- New Standing Seam Metal and 2 ply Mod Bit Membrane: \$2,900,000 - \$3,200,000
- *All new sheet metal trim

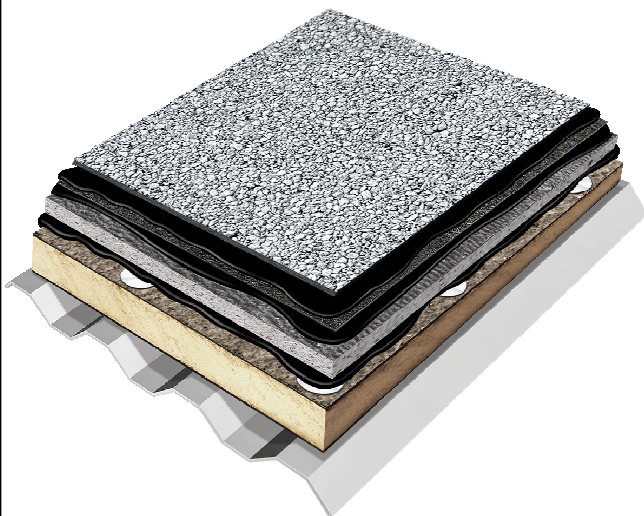
Recommended Next Action: Build RFP via KPC and bid out project with confirmed budget by PCS.



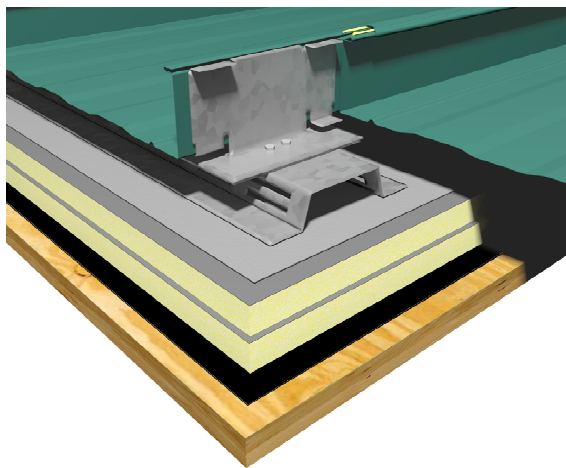
Powell County Middle School
Recommended Roof Improvement Project 2026

***Project Estimates Provided Below – to be priced out to mulitple Price Contract
Contractors Via Purchase Pros Roofing Price Contract

Low Slope Solution:
New Mod Bit Roofing



Steep Slope Solution:
New Standing Seam Metal Roofing



Summary of Roof Recommendations: Areas highlighted above. Not including the gym roof not shaded above that was completed in 2025.

- Low Sloped Solution:
- New Mod Bit Roof over existing roofing, removing existing wet insulation where identified by infrared scan
- Steep Sloped Solution:
- Remove existing shingles and install new standing seam metal roofing to match previous projects at other schools

Original Project Estimate: \$2,180,000 - \$2,450,000
Deduct Options

- Existing Shingles to remain – Metal Retro over shingles:
- Deduct \$150,000 - \$200,000
- 20 year metal roof in lieu of 30 year metal:
- Deduct \$75,000 - \$100,000

Potential Budget if deducts are accepted: \$1,955,000 - \$2,150,000

Recommended Next Action: Pending budget approval, Garland to establish a bid package and schedule for pricing fall 2025.



THE GARLAND COMPANY INC.
3800 E 91ST ST. | CLEVELAND, OH 44105-2197
PHONE (216)641-7500 | FAX (216)641-0633

Powell Co. High School

4.9.2025
Zach Hadden
zhadden@garlandco.com
502-356-6716

Not to scale – contractor
responsible for field
measurements



THE GARLAND COMPANY, INC.

HIGH PERFORMANCE ROOFING AND BUILDING ENVELOPE SYSTEMS

3800 EAST 91ST. STREET • CLEVELAND, OHIO 44105-2197

PHONE: (216) 641-7500 • FAX: (216) 641-0633

NATIONWIDE: 1-800-321-9336

**Powell Co. Public Schools
Powell Co Middle and High School
Reroof Project 2025/26**

Summary:

The general scope of this project is to install a new 2 ply Modified Bitumen roof system at all low sloped roof areas. The project also includes re-covering all existing asphalt shingles and installing new standing seam metal roof system with new gutters and downspouts. The existing fascia trim will remain. The scope will include installing a nailed sbs base sheet over the existing membrane roofing into the present lightweight concrete insulation at the highschool then installing the new 2 ply mod bit membrane roofing. A cover board then new mod bit roofing will be installed at the low sloped area at the middle school. The prefabricated sheet metal copings and metal edge systems will be installed.

Project Timeline and Working Hours REQUIREMENTS:

- The project is to be completed no later than 3/31/2026
- Working Hours: Open hours with select no work days during testing and special events.
 - Those dates are to be determined.

Roof Preparation and Tear Off Scope of work: All Steep Sloped Roof Areas (existing shingle areas)

1. Existing shingles to remain at the middle school.
 - a. Remove the existing shingles at the high school where present.
 - b. Install one layer of Garland's Rmer Seal underlayment.
2. Remove all present sheet metal trim conditions including all counter flashings, step flashings, gutters, drip edge, downspouts, fascia trim, etc.
3. Install a new Garland Rmer Span roof system with all new associated sheet metal trims, gutters, downspouts.
 - a. Rmer Span panels:
 - i. 18 inch, 24 ga, standard colors.
 - b. Trim, gutters, Downspouts:
 - i. 22 ga, standard colors
 1. All existing surfaced mounted counter flashings are to be replaced with new reglet mounted counter flashings into the masonry.

Roof Preparation and Tear Off Scope of work: All Low Sloped Roof Areas as marked on roof map.

1. All roof areas must remain watertight daily.
2. Remove all existing roof membrane flashings, sheet metal flashings, expansion joints, etc.
 - i. All field membrane to remain.
3. Repair all presenet blisters and wrinkles but cutting out and patching with one ply of new SBS smooth membrane and cold asphalt adhesive.
4. Blocking:
 - a. All blocking to remain in place.
5. Remove all existing unused mechanical curbs.
 - a. Install steel plating over all mechanical curbs less than 2'x2'.
 - b. Install new metal decking for larger openings.
 - c. Install matching thickness roof insulation with mechanical fasteners.

Insulation:

1. Highschool:
 - a. No new insulation at the highschool.

- b. Repair LWC where needed with new patch material.
- 2. Middle School:
 - a. Install one layer of ½” Densdeck Prime using Insullock HR adhesive over the insulation.

Scope of Work: All Low Sloped Roof Areas

- 1. Install a 2 ply mod bit mineral roof system in cold adhesive per specification and Garland details.
 - a. Heat weld all finished cap sheets.
- 2. Install one 39’’x39’’ 4lb lead sheet metal flashing at each roof drain bowl under the clamping ring.
 - a. Prime both sides with asphalt primer and round all corners with snips.
 - b. Set lead in bed of asphalt mastic and press into place.
 - c. Lead flashings should have a minimum of one ply under the sheet and two plied of membrane on top.
- 3. Install matching 2 ply mod bit mineral membrane flashings.
 - a. Membrane flashings should be installed up to the present flashing height locations where the present sheet metal trims are present.
 - b. Where there are present metal wall panels present above the first layer of sheet metal trims:
 - i. Remove the metal wall panels.
 - ii. Install one layer of 5/8’’ cdx plywood with mechanical fasteners into the structural members.
 - iii. Install one layer of KEE wall flashing membrane in adhesive to replace all existing metal wall panel areas.
 - iv. Adhere a stripping ply into all sheet metal trim flange or use KEE clad metal sheet metal flashings and weld membrane.
 - c. Three course all flashings laps in aluminum grade mastic and reinforcement mesh.
- 4. Install a continuous termination bar around all membrane flashings into all masonry substrates. Nailable substrates such as wood can receive metal washer simplex nails in lieu of termination bar.
- 5. Install new 24 ga sheet metal contractor fabricated flashings at all condition to cover the exposed leading edge of membrane flashings and termination.
 - a. All masonry conditions are to receive new reglet mounted counter flashings.
 - b. All mechanical curb conditions new sheet metal flashings should be skirted and installed under the curb flange.
- 6. Install new 22 ga sheet metal copings that are to be contractor fabricated.
 - a. The copings should be ANSI-SPRI ES1 certified.

End of Scope.

BID PROPOSAL FORM

Project: Powell Co. Middle and High School

General Description: Reference Scope of Work for each project.

Bid Due Date: TBD

To: Doug Brewer
doug.brewer@powell.kyschools.us
CC: Zach Hadden
zhadden@garlandco.com

In compliance with the specifications dated **TBD 2025** relating to the above reference project, all bids shall include necessary work to perform the project, the undersigned, hereby proposes and agrees fully to perform the work within the time stated and in strict accordance with the specifications for the following sum of money:

Bid Bid #1: Middle School Reroof

All labor, materials, services, and equipment necessary for the completion of the work described in the specifications.

_____ Dollars (\$_____)

Base Bid #2 Highschool Reroof

All labor, materials, services, and equipment necessary for the completion of the work described in the specifications.

_____ Dollars (\$_____)

UNIT PRICES:

1. Wet Insulation polyiso Replacement:
_____ per square foot
2. Wood Blocking Replacement
_____ per board foot.
3. Lightweight Concrete Insulation Repair
_____ per square foot

INSURANCE REQUIREMENTS: The undersigned has Umbrella Insurance as required.

Undersigned has insurance as specified. Yes_____ No_____.

If awarded a contract, the undersigned will execute a satisfactory Construction Contract and proof of insurance coverage with the Owner for the entire work as per specifications within 10 calendar days after notice of award. It is agreed that this proposal is subject to the Owners acceptance for a period of 60 (sixty) calendar days from the date the bids are received.

By: _____
Signature & Title

Company

Address

ROOF MEASUREMENT REPORT

770 W College Ave, Stanton, KY 40380

Report Contents



Images	1
Length Diagram.....	4
Pitch Diagram.....	5
Area Diagram	6
Penetrations Diagram	7
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Report Details

Date:	03/25/2025
Report:	64153848
Building:	1

Roof Details

Total Area:	73,412 sq ft
Total Roof Facets:	20
Predominant Pitch:	3/12
Number of Stories:	>1
Total Ridges/Hips:	722 ft
Total Valleys:	287 ft
Total Rakes:	445 ft
Total Eaves:	1,248 ft
Total Penetrations:	102
Total Penetrations Perimeter:	1,208 ft
Total Penetrations Area:	1,000 sq ft

Contact Us

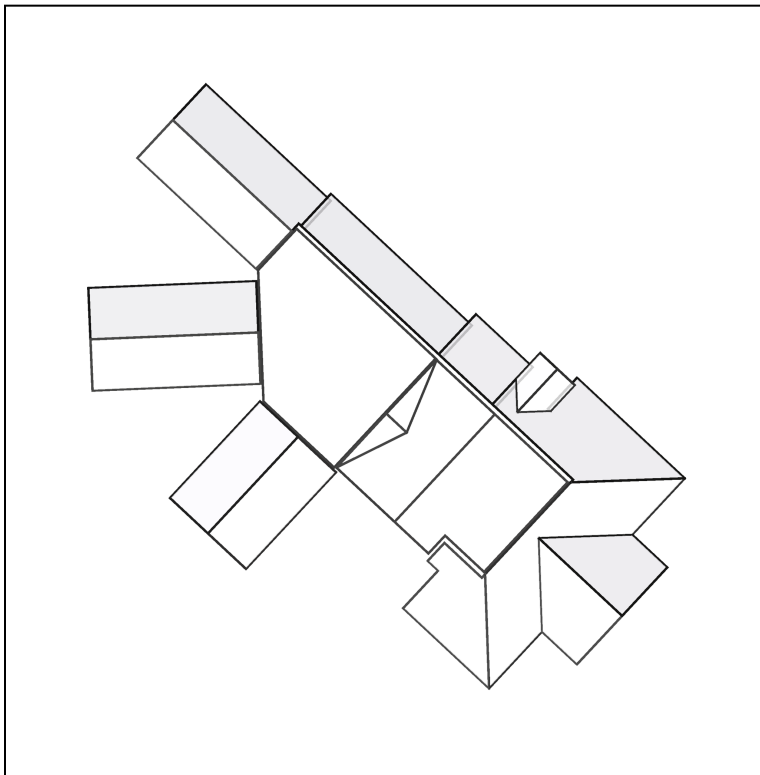
Contact:	Zachary Hadden
Company:	The Garland Company, Inc.
Address:	3800 East 91st Cleveland OH 44105
Phone:	859-322-7731

Measurements provided by www.eagleview.com



Certified Accurate

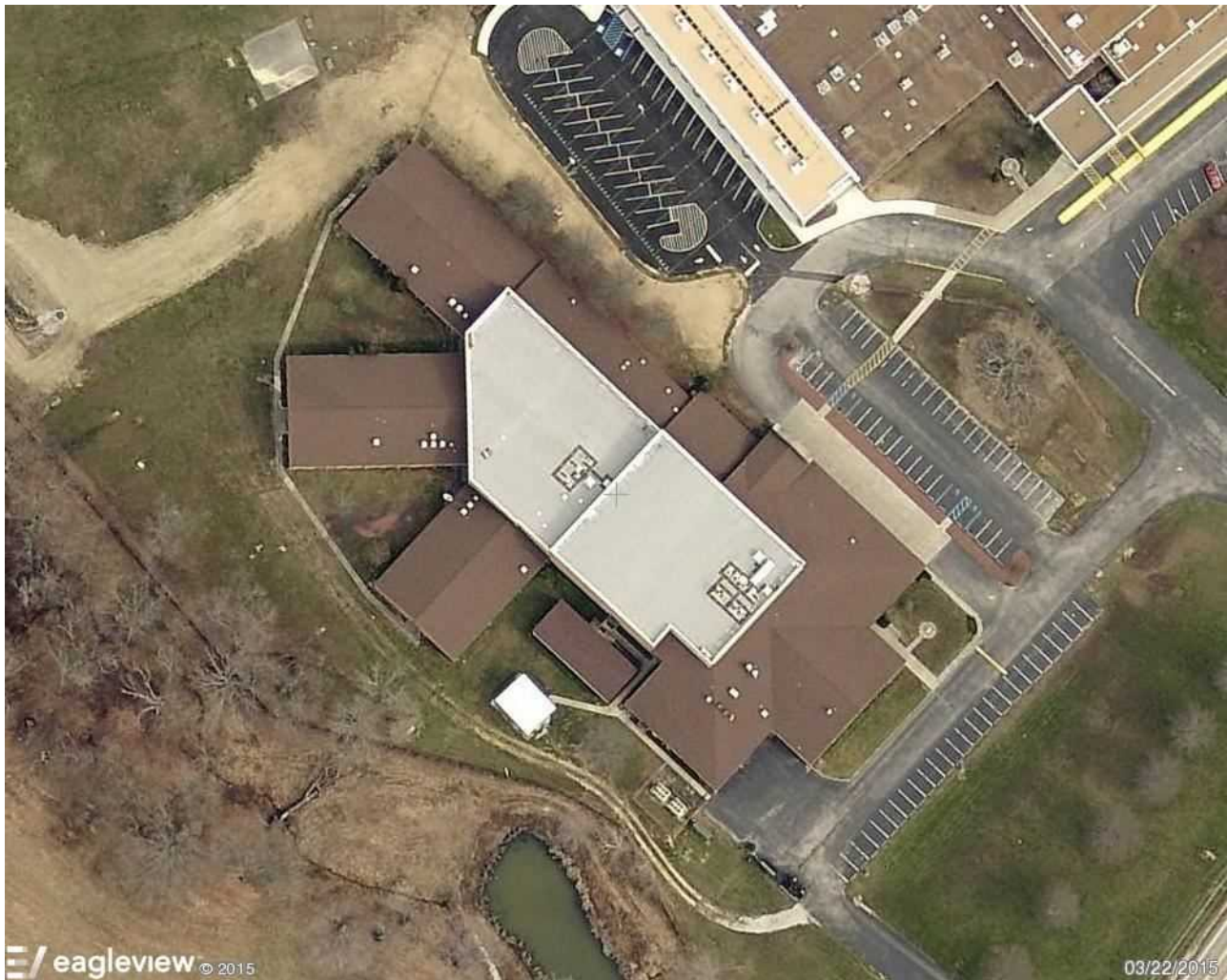
www.eagleview.com/Guarantee.aspx



In this 3D model, facets appear as semi-transparent to reveal overhangs.

REPORT IMAGES

The following aerial images show different angles of this structure for your reference.



Top View

REPORT IMAGES



North View



East View

REPORT IMAGES



South View



West View

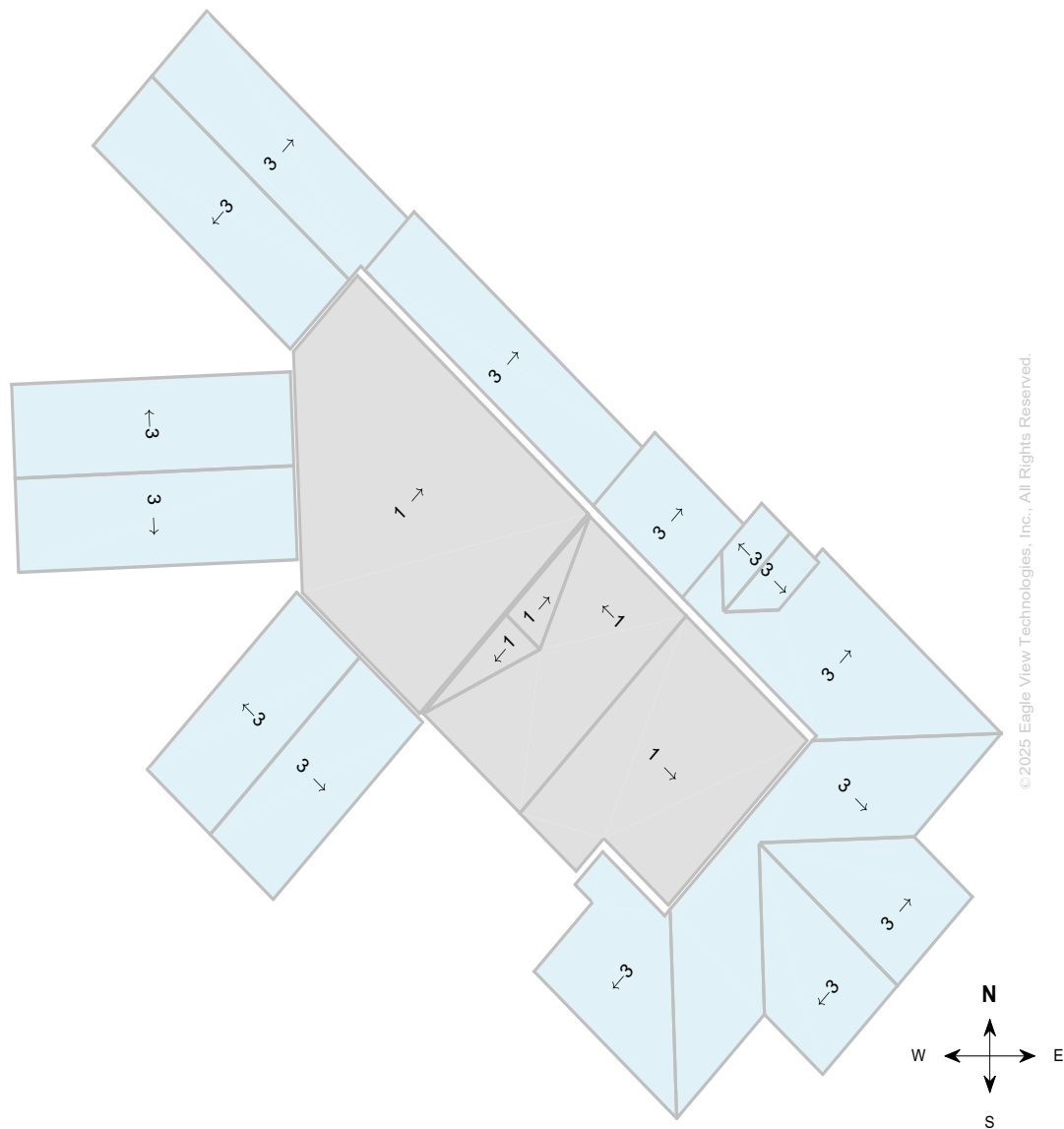


Total Line Lengths: Ridges = 561 ft Valleys = 287 ft Flashing = 461 ft Eaves = 1,248 ft
 Hips = 161 ft Rakes = 445 ft Step flashing = 376 ft Parapets = 818 ft

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PITCH DIAGRAM

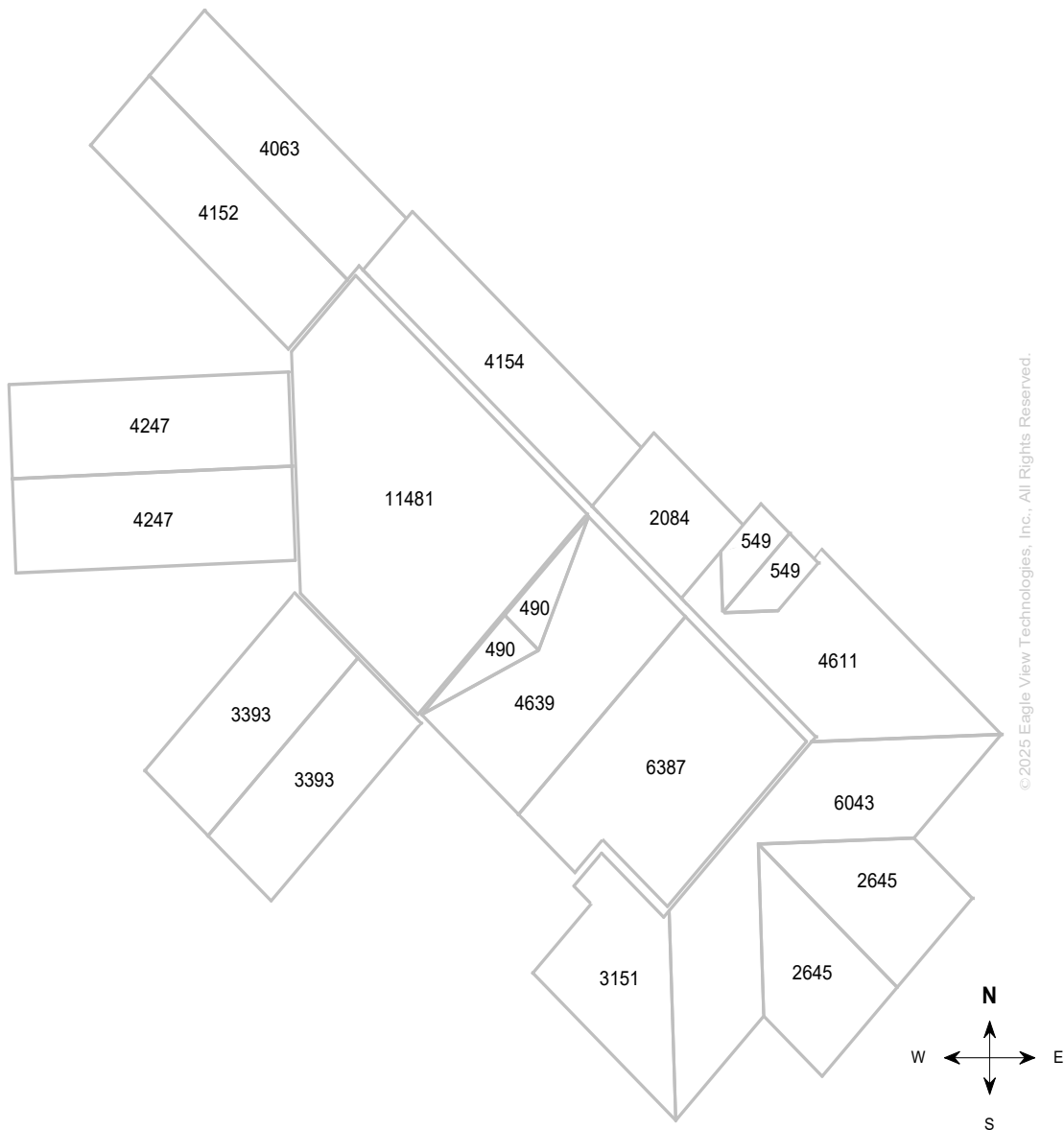
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 3/12.



Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

Total Area = 73,412 sq ft, with 20 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

PENETRATIONS

Penetrations Notes Diagram

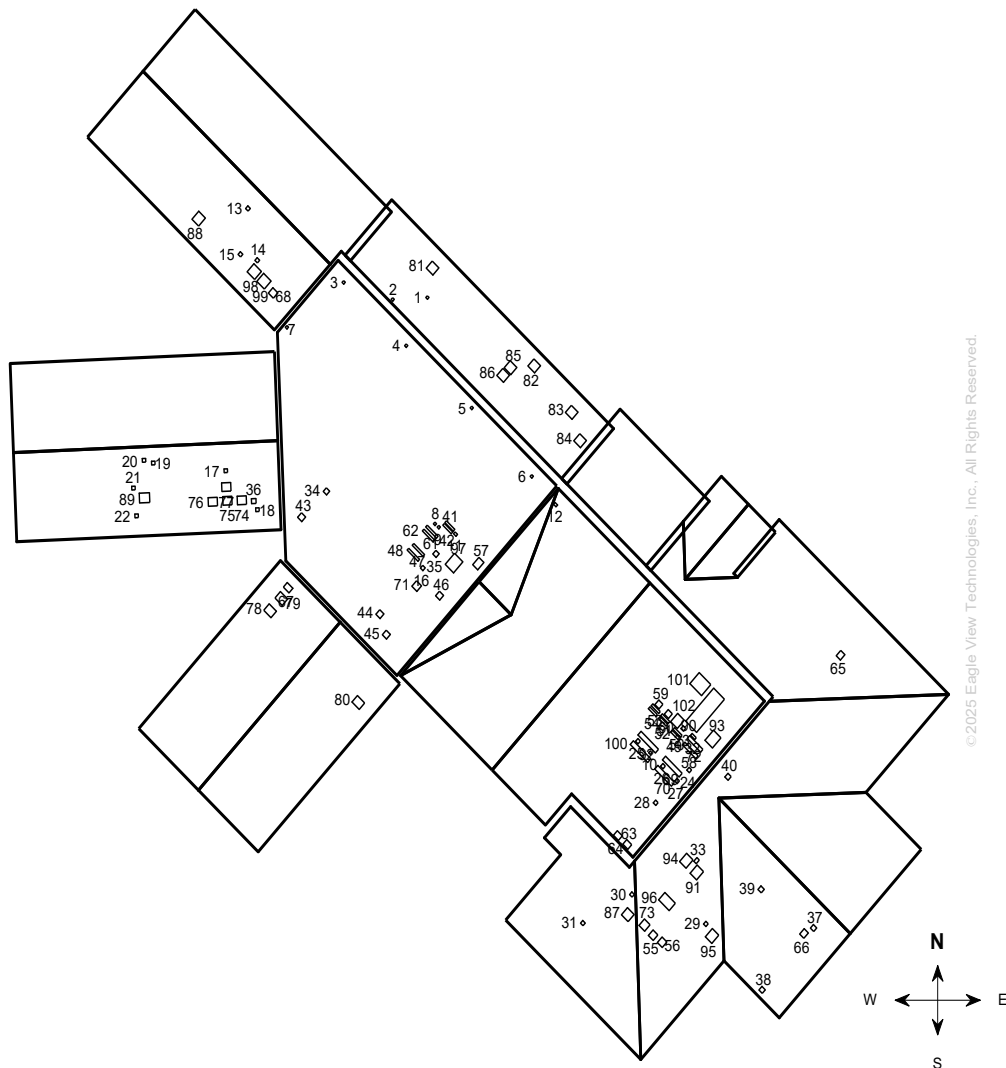
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations: 102

Total Penetrations Perimeter = 1,208 ft

Total Penetrations Area: 1,000 sq ft

Total Roof Area Less Penetrations = 72,412 sq ft

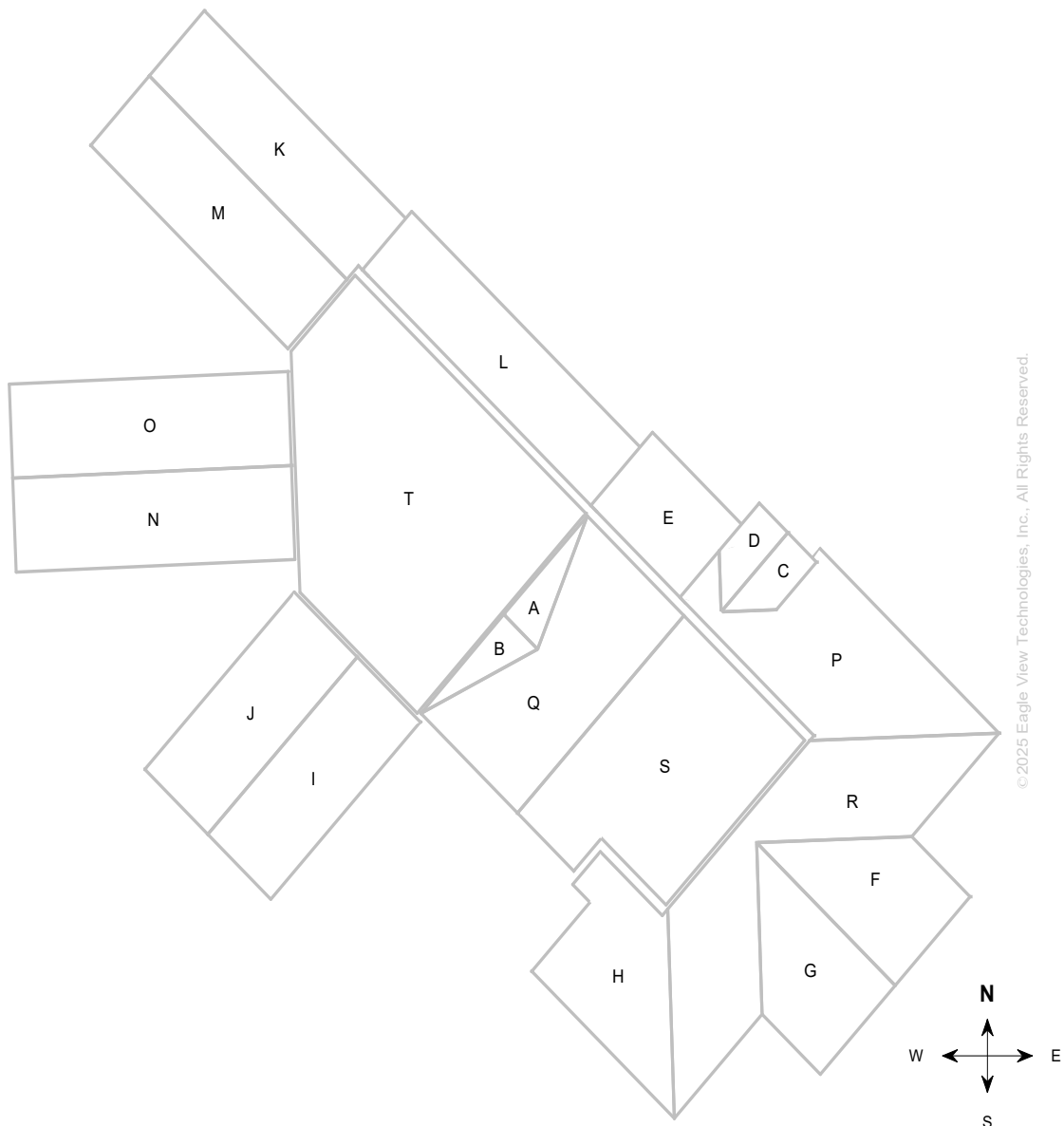


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Note: Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



Property Info



Property Location

Longitude = -83.8737738

Latitude = 37.8463317

Online map of property:

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=770+W+College+Ave,Stanton,KY,40380

Property Info

Year Built:

Effective Year Built: *

*,



Notes

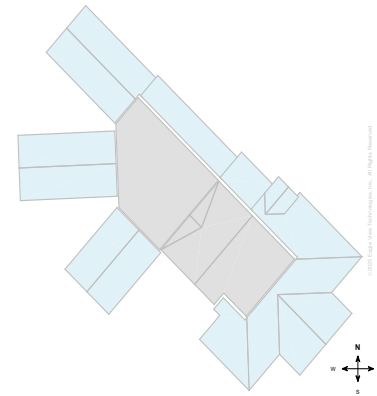
This was ordered as a commercial property. There were no changes to the structure in the past four years.

REPORT SUMMARY

Below is a measurement summary using the values presented in this report.

Lengths, Areas and Pitches

Ridge.....	561 ft (7 Ridges)
Hips	161 ft (2 Hips)
Valleys.....	287 ft (6 Valleys)
Rakes*	445 ft (12 Rakes)
Eaves/Starter**	1,248 ft (17 Eaves)
Drip Edge (Eaves + Rakes)	1,693 ft (29 Lengths)
Parapet Walls.....	818 ft (13 Lengths)
Flashing	461 ft (8 Lengths)
Step Flashing	376 ft (15 Lengths)
Total Area	73,412 sq ft
Total Penetrations Area	1,000 sq ft
Total Roof Area Less Penetrations	72,412 sq ft
Total Penetrations Perimeter	1,208 ft
Predominant Pitch.....	3/12



Total Roof Facets = 20

*Rakes are defined as roof edges that are sloped (not level).

** Eaves are defined as roof edges that are not sloped and level.

Areas per Pitch

Roof Pitches	1/12	3/12
Area (sq ft)	23486.7	49924.8
% of Squares	32%	68%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	73,412	80753.2	82221.4	84423.8	85892.0	88094.4	89562.6
Squares	734.1	807.5	822.2	844.2	858.9	880.9	895.6

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Parapet Calculation Table

Wall Height (ft)	1	2	3	4	5	6	7
Vertical Wall Area (sq ft)	818	1636	2454	3272	4090	4908	5726

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.



ROOF MEASUREMENT REPORT

Penetration Table	1-10	11-12	13-31	32	33	34-40	41-46	47-52	53-56	57
Area (sq ft)	1	1.5	2.3	2.5	3	4	6.3	4.5	7.5	5
Perimeter (ft)	4	5	6	7	7	8	10	11	11	12
	58	59	60-63	64	65	66-69	70-73	74-76	77-83	84
Area (sq ft)	5	8.8	9	12	12.3	6.5	14	15.8	16	18
Perimeter (ft)	12	12	12	14	14	15	15	16	16	17
	85-89	90-91	92-93	94	95	96	97-98	99-100	101	102
Area (sq ft)	18	20.3	12	24.7	26	30	20	21	42	117
Perimeter (ft)	17	18	19	20	21	22	24	25	26	49

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

770 W College Ave, Stanton, KY 40380

Report: 64153848

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Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.

ROOF MEASUREMENT REPORT

700 W College Ave,, Stanton, KY 40380

Report Contents



Images	1
Length Diagram.....	4
Pitch Diagram.....	5
Area Diagram	6
Penetrations Diagram	7
Notes Diagram	8
Property Info.....	9
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Report Details

Date:	03/26/2025
Report:	64175156
Building:	2

Roof Details

Total Area:	44,596 sq ft
Total Roof Facets:	10
Predominant Pitch:	0/12
Number of Stories:	<=1
Total Ridges/Hips:	84 ft
Total Valleys:	0 ft
Total Rakes:	134 ft
Total Eaves:	126 ft
Total Penetrations:	90
Total Penetrations Perimeter:	1,744 ft
Total Penetrations Area:	2,697 sq ft

Contact Us

Contact:	Zachary Hadden
Company:	The Garland Company, Inc.
Address:	3800 East 91st Cleveland OH 44105
Phone:	859-322-7731

Measurements provided by www.eagleview.com



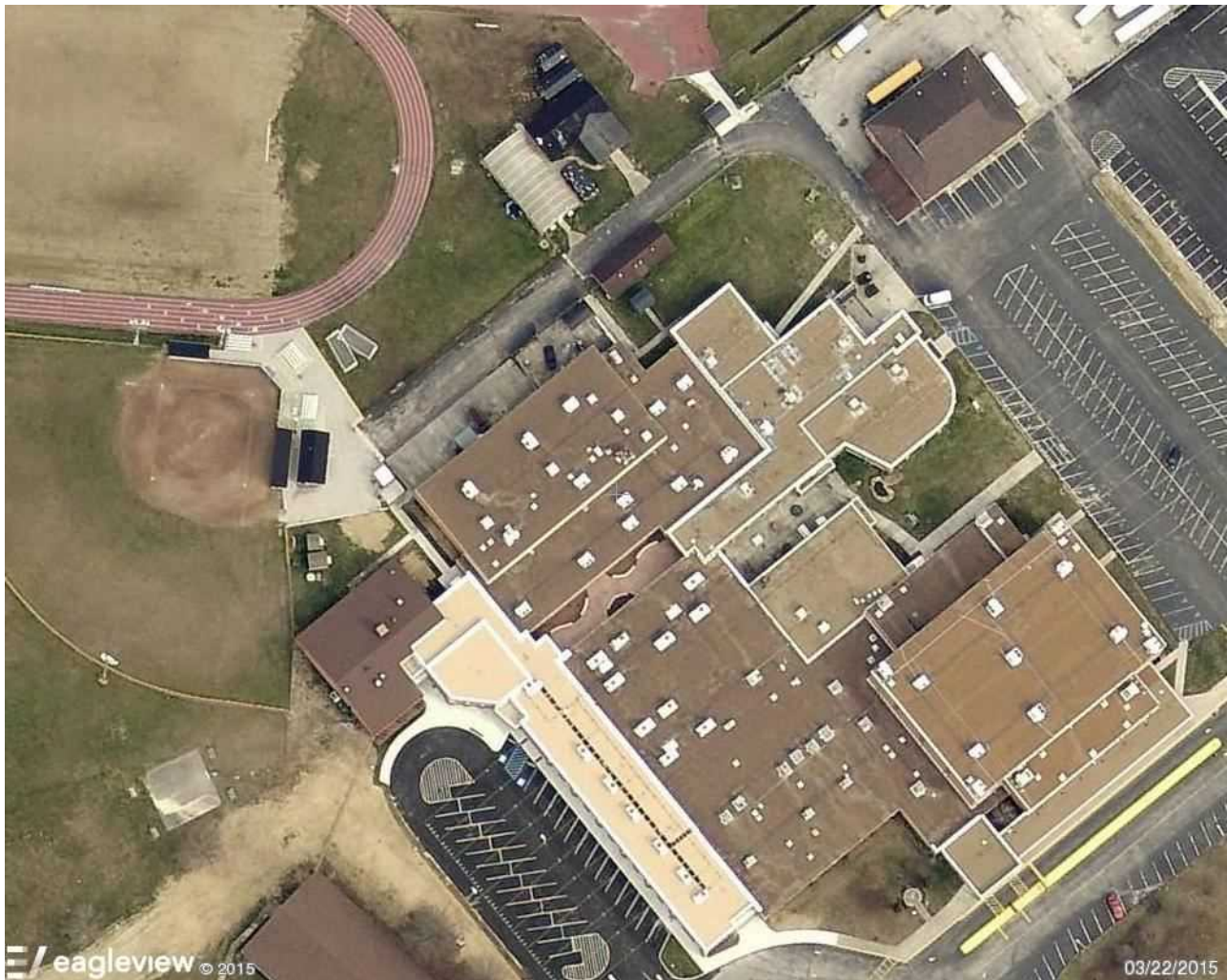
Certified Accurate

www.eagleview.com/Guarantee.aspx

In this 3D model, facets appear as semi-transparent to reveal overhangs.

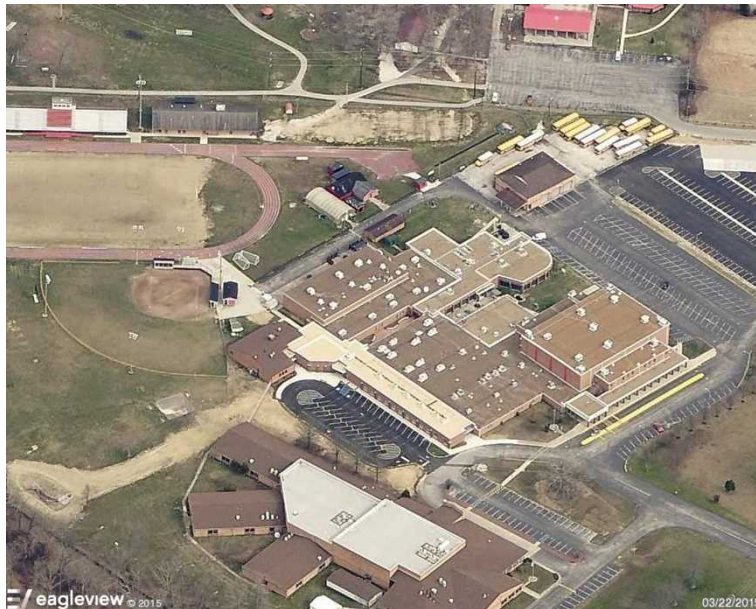
REPORT IMAGES

The following aerial images show different angles of this structure for your reference.



Top View

REPORT IMAGES



North View



East View

REPORT IMAGES



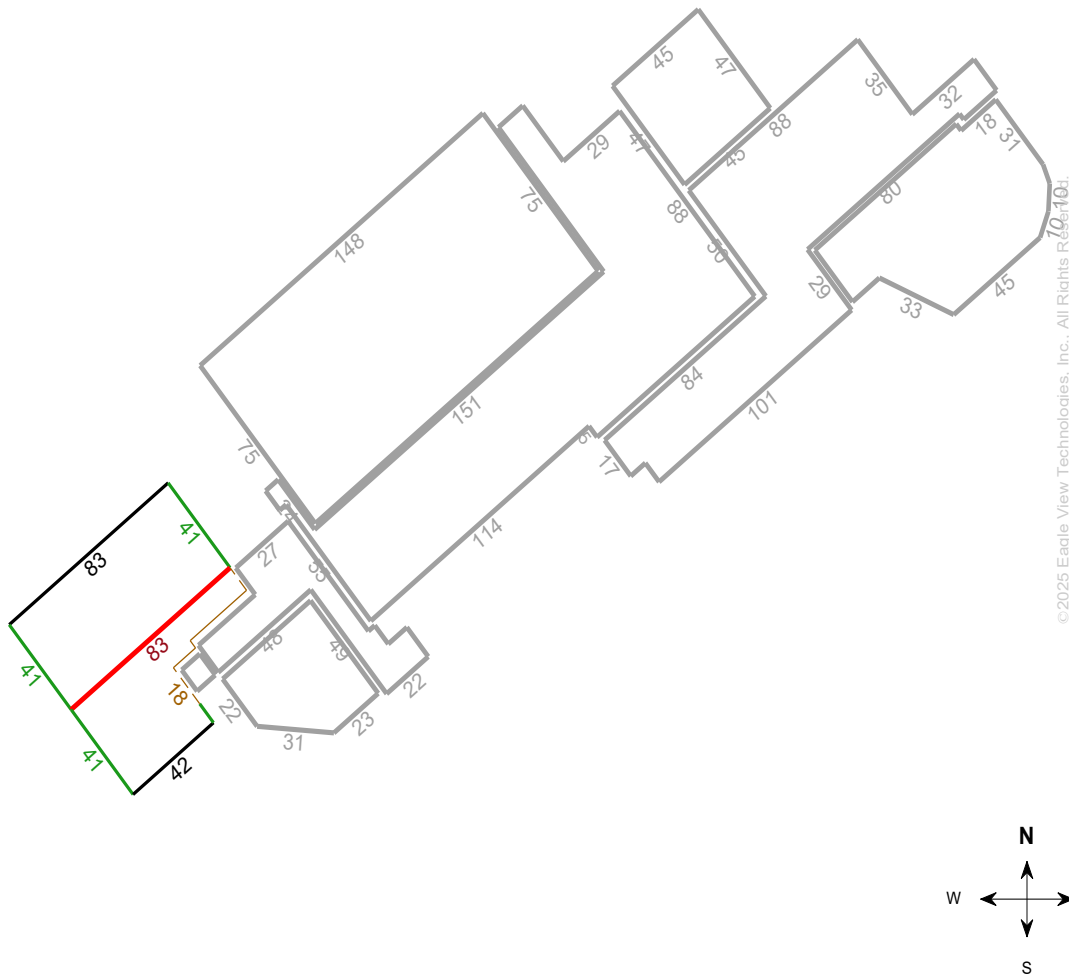
South View



West View

LENGTH DIAGRAM

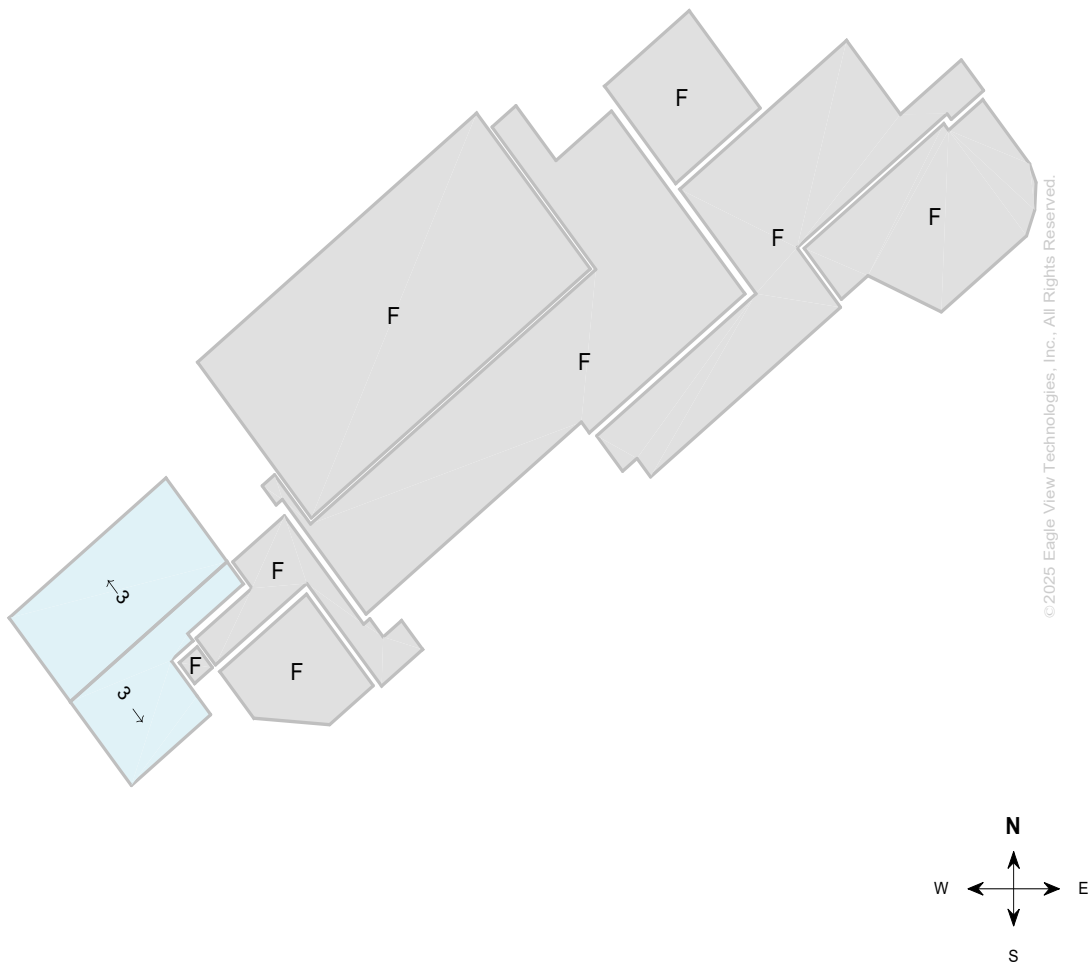
Total Line Lengths: **Ridges = 84 ft** **Valleys = 0 ft** **Flashing = 42 ft** **Eaves = 126 ft**
 Hips = 0 ft **Rakes = 134 ft** **Step flashing = 33 ft** **Parapets = 2,638 ft**



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

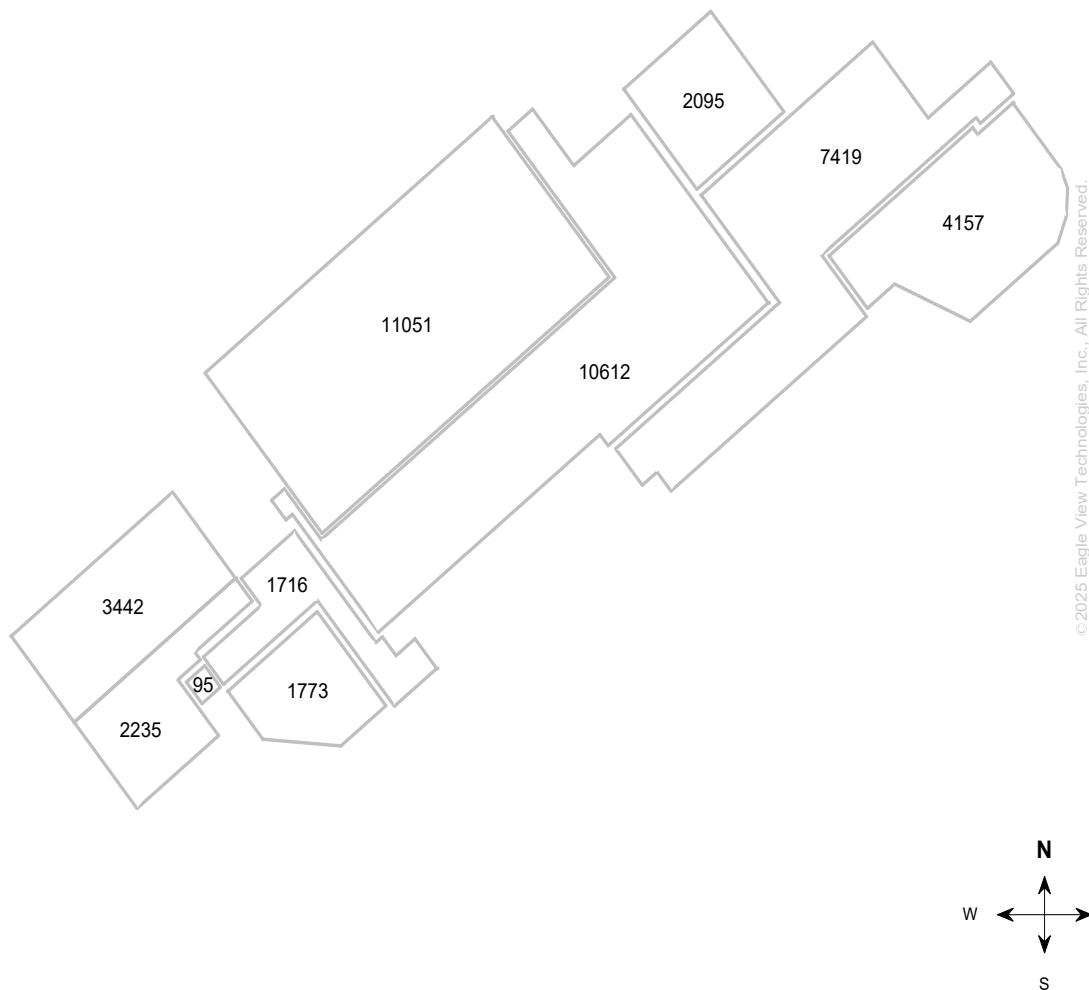
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12.



Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

Total Area = 44,596 sq ft, with 10 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

PENETRATIONS

Penetrations Notes Diagram

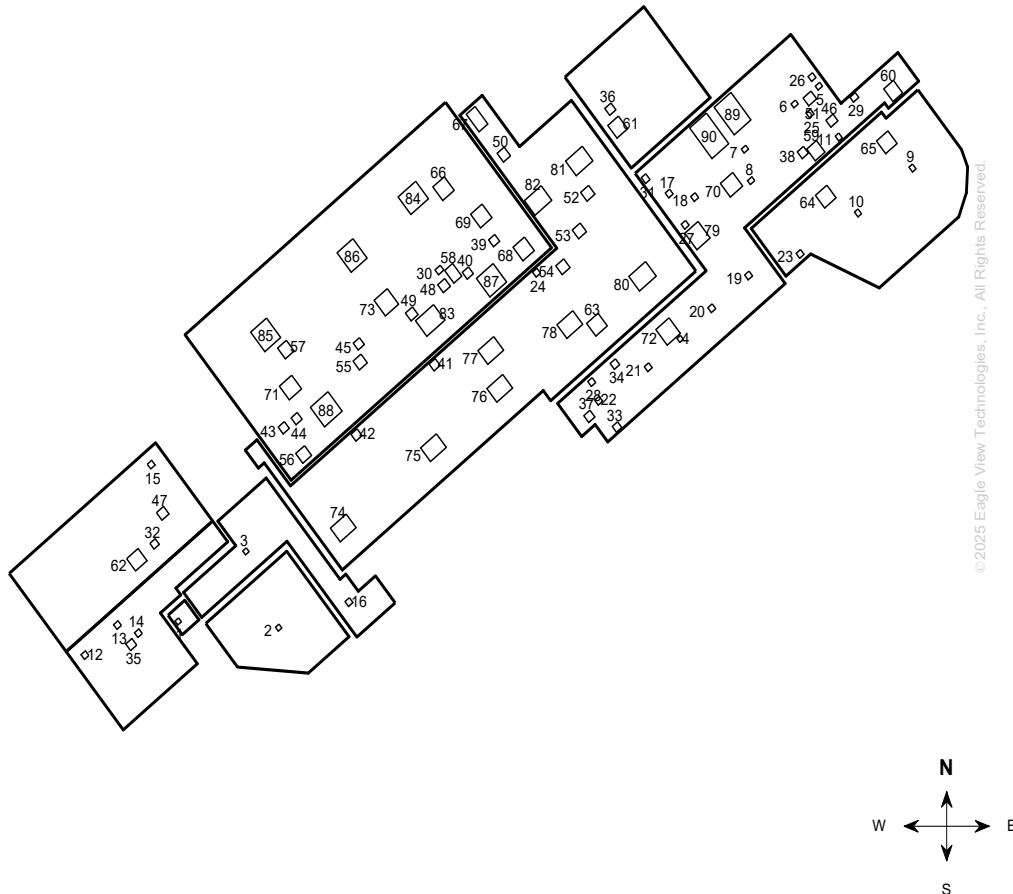
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations: 90

Total Penetrations Perimeter = 1,744 ft

Total Penetrations Area: 2,697 sq ft

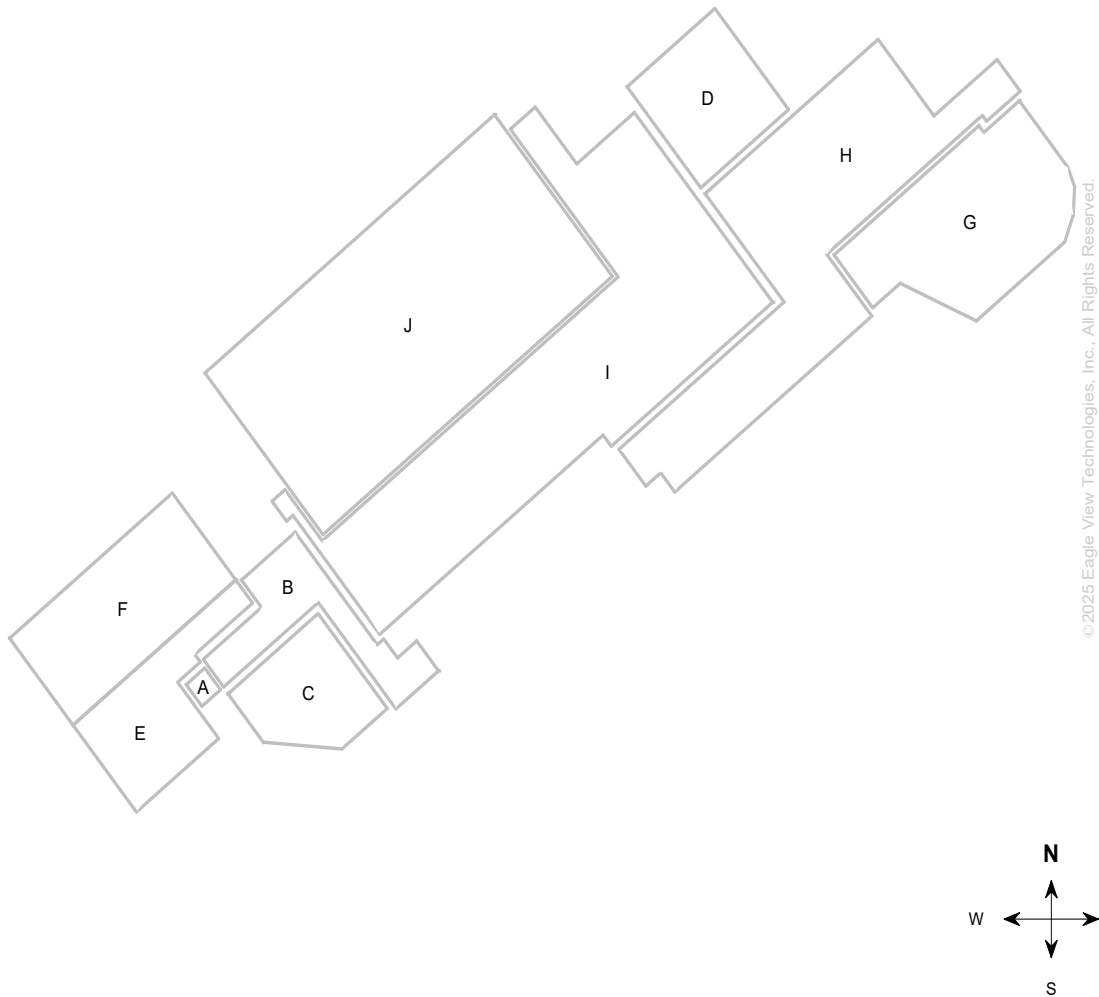
Total Roof Area Less Penetrations = 41,899 sq ft



Note: Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



Property Info



Property Location

Longitude = -83.8736278

Latitude = 37.8476981

Online map of property:

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=700+W+College+Ave,,Stanton,KY,40380

Property Info

Year Built:

Effective Year Built: *

*,



Notes

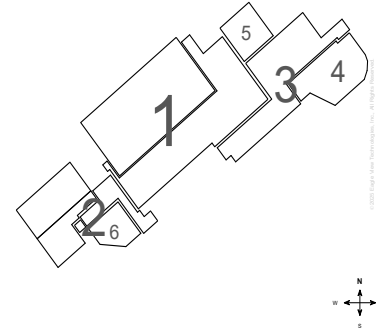
This was ordered as a commercial property. There were no changes to the structure in the past four years.

REPORT SUMMARY

Below is a measurement summary using the values presented in this report.

Lengths, Areas and Pitches

Ridge.....84 ft (1 Ridges)
Hips.....0 ft (0 Hips)
Valleys0 ft (0 Valleys)
Rakes*134 ft (4 Rakes)
Eaves/Starter**126 ft (2 Eaves)
Drip Edge (Eaves + Rakes).....260 ft (6 Lengths)
Parapet Walls.....2,638 ft (68 Lengths)
Flashing42 ft (2 Lengths)
Step Flashing.....33 ft (3 Lengths)
Total Area44,596 sq ft
Total Penetrations Area2,697 sq ft
Total Roof Area Less Penetrations41,899 sq ft
Total Penetrations Perimeter1,744 ft
Predominant Pitch.....0/12



Total Roof Facets = 10

*Rakes are defined as roof edges that are sloped (not level).

** Eaves are defined as roof edges that are not sloped and level.

Measurements by Structure

Structure	Area (sq ft)	Ridges (ft)	Hips (ft)	Valleys (ft)	Rakes (ft)	Eaves (ft)	Flashing (ft)	Step Flashing (ft)	Parapets (ft)
1	21663	0	0	0	0	0	0	0	1120
2	7488	83	0	0	133	125	41	32	329
3	7419	0	0	0	0	0	0	0	568
4	4157	0	0	0	0	0	0	0	271
5	2095	0	0	0	0	0	0	0	183
6	1773	0	0	0	0	0	0	0	167

All values in this table are rounded up to the nearest foot for each separate structure. Measurement totals displayed elsewhere in this report are added together before rounding which may cause totals to differ.

Areas per Pitch

Roof Pitches	0/12	3/12
Area (sq ft)	38917.8	5677.3
% of Squares	87.3%	12.7%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.



ROOF MEASUREMENT REPORT

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	44,596	49055.6	49947.5	51285.4	52177.3	53515.2	54407.1
Squares	446.0	490.6	499.5	512.9	521.8	535.2	544.1

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Parapet Calculation Table

Wall Height (ft)	1	2	3	4	5	6	7
Vertical Wall Area (sq ft)	2638	5276	7914	10552	13190	15828	18466

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.

Penetration Table

	1-4	5-11	12-28	29-31	32-34	35-45	46	47-49	50-51	52
Area (sq ft)	4	5	6.2	7.5	9	12.2	14	16	18	20.3
Perimeter (ft)	8	9	10	11	12	14	15	16	17	18
	53-55	56	57	58	59	60	61	62-65	66-68	69
Area (sq ft)	20.3	25	27.5	29.3	33	35.8	39	42.3	45.5	45
Perimeter (ft)	18	20	21	22	23	24	25	26	27	28
	70-71	72-73	74-78	79	80-82	83	84-86	87	88	89
Area (sq ft)	49	60	63	63.8	71.3	82.3	90	90.2	100	134.1
Perimeter (ft)	28	31	32	32	34	36.6	38	38	40	47.2

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

700 W College Ave,, Stanton, KY 40380

Report: 64175156

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ROOF MEASUREMENT REPORT

700 W College Ave., Stanton, KY 40380

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Report Details

Date:	03/25/2025
Report:	64153945
Building:	1

Roof Details

Total Area:	72,057 sq ft
Total Roof Facets:	19
Predominant Pitch:	0/12
Number of Stories:	>1
Total Ridges/Hips:	15 ft
Total Valleys:	0 ft
Total Rakes:	36 ft
Total Eaves:	41 ft
Total Penetrations:	152
Total Penetrations Perimeter:	2,505 ft
Total Penetrations Area:	3,856 sq ft

Contact Us

Contact:	Zachary Hadden
Company:	The Garland Company, Inc.
Address:	3800 East 91st Cleveland OH 44105
Phone:	859-322-7731

Measurements provided by www.eagleview.com



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In this 3D model, facets appear as semi-transparent to reveal overhangs.

REPORT IMAGES

The following aerial images show different angles of this structure for your reference.



Top View

REPORT IMAGES



North View



East View

REPORT IMAGES



South View



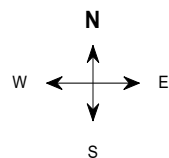
West View



Total Line Lengths: **Ridges = 15 ft** **Valleys = 0 ft** **Flashing = 42 ft** **Eaves = 41 ft**
 Hips = 0 ft **Rakes = 36 ft** **Step flashing = 29 ft** **Parapets = 3,464 ft**



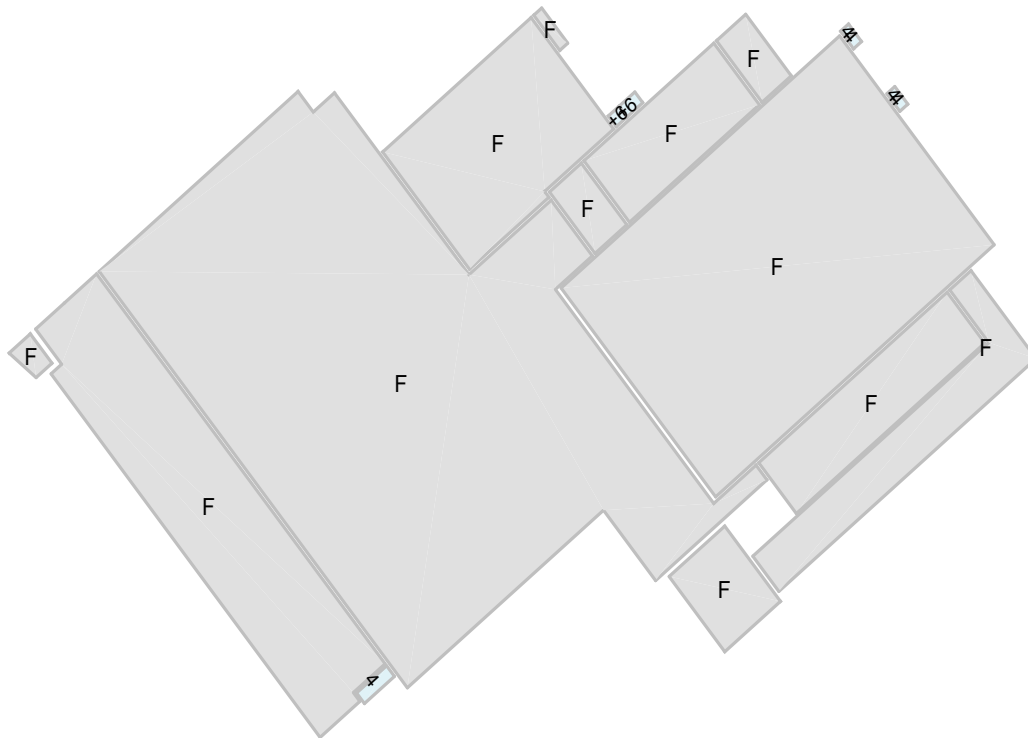
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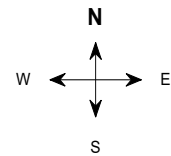
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12.



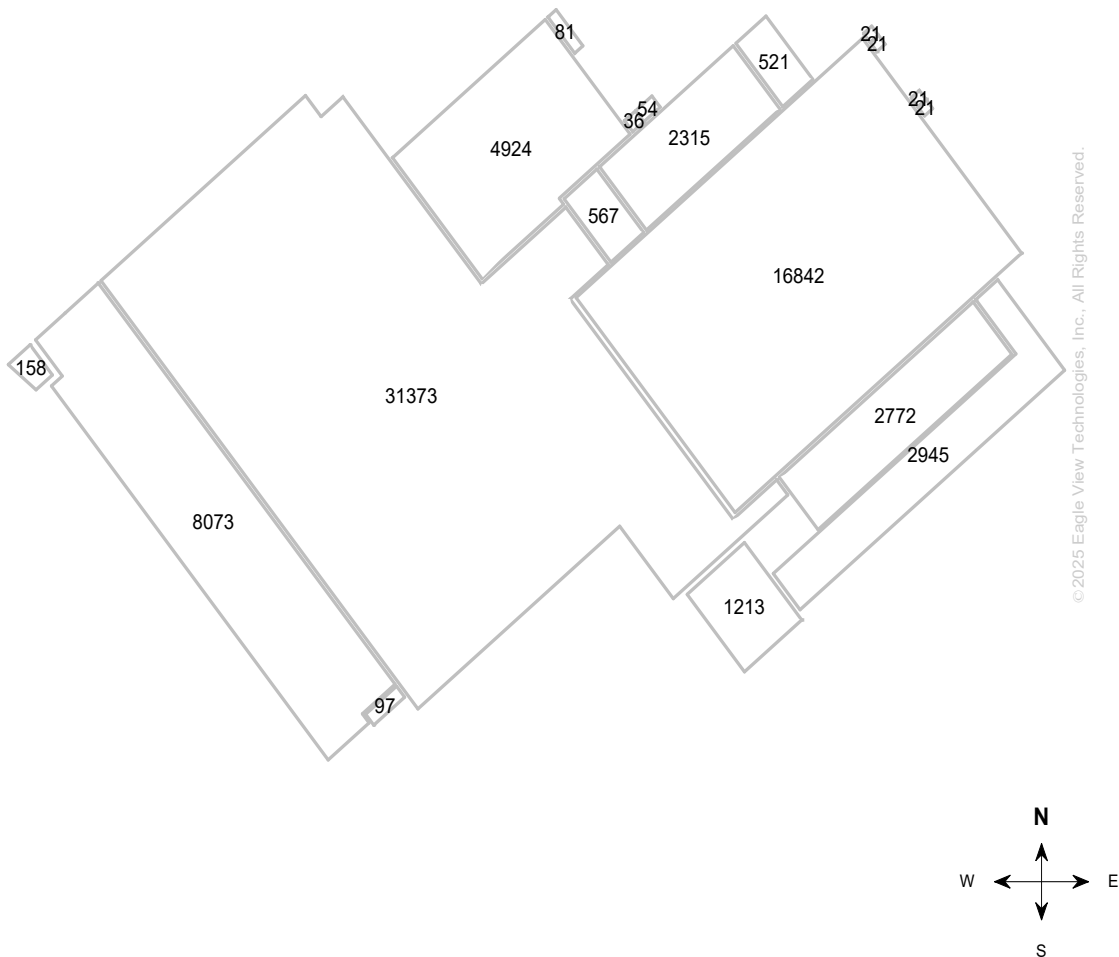
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Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

AREA DIAGRAM

Total Area = 72,057 sq ft, with 19 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

PENETRATIONS

Penetrations Notes Diagram

Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations: 152

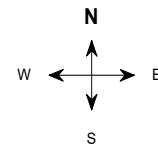
Total Penetrations Perimeter = 2,505 ft

Total Penetrations Area: 3,856 sq ft

Total Roof Area Less Penetrations = 68,201 sq ft



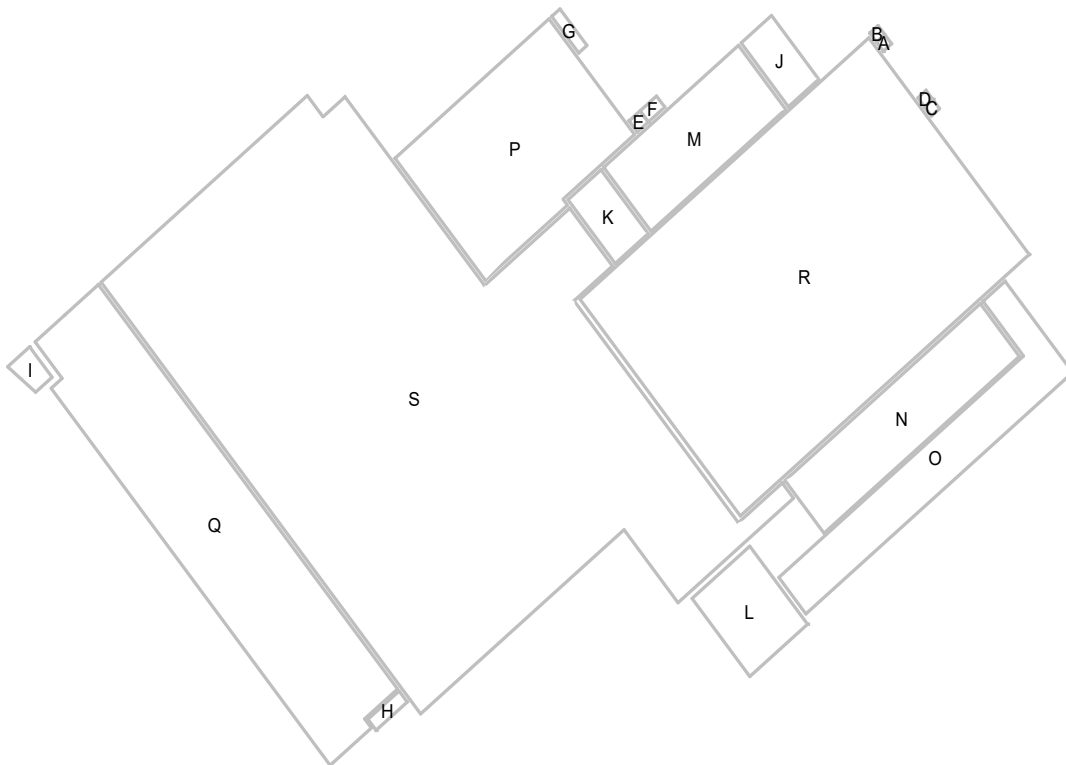
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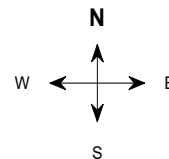
Note: Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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Property Info



Property Location

Longitude = -83.8730528

Latitude = 37.8472833

Online map of property:

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=700+W+College+Ave,,Stanton,KY,40380

Property Info

Year Built:

Effective Year Built: *

*,



Notes

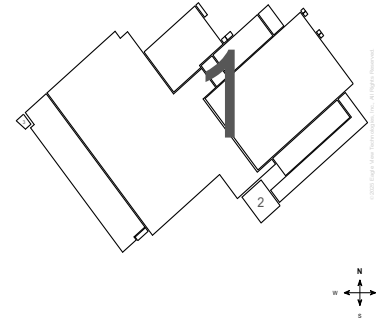
This was ordered as a commercial property. There were no changes to the structure in the past four years.

REPORT SUMMARY

Below is a measurement summary using the values presented in this report.

Lengths, Areas and Pitches

Ridge.....15 ft (3 Ridges)
Hips.....0 ft (0 Hips)
Valleys0 ft (0 Valleys)
Rakes*36 ft (6 Rakes)
Eaves/Starter**.....41 ft (6 Eaves)
Drip Edge (Eaves + Rakes).....77 ft (12 Lengths)
Parapet Walls.....3,464 ft (66 Lengths)
Flashing42 ft (6 Lengths)
Step Flashing.....29 ft (4 Lengths)
Total Area72,057 sq ft
Total Penetrations Area3,856 sq ft
Total Roof Area Less Penetrations68,201 sq ft
Total Penetrations Perimeter2,505 ft
Predominant Pitch.....0/12



Total Roof Facets = 19

*Rakes are defined as roof edges that are sloped (not level).

** Eaves are defined as roof edges that are not sloped and level.

Measurements by Structure

Structure	Area (sq ft)	Ridges (ft)	Hips (ft)	Valleys (ft)	Rakes (ft)	Eaves (ft)	Flashing (ft)	Step Flashing (ft)	Parapets (ft)
1	70684	14	0	0	36	40	41	28	3272
2	1213	0	0	0	0	0	0	0	140
3	158	0	0	0	0	0	0	0	51

All values in this table are rounded up to the nearest foot for each separate structure. Measurement totals displayed elsewhere in this report are added together before rounding which may cause totals to differ.

Areas per Pitch

Roof Pitches	0/12	4/12	6/12
Area (sq ft)	71783.9	182.5	89.9
% of Squares	99.6%	0.3%	0.1%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.



ROOF MEASUREMENT REPORT

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	72,057	79262.7	80703.8	82865.6	84306.7	86468.4	87909.5
Squares	720.6	792.6	807.0	828.7	843.1	864.7	879.1

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Parapet Calculation Table

Wall Height (ft)	1	2	3	4	5	6	7
Vertical Wall Area (sq ft)	3464	6928	10392	13856	17320	20784	24248

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.

Penetration Table

	1-54	55-58	59-60	61-64	65-71	72	73-74	75	76-99	100
Area (sq ft)	1	2.3	4	6.3	7.5	8	9	12.5	16	20.9
Perimeter (ft)	4	6	8	10	11	12	12	15	16	20
	101-102	103	104-105	106-107	108	109	110-113	114	115	116
Area (sq ft)	25	26.2	30	44	45	46.8	52.5	50	56	57.7
Perimeter (ft)	20	22	22	27	27	28	29	30	30	32
	117-120	121	122-132	133	134-138	139-140	141	142	143-151	152
Area (sq ft)	57.7	63	64	65	72	73.5	80	70.2	81.3	121.6
Perimeter (ft)	32	32	32	33	34	35	36	37.4	38	53.2

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

700 W College Ave,, Stanton, KY 40380

Report: 64153945

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Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.