

Inspection Report



Prepared For:



Powell County Schools

Powell County Schools
Powell County Middle School
770 W College Ave
Stanton, KY 40380



Site Overview

Total Sections: 4

Total Sq/Ft: 68,102



Map	Section Name	Sq/Ft	Grade
1	Section 1	14,365	D
2	Section 2	36,964	D-
3	Section 3	6,817	D-
4	Section 4	9,956	D-



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Composition

Section: Section 1

Size: 14,365

Overall Grade: D

Inspection Date: 04/28/2025

Inspected By: Lars Griggs





Composition

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Core Sample Composition

- Modified Bitumen
- Poly ISO
- Metal Deck



Core Sample Thickness



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Section Overview

Section: Section 1

Size: 14,365

Overall Grade: D

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Observations

Section: Section 1

Size: 14,365

Overall Grade: D

Inspection Date: 04/28/2025

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Metal Deck



Small Overflow Scuppers



Existing Drain Clogged



Existing unit Curbs Not in Use



Deficiencies

Section: Section 1

Size: 14,365

Overall Grade: D

Inspection Date: 04/28/2025

Inspected By: Lars Griggs



1

Existing Drainage System Clogged

Quantity: 0 null

Deficiency:

The clogging of this drain could lead to leaks and unnecessary water buildup. This could lead to weight over burden on the structure.

Corrective Action:

We cleaned the drain while we were on site. However, we recommend putting a maintenance program together that will address the drains.



Summary

Section: Section 1

Size: 14,365

Overall Grade: D

Inspection Date: 04/28/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D-

Flashings: C-

Sheet Metal: C-

Overall: D

Estimated Replace: 2027

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
- C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
- F Roof has failed.** The roof has exceeded its expected service life. While it may be possible to address active leaks, it should be assumed that leaks will continue to develop.

Recommendations:

The existing roof system is weathering consistent with its age. This roof would be a good candidate for a membrane overlay. We did not observe any locations that indicated moisture saturation in the system. The existing core samples were dry and free from observable moisture.



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Section Overview

Section: Section 2

Size: 36,964

Overall Grade: D-

Inspection Date: 04/28/2025

Inspected By: Lars Griggs





Observations

Section: Section 2

Size: 36,964

Overall Grade: D-

Inspection Date: 04/28/2025

Inspected By: Lars Griggs



Google

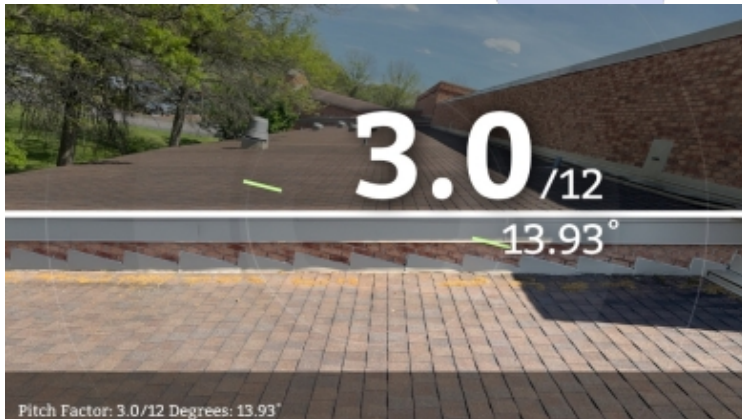
Imagery ©2025 Airbus, Maxar Technologies



Scupper & Ventilated Headwall Flashing



Improper Repairs



Standard Pitch for all Structures





Deficiencies

Section: Section 2

Size: 36,964

Overall Grade: D-

Inspection Date: 04/28/2025

Inspected By: Lars Griggs



1

Animal Damage to Lead Pipe Boot (Emergency)

Quantity: -2 null

Deficiency:

The lead pipe boots on the roof show signs of damage. Squirrels will often chew on boots like this.

Corrective Action:

Replace pipe boots with EPDM boot flashings in lieu of lead.



2

Masonry Cracking @ Front Parapet (Emergency)

Quantity: 0 null

Deficiency:

This cracking can allow water to penetrate and appear to come from the roof.

Corrective Action:

Hire a tuckpointing professional to seal masonry cracks.



Deficiencies

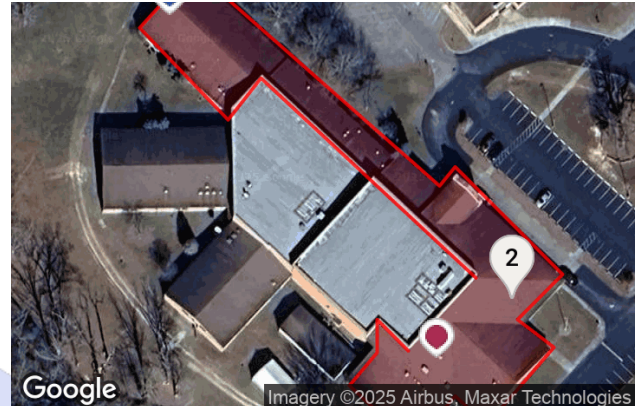
Section: Section 2

Size: 36,964

Overall Grade: D-

Inspection Date: 04/28/2025

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3

Missing Shingles (Emergency)

Quantity: 0 null

Deficiency:

Shingle damage could lead to water infiltration.

Corrective Action:

Replace shingles in this area until roof can be replaced.



4

Incorrect Boot Installation

Quantity: 0 null

Deficiency:

The boot at this location it not appropriate for shingle use.

Corrective Action:

Replace pipe boot with appropriate boot and seal until the roof can be replaced.



Summary

Section: Section 2

Size: 36,964

Overall Grade: D-

Inspection Date: 04/28/2025

Inspected By: Lars Griggs



Condition Summary

Membrane:

Flashings:

Sheet Metal:

Overall: D-

Estimated Replace:

Recommendations:

Replace shingle roof.

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
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- C Roof is in "Fair" condition.** The roof is beginning to show age-related deficiencies, or is a newer roof that is not performing as expected. A maintenance program may help prevent unnecessary leaks and minimize repair costs.
- D Roof is in "Poor" condition and is nearing the end of its useful life.** Repairs could help reduce unexpected leaks, depending on the severity.
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Section Overview

Section: Section 3

Size: 6,817

Overall Grade: D-

Inspection Date: 04/28/2025

Inspected By: Lars Griggs





Summary

Section: Section 3

Size: 6,817

Overall Grade: D-

Inspection Date: 04/28/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D-

Flashings: D-

Sheet Metal: D-

Overall: D-

Estimated Replace: 2026

Recommendations:

We recommend the full replacement of this roof due to age.

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
- B Roof is "Good" condition.** General repairs may be required and a maintenance program may minimize unnecessary leaks
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Section Overview

Section: Section 4

Size: 9,956

Overall Grade: D-

Inspection Date: 04/28/2025

Inspected By: Lars Griggs





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Observations

Section: Section 4

Size: 9,956

Overall Grade: D-

Inspection Date: 04/28/2025

Inspected By: Lars Griggs



Masonry Cracking



Summary

Section: Section 4

Size: 9,956

Overall Grade: D-

Inspection Date: 04/28/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D-

Flashings: D-

Sheet Metal: D-

Overall: D-

Estimated Replace: 2026

Recommendations:

Replace existing shingle roof.

- A Roof is "New" or in "Like New" condition.** Continue to monitor and maintain.
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