

Inspection Report



Prepared For:



Powell County Schools

Powell County Schools
Powell County High School
700 W College Ave
Stanton, KY 40380



Site Overview

Total Sections: 12

Total Sq/Ft: 129,307



Map	Section Name	Sq/Ft	Grade
1	Section 1	6,143	F
2	Section 2	11,731	D-
3	Section 3	11,229	D
4	Section 4	17,868	D-
5	Section 5	5,399	D-
6	Section 6	3,663	D-
7	Section 7	17,175	D-
8	Section 8	3,011	D-
9	Section 9	5,666	D-
11	Section 11	33,067	D-
12	Section 12 - NIC	12,323	
13	Section 13 - NIC	2,032	



Powell County Schools

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700 W College Ave
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Section Overview

Section: Section 1

Size: 6,143

Overall Grade: F

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





Powell County Schools

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Powell County High School
700 W College Ave
Stanton, KY 40380



Observations

Section: Section 1

Size: 6,143

Overall Grade: F

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Multiple Layers of Shingle on Existing Structure



Deficiencies

Section: Section 1

Size: 6,143

Overall Grade: F

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



1

Improper Shingle Repairs

Quantity: 0 null

Deficiency:

The current coating repairs around the penetrations will fail in time.

Corrective Action:

Replace roof.



Summary

Section: Section 1

Size: 6,143

Overall Grade: F

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane:

Flashings:

Sheet Metal:

Overall: F

Estimated Replace: 2025

Recommendations:

The current roof system has two layers of shingle on it. We recommend a full tear off of the existing roof and a replacement with either standing seam or shingles.

- 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.



Composition

Section: Section 2

Size: 11,731

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Core Sample

Roof Composition:

- Modified Bitumen
- LWIC
- EPS
- Tectum



Core Sample Thickness

Core Sample was 4.5" to Tectum Deck



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Section Overview

Section: Section 2

Size: 11,731

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





Observations

Section: Section 2

Size: 11,731

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Improper Flashing



Deficiencies

Section: Section 2

Size: 11,731

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



1

Improper Flashing (Emergency)

Quantity: 0 null

Deficiency:

This flashing is not sealed properly and is not using appropriate materials.

Corrective Action:

During roof project remove this penetration flashing and patch deck.



2

Wildlife Living Inside Unit

Quantity: 0 null

Deficiency:

A colony of birds is living inside this unit.

Corrective Action:

Properly remove wildlife from unit as to prevent damage to internal components.



Summary

Section: Section 2

Size: 11,731

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane:

Flashings:

Sheet Metal:

D

D

Overall:

D-

Estimated Replace:

2026

- 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 roof appears to be in marginal condition and is a suitable candidate for an overlay of the existing system. During analysis, we did not find any anomalies that would lead us to believe a significant amount of moisture is present in the system. We confirmed this with the completion of core samples.



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Section Overview

Section: Section 3

Size: 11,229

Overall Grade: D

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





Observations

Section: Section 3

Size: 11,229

Overall Grade: D

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Debris & Granules in Drain Area





Summary

Section: Section 3

Size: 11,229

Overall Grade: D

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D

Flashings: D

Sheet Metal: D

Overall: D

Estimated Replace: 2026

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

This existing roof system is a good candidate for an overlay. We did not observe any conditions that indicated that the existing system was saturated. Our thermal imaging scans did not indicate any thermal anomalies.



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Composition

Section: Section 4

Size: 17,868

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Core Sample

Core Sample Composition:

- Modified Bitumen
- LWIC
- EPS Insulation
- Metal Deck



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Section Overview

Section: Section 4

Size: 17,868

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





Summary

Section: Section 4

Size: 17,868

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D-

Flashings: D-

Sheet Metal: D-

Overall: D-

Estimated Replace: 2026

- 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 roof is exhibiting significant granule loss. We did not observe any significant signs of moisture in the existing system. Our thermography scan did not show any signs of thermal anomalies on this section.



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Composition

Section: Section 5

Size: 5,399

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Core Sample

Core Sample Composition:

- Modified Bitumen
- LWIC
- EPS
- Tectum Deck



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Section Overview

Section: Section 5

Size: 5,399

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





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Observations

Section: Section 5

Size: 5,399

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Small Roof Adjacent to this Section



Summary

Section: Section 5

Size: 5,399

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D-

Flashings: D-

Sheet Metal: D-

Overall: D-

Estimated Replace: 2026

- 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:

This roofing section is consistent with other evaluated systems. There does seem to be a thermal anomaly near one of the units. Further investigation is needed to determine the extent if any of moisture intrusion inside the roofing system.

We recommend a membrane overlay for this section with possibly some light roof removal for moisture damage.



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Composition

Section: Section 6

Size: 3,663

Overall Grade: D-

Inspection Date: 04/29/2025

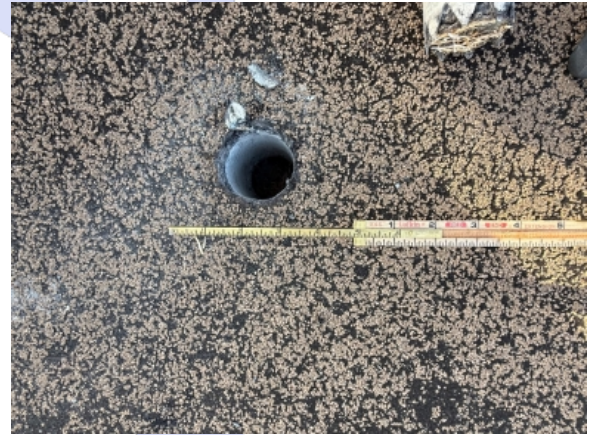
Inspected By: Lars Griggs



Core Sample

Roof Composition:

- Modified Bitumen
- LWIC
- EPS
- Tectum Deck



Core Sample Thickness



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Section Overview

Section: Section 6

Size: 3,663

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





Summary

Section: Section 6

Size: 3,663

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D-

Flashings: D-

Sheet Metal: D-

Overall: D-

Estimated Replace: 2026

Recommendations:

The existing roof is in similar condition to sections 2-5

- 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.
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Composition

Section: Section 7

Size: 17,175

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Core Sample

Existing Roof Composition:

- Modified Bitumen
- LWIC
- EPS
- Tectum Deck



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Composition

Section: Section 7

Size: 17,175

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





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Section Overview

Section: Section 7

Size: 17,175

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





Deficiencies

Section: Section 7

Size: 17,175

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



1

Possible Thermal Anomaly

Quantity: 0 null

Deficiency:

The thermal anomaly at the referenced location could indicate moisture saturation in the existing system.

Corrective Action:

Perform additional investigation to determine moisture content.



Summary

Section: Section 7

Size: 17,175

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D-

Flashings: D-

Sheet Metal: D-

Overall: D-

Estimated Replace: 2026

- 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 roof on the gym seems to have more progressed granule loss compared to some of the other sections. Furthermore, during our thermal scan we observed a few locations that could possibly indicate moisture saturation. This roof would be a good candidate for an overlay if the moisture saturated locations were addressed.



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Section Overview

Section: Section 8

Size: 3,011

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





Summary

Section: Section 8

Size: 3,011

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D-

Flashings: D-

Sheet Metal: D-

Overall: D-

Estimated Replace: 2026

Recommendations:

The existing roof composition of this section is similar to that of section 7 (the gym)

- 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.
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Section Overview

Section: Section 9

Size: 5,666

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





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Observations

Section: Section 9

Size: 5,666

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Debris on Roof



Summary

Section: Section 9

Size: 5,666

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D-

Flashings: D-

Sheet Metal: D-

Overall: D-

Estimated Replace: 2026

- 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:

This section is a suitable candidate for an overlay and in similar condition to previously referenced roof sections.



Composition

Section: Section 11

Size: 33,067

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Core Sample Thickness

We took 3 core samples from this roof system to determine whether the slope was in the deck or in the roofing system. We determined that the roof slope was in the deck through these tests.



Core Sample Composition:

Core Sample Composition:

- Modified Bitumen
- LWIC
- EPS
- Tectum Decking



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Section Overview

Section: Section 11

Size: 33,067

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs





Observations

Section: Section 11

Size: 33,067

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Existing Unit Curb Condition

Most of the units on this section are mounted on curbs that need to be addressed by an HVAC contractor. Some of curbs could be contributing to existing leaks.



Debris on Roof



Observations

Section: Section 11

Size: 33,067

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Wall Flashing Degradation





Summary

Section: Section 11

Size: 33,067

Overall Grade: D-

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane: D-

Flashings: D-

Sheet Metal: D-

Overall: D-

Estimated Replace: 2026

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

This roofing area has a significant amount of rooftop mounted equipment. We recommend that the rooftop equipment at this location be inspected and sealed by a qualified HVAC contractor in conjunction with the roof replacement. Otherwise, this roofing area is a suitable candidate for an overlay and did not show signs of significant moisture infiltration.



Summary

Section: Section 12 - NIC

Size: 12,323

Overall Grade:

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane:

Flashings:

Sheet Metal:

Overall:

Estimated Replace:

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



Summary

Section: Section 13 - NIC

Size: 2,032

Overall Grade:

Inspection Date: 04/29/2025

Inspected By: Lars Griggs



Condition Summary

Membrane:

Flashings:

Sheet Metal:

Overall:

Estimated Replace:

- 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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Recommendations: