

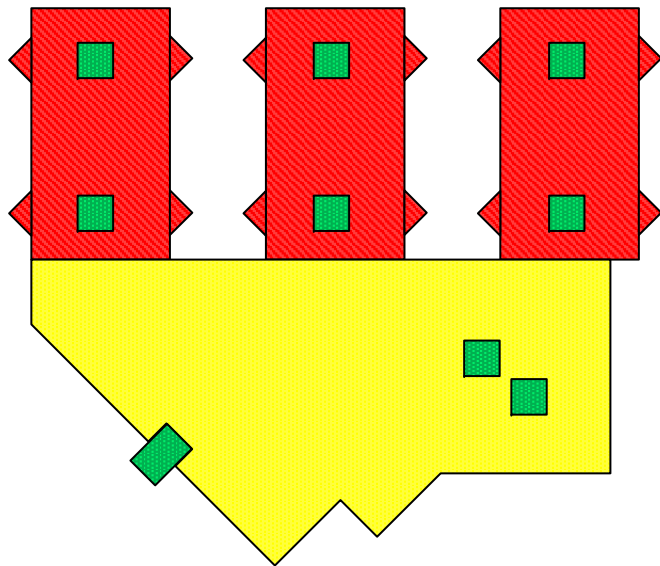
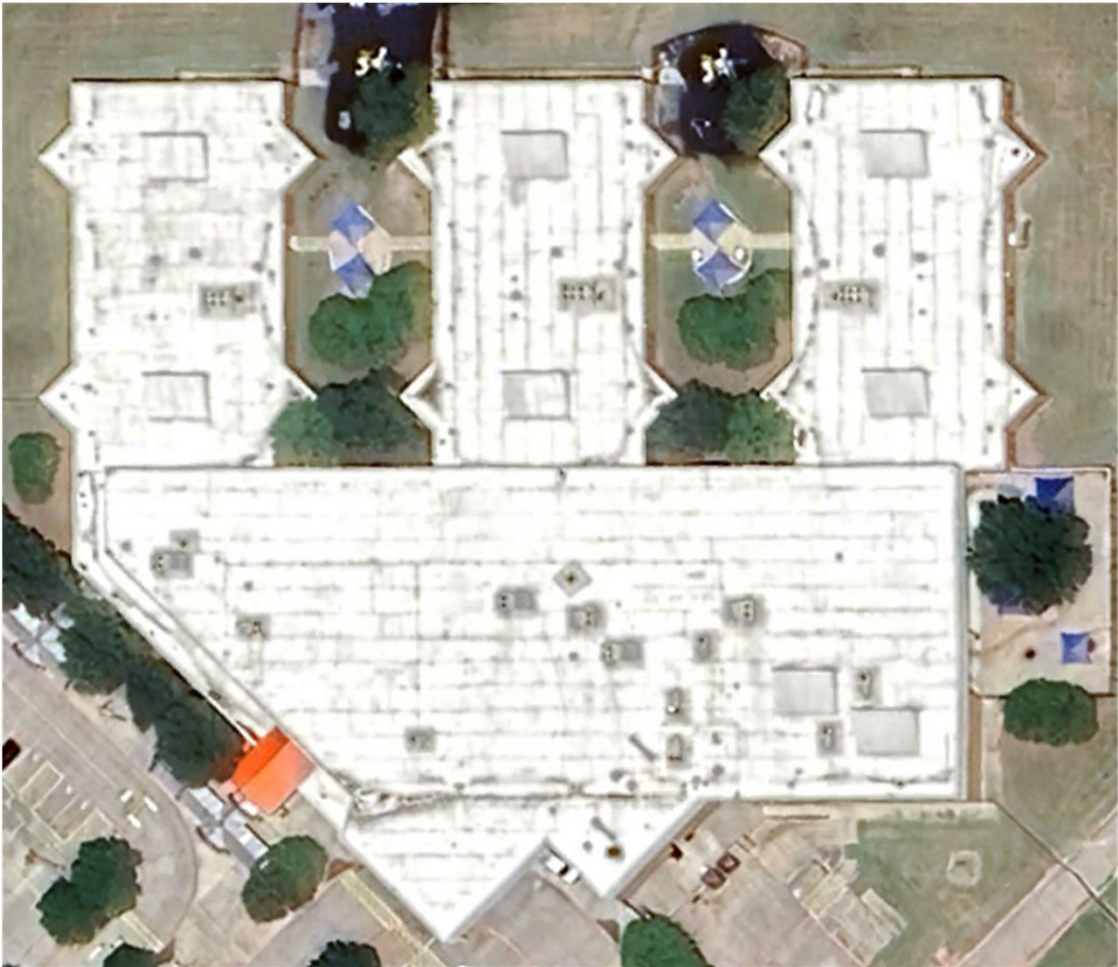
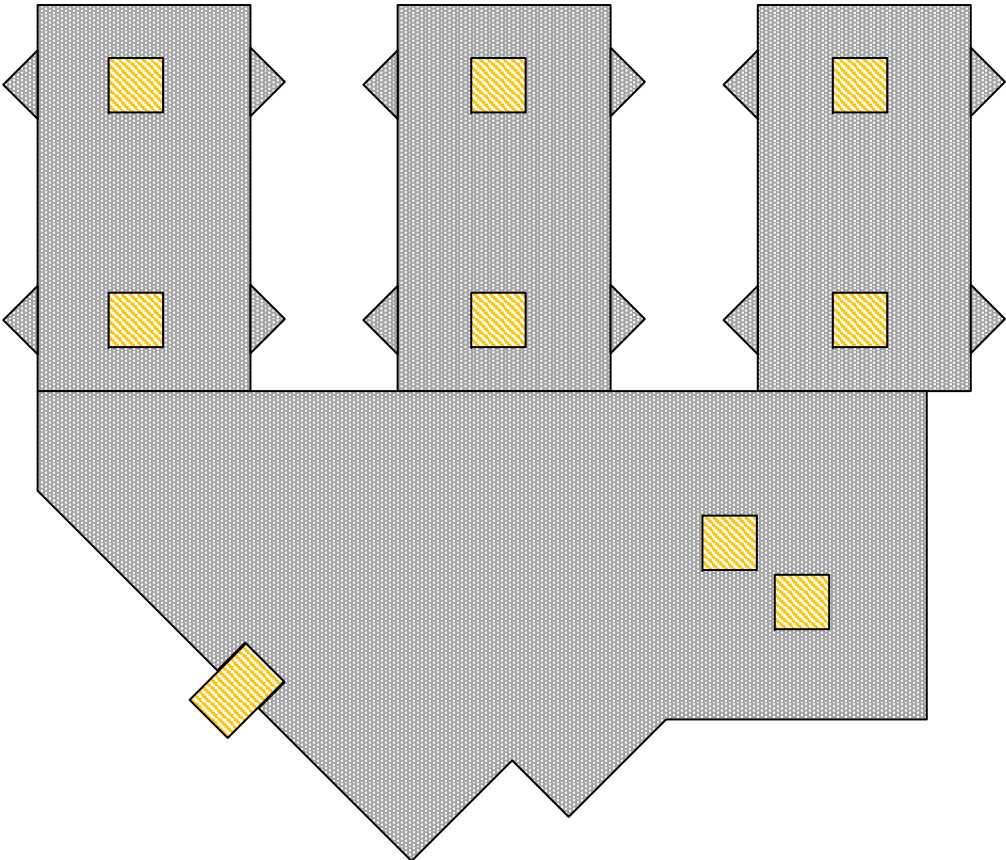


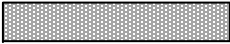

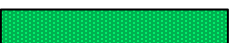


Edwards Early Childhood Campus Map



The Garland Company
3800 E. 91st Street
Cleveland, OH 44105

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	Single Ply 95,500 SQFT
	Metal Roofing 7,800 SQFT
	No Major Expense for 5 years
	Recover/Replace 2026/2027
	Recover/Replace 2025

Address:
1605 Rand Rd, Kaufman, TX 75142

Date of Last Inspection:
March 3rd, 2025

Kaufman Independent
School District

SHEET TITLE:
Steven C Schaad
The Garland Co.
972-533-9717
sschaad@garlandco.com

SHEET NO.
A-2

ROOF SECTION PHOTO(S)

Click the Ramp ICON for full photo analysis report



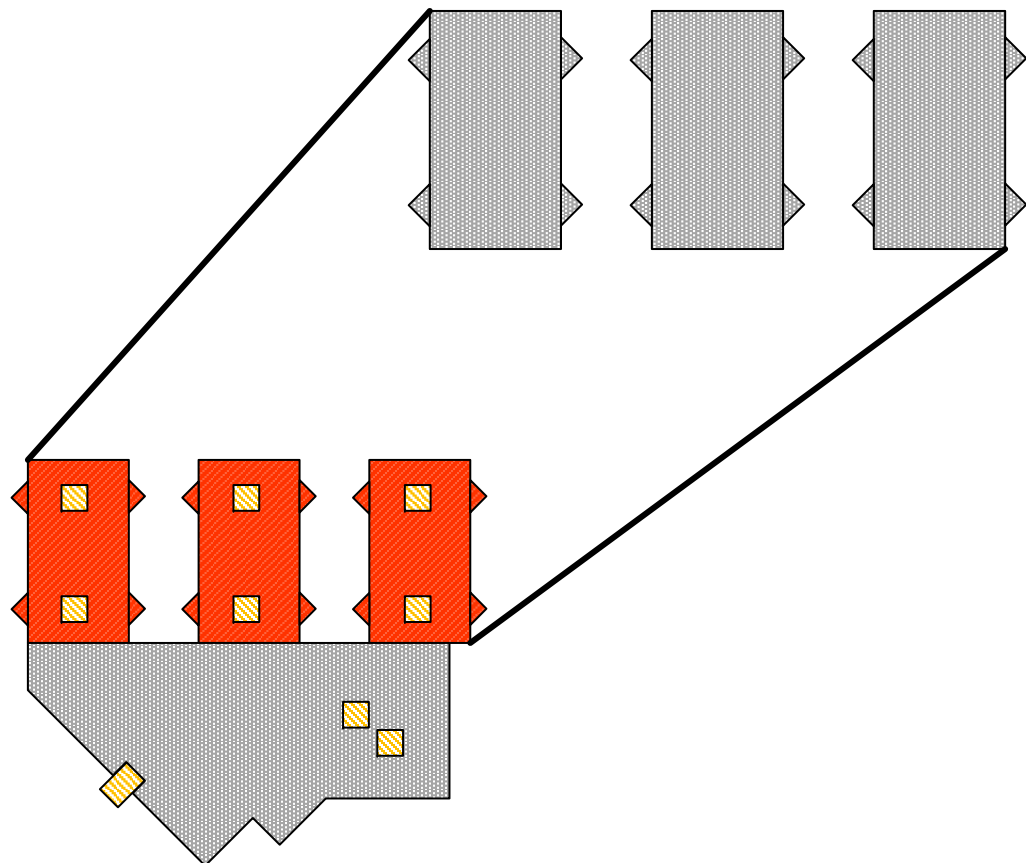
ROOF SECTION INFORMATION

Roof Section Name: North Extension Fingers
Square Footage: 40,500
Year Installed/Age: 20+
System Type: Single Ply
Slope: 1/4:12
Height:~25
Drainage System: Internal Drains
Accessibility: Roof Hatch
Inspection Rating: Failed
Notes: N/A

EXISTING ROOF SYSTEM PHOTOS



ROOF SECTION AREA



CORE ANALYSIS/ASSESSMENT

- Core Analysis: Coating, Single Ply, 2 Layer ISO
- Metal Deck
- Structurally Sloped

Repair Water Tight Estimate \$24,000

ROOF ASSESSMENT NOTES

A. Membrane Condition

- The single-ply membrane exhibits **advanced aging and deterioration**.
- Numerous **fractured seams** were observed, compromising the waterproofing integrity.
- **Widespread surface wear** is evident, with sections of the membrane appearing brittle and discolored.
- Visible **cracking and splitting** along stress points, particularly near seams and transitions.

B. Seam Failures

- Multiple **open and fractured seams** were noted throughout the roof.
- **Adhesion failure** was observed at seam overlaps, leading to water infiltration.
- In some sections, seam separation has resulted in **exposed insulation and substrate**, increasing the risk of structural damage.

C. Flashing & Edge Details

- Flashings around penetrations and parapet walls are **failing or detached**, further contributing to water ingress.
- Edge terminations show **lifting and shrinkage**, indicating prolonged exposure to UV degradation.



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Complete seam shrinkage below coping.



Fractured metal seams.



Severe corner flashing holes.



Severe patching across entire field.



Severe ponding water around drains.



Membrane/Coating degradation.



Temporary patch-work.



Fractured corners and seams.



Single ply fully stretched from loading.



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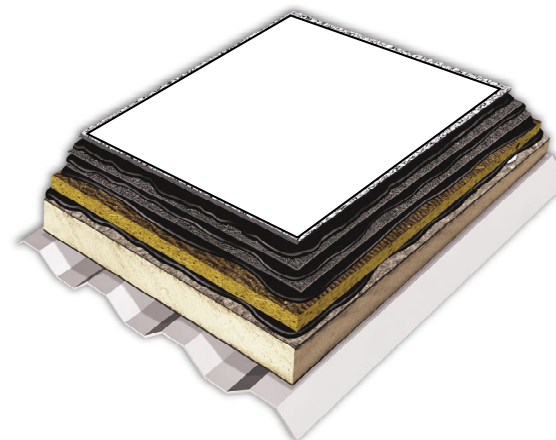
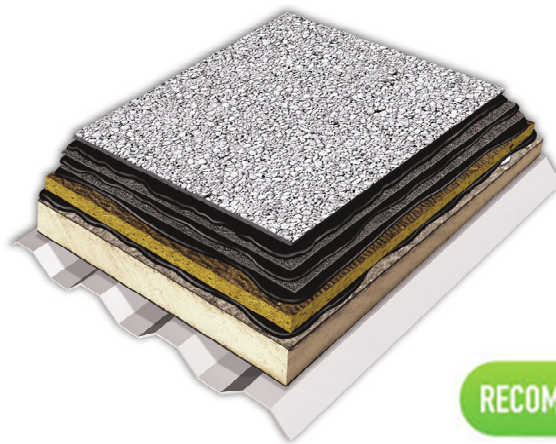
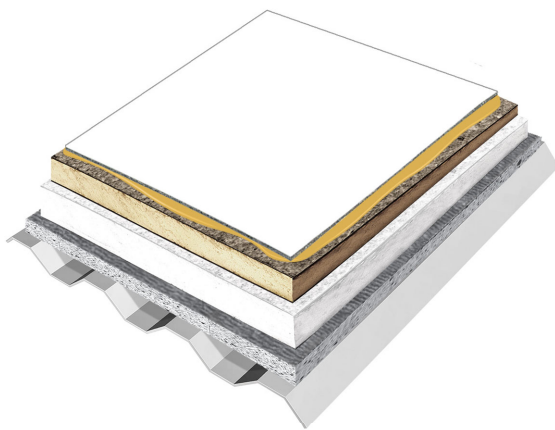
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THERE ARE A LOT OF OPTIONS FOR A LEAKING ROOF BEFORE TEARING IT OFF



**15 Year Service Life
Single Ply Overlay**

**30 Year Service Life
Modified Bitumen System**

**40 Year Service Life
Hybrid KEE System**

**2025 North Roof Fingers \$729,000
2026/27 South Roof Main \$990,000**

**2025 North Roof Fingers \$850,000
2026/27 South Roof Main \$1,210,000**

**2025 North Roof Fingers \$1,620,000
2026/27 South Roof Main \$2,255,000**

Moisture Scan must be performed before restoration or recover options can be completed:

1. Repair any wet insulation per moisture scan and provide a per sqft price for repair.
3. Raise all HVAC equipment, pipes and vents to 8" minimum standard height.
4. Install new flashings with like material.
5. Install new Coverboard
6. Install new single ply roof.
7. Install new drain assemblies.
8. Paint all gas lines hazard yellow. System includes with a 5 Year Contractor Warranty and a 15 Year Limited Warranty from Wise Product.

Moisture Scan must be performed before restoration or recover options can be completed:

1. Remove system down to poly iso..
2. Repair any wet insulation per moisture scan and provide a per sqft price for repair.
3. Raise all HVAC equipment, pipes and vents to 8" minimum standard height.
4. Install new flashings with like material.
5. Mechancially fasten new ½" dens deck coverboard.
6. Install new 30 year base and cap sheet in WeatherKing cold adhesive.
7. Install new drain assemblies.
8. Paint all gas lines hazard yellow. System includes with a 5 Year Contractor Warranty and a 30 year NDL Warranty from Garland Industries

Full Tear Off

1. Remove entirely down to deck.
2. Repair any wet walls.
3. Raise all HVAC equipment, pipes and vents to 8" minimum standard height.
4. Install new flashings with like material.
5. Mechancially fasten new ½" dens deck coverboard.
6. Install new base and KEE cap sheet in WeatherKing cold adhesive.
7. Install new drain assemblies.
8. Paint all gas lines hazard yellow. System includes with a 5 Year Contractor Warranty and a 40 year NDL Warranty from Garland Industries



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