



**Roof Consulting  
Services, Inc.**

**Inspection \*\* Testing \*\* Design**

May 31, 2017

Ms. Susan Moore  
Henrico County Public Schools  
406 Dabbs House Road  
Richmond, VA 23228

Re: Leak Investigation  
Short Pump Middle School  
4701 Pouncey Tract Road  
Glen Allen, VA

Ms. Moore:

As per your request, Roof Consulting Services performed a leak investigation on the roof system for Short Pump Middle School, located at 4701 Pouncey Tract Road Glen Allen, Virginia. Jorge Virgin, Roof Consulting Services, Inc., performed the leak investigation on May 19, 2017. The purpose of this investigation was to determine the source of water entry into the building and to recommend corrective action to address the leak issues.

The buildings primary roof system is a standing seam metal panel roof assembly installed over light gauge structural framing.

**Findings:**

RCS contact, Susan Moore, reported one on-going individual leak near the South entrance at Roof Area "F". While viewing the interior space, water damage was observed on interior walls and interior ceiling.

During the water test our inspector identified the source of the leak at the ridge / rake intersection, directly upslope from the interior damage. The leak was then allowed to subside and produced a second time for verification purposes. After close inspection of the ridge / rake intersection it was determined the metal panel along the rake edge was installed, apparently during original construction, short of the ridge resulting in an open condition.

**Deficiency Listing:**

1. Open Condition at ridge
2. Open Condition at rake edge

**Corrective Action:**

Remove ridge cap, rake edge, Z-closures and all related deteriorated or loose sealants.



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Fabricate and install a panel extension to counter flash the existing panel. Fabricate and install new Z-closures for the ridge cap / rake edge intersection to properly seal the roof assembly detailing. Re-install the rake edge and ridge cap. Fabricate and install an end closure to terminate the ridge cap to the rake edge providing a water tight seal.

Photographic documentation has been provided to substantiate these findings. If you have any questions or need any additional information, please do not hesitate to contact me at my office.

Respectfully submitted  
Roof Consulting Services, Inc.

A handwritten signature in black ink that reads "W. Paul Sanders".

Daniel Sanders, Jr  
Vice President

cc. J. Virgin, RCS Inspector  
File

# LEAK INVESTIGATION PHOTOGRAPHS

**Project Code: N/A**

**Date: 05 / 31 / 17**

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**Project Name: HCPS– Short Pump Middle School – Leak Investigation**



**Interior view of reported leak area. Water staining visible on interior ceiling**



**Interior view of reported leak area. Water staining visible on interior ceiling**



**Interior view of reported leak area**



**Interior view of reported leak area**

# LEAK INVESTIGATION PHOTOGRAPHS

**Project Code: N/A**

**Date: 05 / 31 / 17**

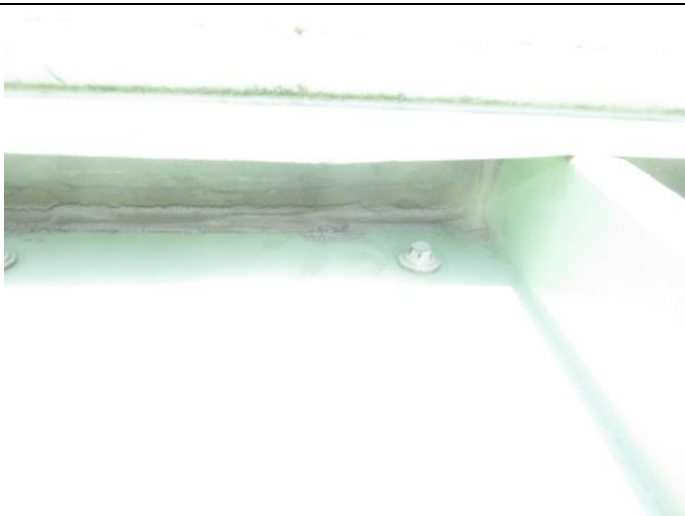
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**Project Name: HCPS– Short Pump Middle School – Leak Investigation**



**Overview of the leak area at Roof Area "F".**

**Overview of the leak area at Roof Area "F"**



**Close up view of the identified leak source**

**Close up view identifying the poor detailing at the roof panel / ridge cap / rake edge**