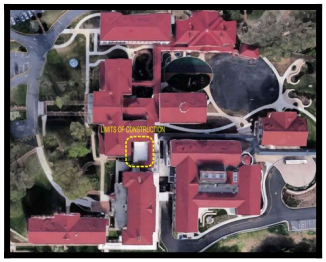
ROOF CONSULTING SERVICES, INC.

Project Name & Location	Roof Issue:	Service Type:	Date:	Estimated Cost (In Thousands) RCS Cost to Client	Estimated Cost (In Thousands) Potential Cost Savings to Client
Client: Virginia School for the Deaf and the Blind Project: Building 22 – Food Storage Building Roof Replacement Address: 104 VSDB Drive, Staunton, VA 24401	Existing fully adhered 60 mil TPO roof and built-in gutter system scheduled for replacement; design, specification & bid documents required	Roof replacement design & bid phase services	Aug 2026 to Current	$11,400.00	Undetermined

In August of 2026, RCS was contracted by the Virginia School for the Deaf and the Blind (VSDB) in Staunton, Virginia to develop roof design documents for the scheduled replacement of one roof section on campus: Building 22, the Food Storage Building. The approximately **1,085 square foot** low-slope roof consists of a fully adhered 60 mil thermoplastic polyolefin (TPO) membrane over tapered polyisocyanurate insulation and gypsum sheathing on a structural concrete deck, draining to a built-in gutter concealed behind wood fascia and crown moulding.



On August 11th, 2026, RCS inspectors performed a field survey of the roof, including overview and exterior photo documentation, test cuts to verify the existing roof composition, and measurement of the perimeter edge, gutter and wall flashing conditions. Owner-provided as-built drawings and asbestos and lead-based paint reports were reviewed to define the limits of the work.



Using the survey data, RCS produced a complete set of construction documents: Project Manual specifications and drawings including a roof demolition plan, roof replacement plan, tapered insulation plan and detail sheet. The design calls for removal of the existing roof system down to the concrete deck and installation of a **manufacturer-approved, 20-year TPO roof system** over a self-adhering modified bitumen vapor barrier, 1/8 inch per foot tapered polyisocyanurate insulation and high-density coverboard, along with a new pre-manufactured ANSI/SPRI ES-1 compliant gutter system, new PVC fascia, and repair of adjacent crown moulding and soffit to match existing profiles.







RCS completed the Virginia Department of General Services, Division of Engineering and Buildings (DEB) review of the documents (DEB # 218-B6218-004) and is currently assisting VSDB with bid evaluations and contractor award. The project remains in the bid phase and has not yet been constructed. We are confident the completed documents give VSDB a clearly defined scope for competitive bidding and a long-term, watertight roof.