



KPOSTCOMPANY

ADVANTAGE PROGRAM

Collin County Courthouse
2100 Bloomdale Road,
McKinney, TX 75071



Prepared by:
Tanner Newton
KPost Company
1841 West Northwest Highway
Dallas, TX 75220

Prepared for:
Jayson Hopper
Collin County
2300 Bloomdale Road,
McKinney, TX 75071

Assessment Date: 1/7/2026



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof Condition Summary

Building	Roof	SF	Roof System	Condition	Est. Svc. Life	Recommendation
Collin County Courthouse	Roof A	80644	Modified	Serviceable	6-8	Repair
Collin County Courthouse	Roof B	11256	Modified	Serviceable	6-8	Repair
Collin County Courthouse	Roof C	0	Metal Panel	Good	16-18	Repair
Collin County Courthouse	Roof D	0	Metal Panel	Good	16-18	Repair
Collin County Courthouse	Roof E	8077	Modified	Serviceable	3-5 —	Repair
Collin County Courthouse	Roof F	0	Metal Panel	Good	11-13	Repair
Collin County Courthouse	Roof G	12240	Modified	Serviceable	3-5 —	Repair
Collin County Courthouse	Roof H	0	Metal Panel	Serviceable	11-13	Repair
Collin County Courthouse	Roof I	0	Metal Panel	Serviceable	11-13	Repair
Collin County Courthouse	Roof J	3404	Modified	Serviceable	3-5 —	Repair
Collin County Courthouse	Roof K	3404	Modified	Serviceable	3-5 —	Repair
Collin County Courthouse	Roof L	6188	Modified	Serviceable	3-5 —	Repair
Collin County Courthouse	Roof M	7208	Modified	Serviceable	3-5 —	Repair
Collin County Courthouse	Roof N	2704	Modified	Serviceable	3-5 —	Repair
Collin County Courthouse	Roof O	208	Modidfied	Serviceable	3-5 —	Maintain



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



The **Modified Bitumen** Roof Systems on Sections **A, B, E, G, J, K L, M, N, O** are estimated to have been installed in 2005. The **Metal** Roof Systems are estimated to have been installed in 2005. We were not informed of the roof system manufacturer or the length of their warranty coverage on these roofs

We recommend that the condition defects listed and shown in this Assessment Report be addressed to maintain and extend the serviceable life of this existing roof system. We also recommend that periodic roof inspections be performed to identify any new condition defect that may have arisen. Care needs to be taken when personnel are on the roof to prevent damage to the roof membrane and flashings. A qualified roofing contractor should be contacted when new roof penetrations are to be made through this roof to ensure that the penetrations are properly flashed and watertight.



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



OBSERVED DEFICIENCIES - RECOMMENDED REPAIRS

Non-Warranty

NW4

Separated and open sealant on clamping ring. Remove existing sealant. Clean, prime and apply new sealant.

Qty: 4

LF: 16

SF: 4

NW30

Separated and open sealant on seams in the metal coping cap. Remove the existing sealant. Clean, prime and apply new sealant. All coping in this roof section

Qty: 4

LF: 328

SF: 328

NW2

Separated and open sealant on the metal counterflashing. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: 15

LF: 39

SF: 39

NW7

Broken/missing drain strainer. Furnish and install new drain strainer.

Qty: 5

LF: 45

SF: 18

NW16

Blistered base flashing. Cut out blistered flashing membrane. Clean, prime and apply new flashing membrane

Qty: 18

LF: 294

SF: 291

NW12

Delaminated and open flashings. Remove existing flashings. Clean, prime and apply new flashing membrane.

Qty: 1

LF: 4

SF: 1

NW81

Racked and wrinkled base flashing. Cut out racked/wrinkled flashing membrane. Clean, prime and apply new flashing membrane.

Qty: 2

LF: 368

SF: 182

NW60

Slippage in flashing membrane. Cut out slipping base flashings. Clean, prime and apply new flashing membrane.

Qty: 2

LF: 34

SF: 37

NW13

Delaminated and open lap in base flashing. Remove existing flashings. Clean, prime and apply new flashing membrane.

Qty: 44

LF: 202

SF: 65





NW50

Improper repairs previously by others. Remove the existing improper repair materials. Clean, prime and apply proper materials; per industry standards.

Qty: **1**

LF: **12**

SF: **9**

NW21

Damaged liquid flashing membrane. Clean prim, apply, new coating materials

Qty: **48**

LF: **59**

SF: **59**

NW69

Shrinkage in roof membrane. No repairs needed at this time. Continue to monitor this condition through periodic inspections.

Qty: **1**

LF: **12**

SF: **5**

NW20

Separated and open sealant on base of roof penetration. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: **13**

LF: **66**

SF: **20**

NW1

Settled and separated existing fill material in pitch pan. Remove the existing fill material and clean the pitch pan. Refill pitch pan with new fill material.

Qty: **2**

LF: **8**

SF: **2**

NW92

Weathered and alligatored capsheet roof membrane. This condition appears to be watertight. No repairs are needed at this time. Continue to monitor this condition through periodic inspections.

Qty: **3**

LF: **12**

SF: **3**

NW15

Blistered roof membrane. Cut blistered roof membrane. Clean, prime, re-adhere and overlay with new roof membrane.

Qty: **88**

LF: **2264**

SF: **2444**

NW17

Delaminated and open seam in the roof membrane. Clean, prime, re-weld and overlay area with new roof membrane.

Qty: **4**

LF: **30**

SF: **11**

Building Maintenance





KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



BM2

Separated and open sealant in wall control joint **above roof level**.
Remove existing sealant. Clean, prime, install backer rod insulation
and apply new sealant.

Qty: **5**

LF: **484**

SF: **484**

BM1

Debris on roof surface. Remove debris from roof.

Qty: **6**

LF: **24**

SF: **6**

BM12

Damaged exterior wall. We recommend that the building owner contact
the appropriate contractor to address this condition.

Qty: **1**

LF: **4**

SF: **1**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354

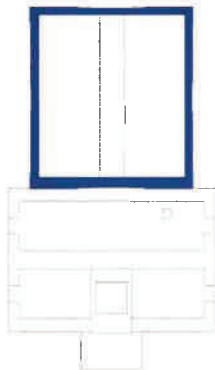


KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof A

Building: Collin County Courthouse



Roof System: Modified
Install Date: 2012 - Estimated
Roof Deck: Metal
Roof SF: 80,644

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 6-8

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Counterflashing - Sealant



NW2

Separated and open sealant on the metal counterflashing. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: **2** LF: **6** SF: **6**

Non-Warranty - Flashing - Blistered



NW16

Blistered base flashing. Cut out blistered flashing membrane. Clean, prime and apply new flashing membrane

Qty: **1** LF: **30** SF: **36**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Non-Warranty - Flashing - Racked and Wrinkled



NW81

Racked and wrinkled base flashing. Cut out racked/wrinkled flashing membrane. Clean, prime and apply new flashing membrane.

Qty: **2**

LF: **368**

SF: **182**

Non-Warranty - Flashing - Slipping



NW60

Slippage in flashing membrane. Cut out slipping base flashings. Clean, prime and apply new flashing membrane.

Qty: **2**

LF: **34**

SF: **37**

Non-Warranty - Flashing Lap - Delaminated



NW13

Delaminated and open lap in base flashing. Remove existing flashings. Clean, prime and apply new flashing membrane.

Qty: **3**

LF: **22**

SF: **8**

Non-Warranty - Improper Repairs



NW50

Improper repairs previously by others. Remove the existing improper repair materials. Clean, prime and apply proper materials; per industry standards.

Qty: **1**

LF: **12**

SF: **9**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Non-Warranty - Liquid Flashing - Deteriorated



NW21

Damaged liquid flashing membrane. Clean prim, apply, new coating materials

Qty: **36**

LF: **45**

SF: **45**

Non-Warranty - Pitch Pan - Fill



NW1

Settled and separated existing fill material in pitch pan. Remove the existing fill material and clean the pitch pan. Refill pitch pan with new fill material.

Qty: **2**

LF: **8**

SF: **2**

Non-Warranty - Roof Membrane - Blistered



NW15

Blistered roof membrane. Cut blistered roof membrane. Clean, prime, re-adhere and overlay with new roof membrane.

Qty: **2**

LF: **48**

SF: **54**

Building Maintenance - Debris



BM1

Debris on roof surface. Remove debris from roof.

Qty: **6**

LF: **24**

SF: **6**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354

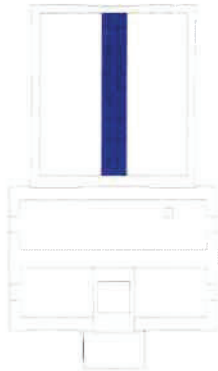


KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof B

Building: Collin County Courthouse



Roof System: Modified
Install Date: 2012 - Estimated
Roof Deck: Metal
Roof SF: 11,256

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 6-8

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Flashing - Blistered



NW16

Blistered base flashing. Cut out blistered flashing membrane. Clean, prime and apply new flashing membrane

Qty: **1** LF: **4** SF: **1**

Non-Warranty - Flashing Lap - Delaminated



NW13

Delaminated and open lap in base flashing. Remove existing flashings. Clean, prime and apply new flashing membrane.

Qty: **2** LF: **8** SF: **2**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Non-Warranty - Liquid Flashing - Deteriorated



NW21

Damaged liquid flashing membrane. Clean prim, apply, new coating materials

Qty: **12**

LF: **14**

SF: **14**

Non-Warranty - Roof Membrane - Alligatored



NW92

Weathered and alligatored capsheet roof membrane. This condition appears to be watertight. No repairs are needed at this time. Continue to monitor this condition through periodic inspections.

Qty: **1**

LF: **4**

SF: **1**

Non-Warranty - Roof Membrane - Blistered



NW15

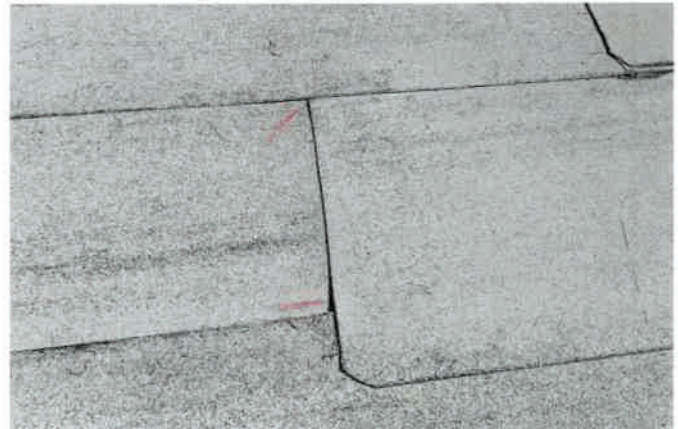
Blistered roof membrane. Cut blistered roof membrane. Clean, prime, re-adhere and overlay with new roof membrane.

Qty: **3**

LF: **46**

SF: **42**

Non-Warranty - Seam Delaminated



NW17

Delaminated and open seam in the roof membrane. Clean, prime, re-weld and overlay area with new roof membrane.

Qty: **2**

LF: **16**

SF: **6**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354

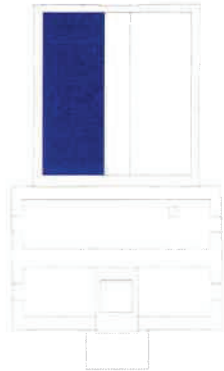


KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof C

Building: Collin County Courthouse



Roof System: Metal Panel
Install Date: 2012 - Estimated
Roof Deck: Plywood
Roof SF: 0

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 16-18

Condition Assessment: 85 - Good

Recommended Action: Repair

This roof is in good condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Penetration Sealant - Separated



NW20

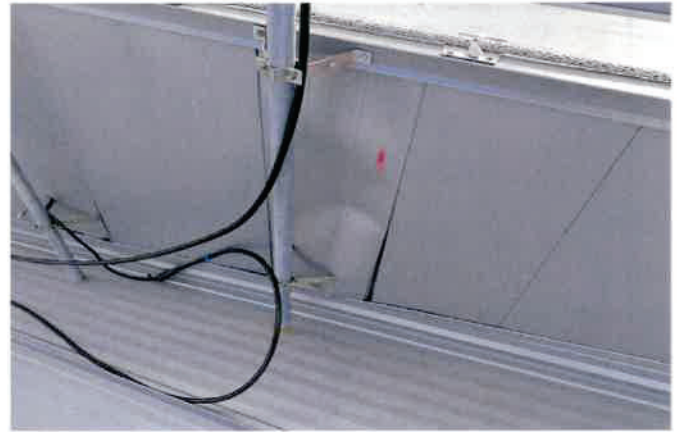
Separated and open sealant on base of roof penetration. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: 6

LF: 32

SF: 10

Building Maintenance - Wall - Damaged



BM12

Damaged exterior wall. We recommend that the building owner contact the appropriate contractor to address this condition.

Qty: 1

LF: 4

SF: 1



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354

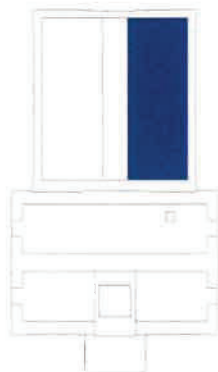


KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof D

Building: Collin County Courthouse



Roof System: Metal Panel
Install Date: 2012 - Estimated
Roof Deck: Plywood
Roof SF: 0

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 16-18

Condition Assessment: 85 - Good

Recommended Action: Repair

This roof is in good condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Penetration Sealant - Separated



NW20

Separated and open sealant on base of roof penetration. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: 5

LF: 26

SF: 8



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354

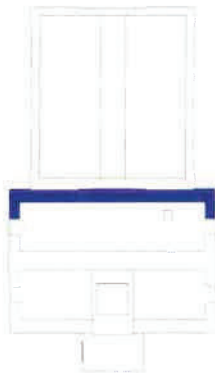


KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof E

Building: Collin County Courthouse



Roof System: Modified
Install Date: 2006 - Estimated
Roof Deck: Metal
Roof SF: 8,077

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 3-5

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Coping Cap - Sealant



NW30

Separated and open sealant on seams in the metal coping cap. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: **1**

LF: **12**

SF: **12**

Non-Warranty - Counterflashing - Sealant



NW2

Separated and open sealant on the metal counterflashing. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: **5**

LF: **13**

SF: **13**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Non-Warranty - Flashing - Blistered



NW16

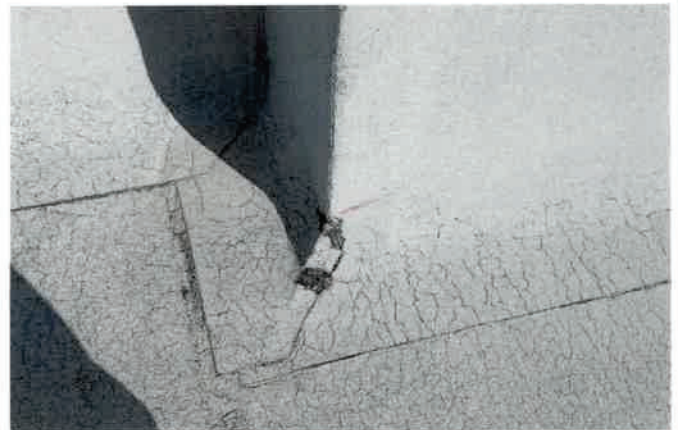
Blistered base flashing. Cut out blistered flashing membrane. Clean, prime and apply new flashing membrane

Qty: **3**

LF: **58**

SF: **64**

Non-Warranty - Flashing Lap - Delaminated



NW13

Delaminated and open lap in base flashing. Remove existing flashings. Clean, prime and apply new flashing membrane.

Qty: **3**

LF: **12**

SF: **3**

Non-Warranty - Roof Membrane - Blistered



NW15

Blistered roof membrane. Cut blistered roof membrane. Clean, prime, re-adhere and overlay with new roof membrane.

Qty: **15**

LF: **258**

SF: **252**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354

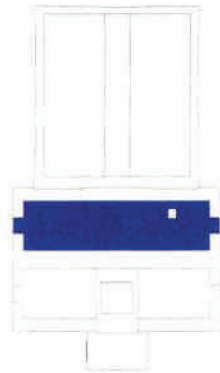


KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof F

Building: Collin County Courthouse



Roof System: Metal Panel.
Install Date: 2006 - Estimated
Roof Deck: Plywood
Roof SF: 0

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 11-13

Condition Assessment: 85 - Good

Recommended Action: Repair

This roof is in good condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Clamping Ring - Sealant



NW4

Separated and open sealant on clamping ring. Remove existing sealant. Clean, prime and apply new sealant.

Qty: **2**

LF: **8**

SF: **2**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof G

Building: Collin County Courthouse



Roof System: Modified
Install Date: 2006 - Estimated
Roof Deck: Metal
Roof SF: 12,240

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 3-5

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Counterflashing - Sealant



NW2

Separated and open sealant on the metal counterflashing. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: **3**

LF: **8**

SF: **8**

Non-Warranty - Flashing - Blistered



NW16

Blistered base flashing. Cut out blistered flashing membrane. Clean, prime and apply new flashing membrane

Qty: **4**

LF: **84**

SF: **90**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Non-Warranty - Flashing Lap - Delaminated



NW13

Delaminated and open lap in base flashing. Remove existing flashings. Clean, prime and apply new flashing membrane.

Qty: **15**

LF: **68**

SF: **23**

Non-Warranty - Roof Membrane - Blistered



NW15

Blistered roof membrane. Cut blistered roof membrane. Clean, prime, re-adhere and overlay with new roof membrane.

Qty: **25**

LF: **706**

SF: **834**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof H

Building: Collin County Courthouse



Roof System: Metal Panel
Install Date: 2006 - Estimated
Roof Deck: Metal
Roof SF: 0

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 11-13

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in good condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Clamping Ring - Sealant



NW4

Separated and open sealant on clamping ring. Remove existing sealant. Clean, prime and apply new sealant.

Qty: **2** LF: **8** SF: **2**

Non-Warranty - Penetration Sealant - Separated



NW20

Separated and open sealant on base of roof penetration. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: **1** LF: **4** SF: **1**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Building Maintenance - Control Joint Sealant



BM2

Separated and open sealant in wall control joint **above roof level**. Remove existing sealant. Clean, prime, install backer rod insulation and apply new sealant.

Qty: **1**

LF: **230**

SF: **230**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof I

Building: Collin County Courthouse



Roof System: Metal Panel
Install Date: 2006 - Estimated
Roof Deck: Metal
Roof SF: 0

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 11-13

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Penetration Sealant - Separated



NW20

Separated and open sealant on base of roof penetration. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: **1** LF: **4** SF: **1**

Building Maintenance - Control Joint Sealant



BM2

Separated and open sealant in wall control joint **above roof level**. Remove existing sealant. Clean, prime, install backer rod insulation and apply new sealant.

Qty: **1** LF: **230** SF: **230**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof J

Building: Collin County Courthouse



Roof System: Modified
Install Date: 2006 - Estimated
Roof Deck: Metal
Roof SF: 3,404

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 3-5

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Counterflashing - Sealant



NW2

Separated and open sealant on the metal counterflashing. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: 4

LF: 11

SF: 11

Non-Warranty - Flashing - Blistered



NW16

Blistered base flashing. Cut out blistered flashing membrane. Clean, prime and apply new flashing membrane

Qty: 3

LF: 36

SF: 27



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Non-Warranty - Flashing Lap - Delaminated



NW13

Delaminated and open lap in base flashing. Remove existing flashings. Clean, prime and apply new flashing membrane.

Qty: **2**

LF: **16**

SF: **10**

Non-Warranty - Roof Membrane - Alligatored



NW92

Weathered and alligatored capsheet roof membrane. This condition appears to be watertight. No repairs are needed at this time. Continue to monitor this condition through periodic inspections.

Qty: **1**

—LF: **4**

—SF: **1**

Non-Warranty - Roof Membrane - Blistered



NW15

Blistered roof membrane. Cut blistered roof membrane. Clean, prime, re-adhere and overlay with new roof membrane.

Qty: **10**

LF: **156**

SF: **144**

Non-Warranty - Seam Delaminated



NW17

Delaminated and open seam in the roof membrane. Clean, prime, re-weld and overlay area with new roof membrane.

Qty: **1**

LF: **10**

SF: **4**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof K

Building: Collin County Courthouse



Roof System: Modified
Install Date: 2006 - Estimated
Roof Deck: Metal
Roof SF: 3,404

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 3-5

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Coping Cap - Sealant



NW30

Separated and open sealant on seams in the metal coping cap. Remove the existing sealant. Clean, prime and apply new sealant. All coping in this roof section

Qty: **1** LF: **68** SF: **68**

Non-Warranty - Counterflashing - Sealant



NW2

Separated and open sealant on the metal counterflashing. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: **1** LF: **1** SF: **1**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



Non-Warranty - Drain Strainer



NW7

Broken/missing drain strainer. Furnish and install new drain strainer.

Qty: **1**

LF: **28**

SF: **13**

Non-Warranty - Flashing - Blistered



NW16

Blistered base flashing. Cut out blistered flashing membrane. Clean, prime and apply new flashing membrane

Qty: **1**

LF: **12**

SF: **9**

Non-Warranty - Flashing - Delaminated



NW12

Delaminated and open flashings. Remove existing flashings. Clean, prime and apply new flashing membrane.

Qty: **1**

LF: **4**

SF: **1**

Non-Warranty - Roof Membrane - Alligatored



NW92

Weathered and alligatored capsheet roof membrane. This condition appears to be watertight. No repairs are needed at this time. Continue to monitor this condition through periodic inspections.

Qty: **1**

—LF: **4**

—SF: **1**





Non-Warranty - Roof Membrane - Blistered



NW15

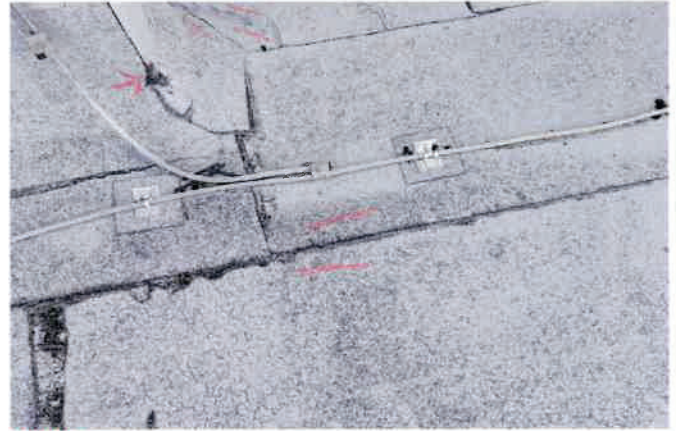
Blistered roof membrane. Cut blistered roof membrane. Clean, prime, re-adhere and overlay with new roof membrane.

Qty: **11**

LF: **400**

SF: **391**

Non-Warranty - Seam Delaminated



NW17

Delaminated and open seam in the roof membrane. Clean, prime, re-weld and overlay area with new roof membrane.

Qty: **1**

LF: **4**

SF: **1**

Building Maintenance - Control Joint Sealant



BM2

Separated and open sealant in wall control joint **above roof level**. Remove existing sealant. Clean, prime, install backer rod insulation and apply new sealant.

Qty: **3**

LF: **24**

SF: **24**



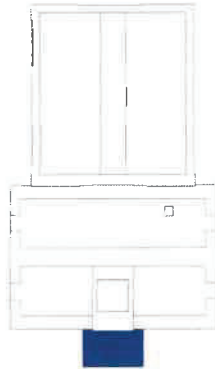


KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof L

Building: Collin County Courthouse



Roof System: Modified
Install Date: 2006 - Estimated
Roof Deck: Metal
Roof SF: 6,188

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 3-5

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Coping Cap - Sealant



NW30

Separated and open sealant on seams in the metal coping cap. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: **1**

LF: **100**

SF: **100**

Non-Warranty - Flashing - Blistered



NW16

Blistered base flashing. Cut out blistered flashing membrane. Clean, prime and apply new flashing membrane

Qty: **3**

LF: **34**

SF: **28**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Non-Warranty - Flashing Lap - Delaminated



NW13

Delaminated and open lap in base flashing. Remove existing flashings. Clean, prime and apply new flashing membrane.

Qty: **10**

LF: **40**

SF: **10**

Non-Warranty - Roof Membrane - Blistered



NW15

Blistered roof membrane. Cut blistered roof membrane. Clean, prime, re-adhere and overlay with new roof membrane.

Qty: **13**

LF: **432**

SF: **477**



Solar Roof
Certified Installer

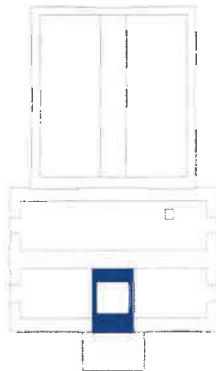
(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354

Roof: Roof M

Building: Collin County Courthouse



Roof System: Modified
Install Date: 2006 - Estimated
Roof Deck: Metal
Roof SF: 7,208

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 3-5

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Coping Cap - Sealant



NW30

Separated and open sealant on seams in the metal coping cap. Remove the existing sealant. Clean, prime and apply new sealant.

Qty: **1** LF: **148** SF: **148**

Non-Warranty - Flashing - Blistered



NW16

Blistered base flashing. Cut out blistered flashing membrane. Clean, prime and apply new flashing membrane

Qty: **2** LF: **36** SF: **36**



Solar Roof
Certified Installer

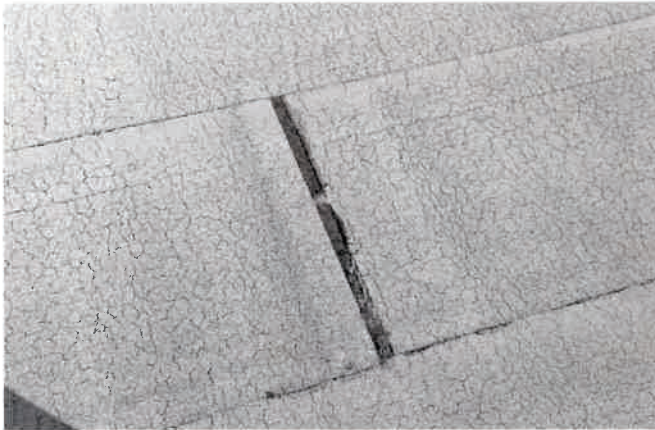
(972) 910-8777
1841 W. Northwest Hwy, Dallas, TX 75220
Mail: PO Box 540667, Dallas, TX 75354



KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Non-Warranty - Membrane Shrinkage



NW69

Shrinkage in roof membrane. No repairs needed at this time. Continue to monitor this condition through periodic inspections.

Qty: **1**

LF: **12**

SF: **5**

Non-Warranty - Roof Membrane - Blistered



NW15

Blistered roof membrane. Cut blistered roof membrane. Clean, prime, re-adhere and overlay with new roof membrane.

Qty: **9**

LF: **218**

SF: **250**



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354

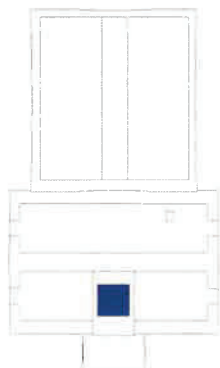


KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof N

Building: Collin County Courthouse



Roof System: Modified
Install Date: 2006 - Estimated
Roof Deck: Metal
Roof SF: 2,704

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 3-5

Condition Assessment: 70 - Serviceable

Recommended Action: Repair

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.

Non-Warranty - Drain Strainer



NW7

Broken/missing drain strainer. Furnish and install new drain strainer.

Qty: 4 LF: 17 SF:5

Non-Warranty - Flashing Lap - Delaminated



NW13

Delaminated and open lap in base flashing. Remove existing flashings. Clean, prime and apply new flashing membrane.

Qty: 9 LF: 36 SF:9



Solar Roof
Certified Installer

(972) 910-8777
1841 W. Northwest Hwy, Dallas, TX 75220
Mail: PO Box 540667, Dallas, TX 75354

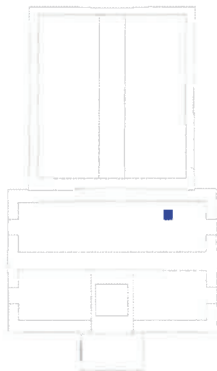


KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



Roof: Roof O

Building: Collin County Courthouse



Roof System: Modified
Install Date: 2006 - Estimated
Roof Deck: Metal
Roof SF: 208

Elevation: 0
Warr. Name & #: Unknown
Warr. Exp. Date:
Est. Service Life: 3-5

Condition Assessment: 70 - Serviceable

Recommended Action: Maintain

This roof is in serviceable condition and the recommended repairs should be performed to prevent the observed problems from becoming a critical condition.



Solar Roof
Certified Installer

(972) 910-8777

1841 W. Northwest Hwy, Dallas, TX 75220

Mail: PO Box 540667, Dallas, TX 75354



SUMMARY OF TOTALS

	CREW SIZE/TOTAL HOURS	HOURLY RATE	TOTAL COST
LABOR COST (ALL SCOPE)	2 MEN/200HR	\$85.00	\$17,000.00
	SUBTOTAL	TAX	TOTAL COST
TOTAL COST (ALL SCOPES)	\$32,363.62	\$2,669.99	\$35,033.61

FUTURE BUDGET

	2025	2026	2027	2028	2029
Assessment	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Repair	\$32,363.62	\$15,000	\$18,000	\$20,000	\$23,000
Total	\$32,363.62	\$16,500	\$19,500	\$21,500	\$24,500

KPost Company is an awarded vendor for TIPS, Labor, and Materials #25010401.

Note: The expiration date of this proposal is **04/01/2026**. If approval is given to KPost Company on this pricing after the expiration date, pricing will be adjusted according to market pricing at that time and submitted as a change order to the contract. This pricing change order must be approved in writing before any material will be ordered. Payment is due in full within **thirty (30)** days upon completion of work.

This pricing specifically **includes** the following:

- Removal and disposal of all roof related debris generated from our work.
- All work to be completed per the manufacturer's specifications.
- One (1) year workmanship warranty on **specific work** performed.

This pricing specifically **excludes** the following:

- After-hours or weekends.
- Any mechanical, plumbing or electrical disconnect or reconnect.
- Any work other than items listed above.
- Full roof/waterproofing warranty.

We at KPost Company appreciate the opportunity of furnishing this proposal. If awarded this contract, we will perform work in an expedient manner, with quality workmanship as our primary objective. Feel free to contact me on my cell 469-724-5766 or by email at tanner.newton@kpostcompany.com if you have any questions.

The repair recommendations and scope of work described above have been developed from KPost's observation of visible existing conditions as well as any reported water intrusion by the property owner, manager, and/or occupant. KPost has not performed further destructive testing or forensic analysis that might further reveal unforeseen conditions or deficiencies. KPost's workmanship warranty is specific to repair work performed by KPost and should not be construed to be a "leak-free" guarantee.

Please indicate below whether this work will be performed under terms of a subcontract or a purchase order. After our review and acceptance of this paperwork, the work will be able to commence.

Sincerely,

Tanner Newton

Tanner Newton
Service Estimator
KPost Company

Signature/Accepted

Contract / Purchase Order Number



