

ATHENS ROOFING, INC.

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Mr. Trevor Metheny,
Maintenance Supervisor
Bard Manufacturing Company, Inc.
1310 Monticello Hwy
Madison, GA 30650

This document says the roof is 30 years old.
It is actually 16 years old. Installed 8/1/2010

RE: Roof Inspection, 7-15-26

Weather: Hot & Clear.

Roof Types: Main Roof: Built Up Roofing (BUR – Asphalt and Gravel), 30+ years old.
Adjacent Roof: TPO membrane roofing, 10-13 years old. No warranty information.
Metal Roofs: Trapezoidal Standing Seam Steel Roofing (2). One new; One brand new.

Repairs: Main Roof: Perimeter repairs consisting of modified bitumen membrane and bituminous roofing cement; EPDM (060 mil black rubber) repair above internal gutter, next to older trapezoidal standing seam metal roof.

Leaks: Main Roof: Only one reported leak, located in the area described above – see picture. The leak is at the transition (doorway) between the two buildings, where the EPDM perimeter repair meets the metal gutter.

SUMMARY

The main roof consists of a built up asphalt and gravel (BUR) roofing system which is at least 30 years old. It is in Fair Condition, although for a 30-plus year old roof, it is in Good Condition. These roofs typically last a long time. They will start failing around the perimeter as the asphalt dries up and shrinks and pulls away from the perimeter walls. This is evident by the repairs that have been made to this roof around the perimeter. The majority of the perimeter repairs have been made using modified bitumen rolled roofing with roofing cement as a sealant. The section in the back right where the leak is located has been repaired using an EPDM membrane which is a thin, black rubber roofing material. EPDM is considered a non-compatible material for built up asphalt roofs. However, it is water resistant and adheres well to metal, so that is why it was probably used in this section above the internal gutters. But it, too, shrinks around 3% per year, so it will pull away from the built up roof and the metal gutter. The TPO roofs and the metal roofs are in Excellent Condition.

RECOMMENDATIONS

We recommend installing a temporary sealant on the leak area to determine definitively if the leak is in the black rubber EPDM, or in the actual metal gutter. Once we determine which material is failing, we can install a more permanent repair. We could monitor the leak area perhaps quarterly, for \$595.00, which would include inspecting the entire roof and cleaning off any debris. The first \$595.00 would include the temporary repair.