



#1 Roof Inspection at: 228 South Cave Creek Drive
Bloomington, IN 47403 1/11/2024 House faces slightly S/E.

*Inspection performed by: Mark Walcott Roofing Contractor
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Weather: 43 degrees, Sun/Clouds, Damp ground conditions

*Roof is a standard three-tab shingle roof and appears to be the original roof on the house. The roof has several different sections. The main upper roof area is very high with an approximate pitch of 7"/12" or 8"/12". The upper front center area is very steep with a pitch of as much as 10"/12". I was unable to safely walk and access/view all areas.

#2 Shingles appear to be 10-11 years old and appear to be in satisfactory condition for the age of the roof. Shingles are showing normal wear and tear with a few minor defects. Standard three-tab shingles have an approximate life expectancy of 25 years. There should be around 10-15 years of life left in the shingles. I did not attempt to measure the roof size due to the difficulty in access, and since the roof appeared to be in satisfactory condition it is not necessary.

*A few shingle tabs have slightly raised edges and some are loose. Some shingle tabs may not have originally sealed to the sealant strip. There is a risk of wind raising and loosening the shingle tabs. As the shingles age they become slightly brittle and more susceptible to loosening and breaking off.

**It is recommended to seal any loose and raised shingle tabs and monitor the roof for any further issues.

*Please view all photos and read the comments. There are areas with minor issues that may require repairs.



#3 View of the front and north end.



#4 View of the front and south end.



#5 Back side and partial south end view.



#6 Back side and north end view.



#7 View of the upper N/E corner roof area.



#8 View of upper S/E corner roof area.



#9 View of the upper front center area.
Some algae is growing on the steep roof area.



#10 View of the upper front center steep roof area.



#11 Upper back side roof view of the N/W corner area.



#12 Upper back side center roof area.



#13 Upper back side S/W corner roof area.



#14 View of the chimney and surrounding roof area.



#15 Close-up view of some shingles. Shingles appear to be in satisfactory condition for their age.



#16 A few shingle tabs on the back side are slightly raised and loose.



#17 Some shingle tabs are loose and are not properly sealed to the sealant strips.



#18 A few shingle tabs on the back side are slightly raised.
(See comments in previous photos)



#19 Back side gutters have standing water, and the downspout openings are clogged.

**It is recommended to clean the gutters.



#20 Back side lower roof view.



#21 Back side lower roof view.



#22 View of the upper front S/E corner roof area. Some of the roof structure decking is slightly sagging and slightly uneven. This is difficult to see in the photo. I did not detect a significant issue.



#23 View of the upper front N/E corner roof area. A few shingle tabs have slightly raised edges.



#24 Partial view of the front porch roof.



#25 Partial front porch roof view.



#26 View of the front porch and small front roof sections.



#27 Interior entry and living room view.

I did not include photos of the most main level rooms and garage since there is another level above. Any roof leak issues would not be visible on the main level.



#28 View of the main level back room ceiling. The small lower back roof is directly above this room.



#29 Upper level center interior view.

I did not detect evidence of roof leak issues on the ceilings with the exception of a stain in the master bedroom closet. (See upcoming photo #



#30 Upper level front N/E corner bedroom ceiling view.



#31 Upper level south side center bedroom ceiling view.



#32 Upper level N/W corner bedroom ceiling view.



#33 Upper level master bedroom ceiling view.



#34 Upper level front corner S/E corner bedroom ceiling view.



#35 Upper level laundry room ceiling view.



#36 Upper level center bathroom ceiling view.



#37 Master bathroom ceiling view.



#38 Upper level center area above the stairway.



#39 Master bedroom closet ceiling view.

There is a stain on the ceiling. (See the next photo)



#40 Water stain on the master bedroom closet ceiling appears to indicate a roof leak at some point in time. I performed a moisture test on the area and did not detect an elevated moisture reading. I looked in the attic directly above the stain and did not see evidence of a roof leak. Since it has rained a lot the last few days I do not believe this is an active roof leak issue.

**I recommend painting the ceiling stain with a stain sealer paint and monitor the ceiling during heavy rains.



#41 Main attic view in the center area.

I was unable to safely access and view all attic areas.



#42 View in the front S/E corner attic area.



#43 View along the front side attic area.



#44 View along the back side attic area.



#45 View in the S/W corner attic area.



#46 Attic view in the center peak area.