



#1 1706 Bolton Road West Terre Haute, IN 47885 4/6/2024

Roof Inspection by: Mark Walcott Roofing Contractor
263 St. Rd. 135 South Nashville, IN 47448 PH: 812-322-6532

*Weather: Sun 53 degrees, Wet Ground conditions.

*House faces north. *Gable style roof

*Roof Material: Metal standing seam roofing panels.

*Roof pitch: Approximately 4"/12" front porch and upper dormers. Approximately 8"/12" on main roof areas.

*Roof age: Appears to be around 10 years old. It is difficult to determine the age of metal roofs.

(See Roof Photos #1 through #23)

#2 *Access: I was able to access the front porch roof.

Unable to safely access the steep and upper roof areas due to slick metal and safety concerns.

*Roof viewed from ladder and from the ground with binoculars.

*The metal roof material appears to be in satisfactory condition overall. There are minor dents on the front porch. Metal panels appear to be installed over an existing older shingle roof. (See photos #15, 16) There may be a rubber layer on top of the old shingles. I was only able to view very small lower edges of the old roof material under the lower edges of the metal roof.

*There are slight concerns with the quality of the metal roof installation. The lower edges of the metal panels do not appear to be extended far enough out past the fascia.

*Water is leaking in behind the fascia and soffit on the upper west side dormer. (See photo #20)

*It appears there is a leak issue around the chimney.

Ceiling/wall stains and damaged areas in the interior around the chimney had elevated moisture readings. (See photos #28, 30, 32, 33) This usually indicates a current leak issue.

I was unable to access the chimney for a close inspection.

Upper side flashing does not appear to be properly installed.

Water may be able get under the flashing. (See photo #14)

There is a concern that water may leak under the metal roof panels below the wind turbine vents. (See photo #13)

*Lower edge extension material may need to be installed in the upper center areas. The chimney needs to be evaluated to determine where the water is leaking, and repairs should be made. Wind turbine vents may need proper flashing.

** Recommend a qualified roofing contractor evaluate the issues listed in this report and make repairs or replacements to have the roof in satisfactory condition. **



#3 West side view



#4 Back side view



#5 Front porch roof view on the west side.



#6 Front porch roof view on the east side.

There are a few dents on the metal roof panels.



#7 Some of the dents on the front porch roof metal panels.



#8 Main upper roof view.

I was unable to safely walk and access these areas due to the steep slope and slick metal.



#9 Partial east side main roof view.



#10 Partial west side main roof view.



#11 View of the west side center roof area.



#12 View of the east side center roof area.



#13 There is a concern that the wind turbine vent is improperly installed. It appears that water may drain in under the metal roof panel. The lower edge wind turbine flashing should be on top of the metal.

There is a concern that the other wind turbine vent may have the same issue.

If the old shingles are still under the metal panels a leak issue may not develop for a while.



#14 View of the chimney and upper center roof area.

The metal ridge is crooked and poorly installed.

The chimney appears to have a leak issue. Water-stained walls and ceilings below have elevated moisture readings. Water may be able to leak in under the upper chimney flashing edge. I am unsure if the caulking is in satisfactory condition.

Chimney is missing the flue cap/cover.



#15 View along part of the lower edge of the metal roof.
(See next photo)



#16 View along a small section of the lower metal roof panels. It appears that the metal roof has been installed over an old existing shingle roof. There appears to be a layer of rubber material that may have been installed as a underlayment for the metal roof.



#17 View of the S/E corner of the roof.



#18 View of the S/W corner of the roof.



#19 View along the lower west side. The gutter is loose and pulling away from the house.



#20 The metal roof panels on the upper center areas are not extended far enough out past the fascia materials. Water is leaking down into the soffit panels.



#21 View of the small east side roof area.



#22 East side roof viewed from the garage roof.



#23 Close-up view of the chimney.



#24 Front porch view. I did not detect leak issues.



#25 View of the upper front room. I did not detect leak issues.

I took photos of all of the upper level rooms to do determine if there are leak issues.



#26 Upper level hall view.



#27 Upper level west side room. I did not detect leak issues.



#28 Upper level hall view.

There are water stains and damage where there appears to be a leak issue around the chimney. (See upcoming photos)



#29 Back side center room view. I did not detect leak issues.



#30 Upper level bathroom view.

Stains and damage on the ceiling indicates current or old roof leak issues.

I did not detect an elevated moisture reading on the area above the tub/shower. Damage may be from an old roof leak.



#31 Upper level ceiling view above the stairs.

There has been a significant roof leak issue here. I did not detect an elevated moisture reading and this may be damage from an old leak issue.



#32 Elevated moisture level in the upper level hall wall/ceiling damage. This appears to indicate a current leak issue. Chimney is located behind the wall here.



#33 Elevated moisture level reading on the upper level bathroom ceiling. The chimney is located behind the wall.



#34 Detached garage building view.



#35 Detached garage building.



#36 Detached garage building roof view looking to the south end.

Shingles appear to be in satisfactory condition for the age.

There are minor defects.

Appears to be 1 layer of shingles.

Roof material: Architectural shingles.

Roof structure: Gable

Roof pitch/slope: Approximately 4"/12".

Roof appears to be 10-15 years old.



#37 Detached garage building roof view looking to the north end.



#38 Small metal roof above the detached garage building entry door.

Metal appears to be in satisfactory condition, but needs to have the debris removed and the metal properly cleaned.



#39 Detached garage interior.

I did not detect roof leak issues inside.



#40 Detached garage interior.



#41 Detached garage interior.



#42 Detached garage interior.



#43 Detached garage attic view. I did not detect roof leaks.



#44 Detached garage attic.