



#1

422 N. 7th St. Mitchell, IN 47446 Roof Inspection 9-30-24

Performed by: Mark Walcott Roofing Contractor

263 St. Rd. 135 South Nashville, IN 47448 Ph: 812-322-6532

*Weather: 69 degrees Partly sunny / Overcast / Light rain

*Ground was wet during the inspection. Home faces west.

*Roof pitch/slope: 12"/12" or steeper on main areas.

Small north side sections have less slope. I was unable to safely walk and access the steep roof areas. I viewed most roof areas from a ladder, porch roof, and N/E corner roof.

Please view all of the photos and comments in the report

#2 *Main areas roof material: Standard three-tab shingles

*Roof style: Gable

*Main three-tab shingle roof appears to be approximately 15 years old. (It is difficult to determine exact roof age.)

*Life expectancy of three-tab shingles is 20-25 years.

*There appears to be one layer of shingles.

*Shingled roof areas are approximately 20 squares in size.

*Front porch has a low-slope style roof structure.

*Porch roof material: Metal or Tin standing seam material.

*Porch roof area is approximately 4 squares in size.

*Back deck roof structure is low-slope with less than 2" drop from the west to the east end. *Roof material: Metal

*Deck roof area is approximately 2 squares in size.

*The main house shingled roof has some surface wear. Algae and moss are growing on some north side areas. Most of the shingles are in normal condition for the age of the roof. There are damaged areas as well. It appears there is or has been a leak issue on the lower north side center area where the decking is sunken, and shingles are damaged. There are minor damages that do not appear to be causing leak issues.

*The significant issue is on the east side where it appears that a tree has fallen on the house. (See photos #25, 26)

The upper gable edge is damaged, and the lower roof structure and shingles are damaged and missing.

A temporary tarp has been installed. Tree damaged sections will require removing and replacing damaged decking and other structural materials.

#3 New shingles with proper underlayment and drip edging will need to be installed in these areas. Damaged exterior siding, trim, soffit, fascia, and gutter materials should be replaced. The main house shingled areas may last a few more years after repairs and replacements are made.

The algae stains should be removed if you desire a proper roof appearance. The replacement shingle areas will have a bright new appearance while the older areas will look different. *Ideally, the entire roof should be removed and a new roof installed. (Please view all photos and comments)

*Front porch metal roof: (See photos #9, 10, 11, 12)

Roof has leak issues. I recommend removing the old metal roof, replace any damaged decking materials, and install a low-slope roof material such as a Granulated SBS Modified Bitumen Membrane roof material.

*Metal roof above the back deck appears to be in satisfactory condition, except for a small section that is slightly sunken where it appears a person may have stepped in the wrong area. Since this roof structure has minimal slope there is a concern that the metal roof may be prone to leak issues. (See photo #27)

*Please see detailed photos and comments in the full report. I recommend obtaining quotes for the work from qualified roofing contractors and/or general contractors.



#4 View of the front and north sides.



#5 North side view



#6 North side view



#7 South side view



#8 South side view

A tree appears to have been recently removed in this area.
The tree may have fallen and caused roof damages.



#9 Front porch roof view.

The low-slope metal standing seam roof material has been improperly coated with tar. Tar is cracked and peeling loose.



#10 Partial front porch roof view.

The tar coating is damaged and peeling loose.



#11 Porch roof view on the south side.

A second layer of metal roof material has been improperly applied over the older metal roof. Some of the material is buckled up. There have been leak issues in this area.

(See next photo)



#12 Improperly installed metal roof material does not extend all of the way under the main roof overhang. Water can get underneath the new layer of metal.

*The entire porch roof should be removed. Any damaged structural and decking materials need to be replaced. A new low-slope roof material can be installed. An SBS Modified Bitumen Membrane roof is recommended.



#13 S/W corner shingle roof view.

Shingles were partially wet and damp from a rain shower just before the inspection.



#14 There appears to be one layer of standard three-tab shingles on the main roof areas.

There are a few slightly raised shingle tabs that may need to be properly fastened.



#15 Partial roof view on the N/W corner area.
(See the next page for a close-up photo of roof damage.)



#16 Shingle damage on the N/W corner roof area.
Damaged shingles should be repaired or replaced.



#17 N/W corner roof view.

Algae and moss are forming on some roof areas.



#18 N/W corner roof view.



#19 Roof view on the N/E corner area.

Shingles have algae growth in the darkened area.

Shingles are damaged around the plumbing vent pipe.

The rubber pipe flashing boot is damaged.

*Damaged shingles and the pipe flashing boot need to be replaced.



#20 Roof damage on the center area on the north side. There appears to be a leak issue in this area.

The decking is sagging in this area. There is damaged material and an opening under the overhang area.

*The shingles need to be removed in this area.

Damaged decking/sheathing in this area will need to be replaced. Proper underlayment and new shingles will need to be installed.



#21 Roof view on the north side center area.



#22 Chimney has some damaged and missing mortar in the joints. Proper flashing is missing.

*The damaged chimney brick and mortar will need to be repaired or replaced. Proper flashing should be installed.

*If the chimney is only being used for furnace venting, it may be able to be removed and replaced with a metal exhaust pipe. This will help prevent leak issues.



#23 Roof view on the north side area.

The chimney is missing a proper cap. A proper cap should be installed if the chimney is left in place.



#24 Roof view on the N/W corner.



#25 The east side roof area is missing shingles and decking below. The temporary tarp has been installed.

(See more comments in the next photo.)



#26 View of the east side damaged roof and a temporary tarp covering. There is significant damage. Damage may have been a result of a fallen tree. A tree appears to have been recently removed near this corner of the house.

*The tarp needs to be removed so a proper assessment of damages can be made. Damaged structural and decking materials will need to be replaced. New underlayment, drip edge, and shingles will need to be installed. Any damaged siding, trim, and fascia materials will need to be replaced. A gutter needs to be installed.



#27 View of the back deck metal roof.

This roof structure has minimal slope for proper water drainage. Metal roofs are prone to leak without adequate water drainage slope.



#28 Roof view on the S/E corner area.

The east end has shingle and gutter damage that may have been where a tree fell on the house.

*Damaged shingles, fascia, trim, and gutter will need to be replaced.



#29 Roof view on the south side center area.

Boards may have been installed for workers to access the metal pipe. Metal pipe is not in use.

*The metal pipe should be removed. Decking and shingles can be installed on the opening. The toe boards should be removed, and any damage shingles repaired or replaced.



#30 Damaged shingles in the lower S/E corner roof area.
Damaged shingles should be repaired or replaced.



#31 Damaged ridge cap shingles in the center of the house.

*Damaged shingles should be replaced.



#32 View of the front porch ceiling. Water stains and damage appear to be a result of a metal roof leak issue above.



#33 View of the ceiling in the front entry area.

There appears to be a roof leak issue on the low-slope metal roof area above where the ceiling is stained and damaged. Several ceiling tiles are missing.



#34 Partial front room ceiling view. I did not detect roof leak issues in this room.



#35 Partial main living room ceiling view. I did not detect roof leak issues in this room.



#36 Partial ceiling view in the north side center bedroom. I did not detect roof leak issues in this room.



#37 Partial ceiling view in the south side bathroom. Stains on the ceiling appear to be from the shower causing excessive steam and moisture issues. I do not believe the roof is leaking in this room.



#38 Partial ceiling view in the north side N/E corner bedroom. I did not detect roof leak issues in this room.



#39 Ceiling view in the east room that may have been the kitchen or dining area. There is significant roof structure and roof damage above. This is where it appears a tree fell on the house.



#40 Roof structure and roof damage above the east room.



#41 Ceiling view in the east room that may have been the kitchen.



#42 The interior ceiling has been lowered about two feet from the original ceiling.



#43 Attic view in the front side west section.



#44 Attic view in the north side center section.



#45 Attic view in the south side center area.



#46 Attic view in the east center area.

The chimney brick are damaged and flaking apart.
(See chimney comments in photo #49)

The metal pipe is not in use.



#47 Partial upper roof structure view. The original roof may have been wood shingles. When the wood shingles are removed, new sheathing/decking is installed. Newer O.S.B. sheathing/decking has been installed on the roof structure purlin boards.



#48 Attic view in the east center area.



#49 The chimney has damaged bricks. Stains on the roof structure around the chimney indicates leak issues at some point in time.

*The damaged chimney needs to be evaluated by a qualified contractor to determine if it is safe to leave in place. The chimney may be able to be replaced with a metal exhaust pipe.



#50 Water is leaking down the exterior siding on the east end deck area. This is below the damaged roof area above.