



#1 7201 South Kingswood Street Terre Haute, IN 47802

Roof Inspection performed by Mark Walcott Roofing Contractor  
263 State Road 135 South Nashville, IN 47448 Ph: 812-322-6532  
1/1/2024 Weather: Overcast, 35 degrees, Damp conditions.

\*Roof has an approximate pitch of 4"/12" and is approximately 30 squares. (3000 Sq. Ft.)

There appears to be one layer of shingles, but this is difficult to determine. There may be two layers of shingles.

Shingles are architectural style and appear to be approximately 10 to 15 years old.

\*Shingles appear to have normal surface wear for the age of the roof. Architectural shingles have an average life expectancy of 25-30 years.

\*Roof structure has some uneven and sagging sections but appears to be in solid condition.

I did not detect current leak issues but there may be hidden issues that I was unable to view during the inspection.

\*I did see stains on the underside of the roof structure in the attic area above the garage and kitchen. (See photos #46, 47). Stains appear to indicate leak issues at some point in time. I was unable to determine if there is a current leak issue. My inspection of the roof did not appear to reveal an obvious leak issue but there are a few areas of concern.

(See all photos and comments)

\*The chimney is in poor condition and is missing proper shingle flashing. Ideally, a sloped structure referred to as a “Cricket” or a “Hogsback” should be constructed above the chimney to divert water away from the chimney. This will require a qualified contractor. Since the wood siding on the chimney is in poor condition, there is a possibility of leak issues. The chimney will require a lot of repairs. Damaged wood siding needs to be replaced. Shingles and flashing should be replaced around the chimney when the “Cricket” is constructed.

(See chimney photos #18, 19, 20, 21)

\*Wood siding on the wall on the front side of the house has damage, and the shingles appear to have some damage. There is a chance of leak issues developing here. (See photo #14)  
A qualified contractor should replace the damaged siding and make shingle and flashing repairs as needed.

\*A qualified roofing contractor should evaluate the roof after the leaves are removed. The contractor can determine what repairs should be completed and perform the repairs.

\*I have taken several photos of the house, roof, interior, and attic. Please view all of the upcoming photos and read the comments.

\*The roof should last approximately 10+ more years after repairs are completed. Factors such as improper maintenance and weather damage can shorten the life expectancy.





#2 Partial west side and front view.





#3 East end view.



#4 Partial back side view.

Steep ground prevented getting a proper back side photo.





#5 Partial back side view.





#6 Roof view on the back side.

Leaves prevented viewing all of the roof areas.

Shingles are marginally installed and some rows are not straight, and some shingle rows are stretched too wide.

(See following photos)

\*I recommend removing all leaves from the roof.



#7 Back side roof view.

Lower edges of the vent flashings are not proper extended out on the shingles. I am unsure if the vents are properly installed.

\*The roof vents should be monitored during a heavy rain.





#8 Partial front side roof view.





#9 Partial front side roof view on the west end.



#10 Partial front side roof view. This view is above the garage area.





#11 The ridge vents and cap shingles are marginally installed. The ridge cap shingles are too flat. They should be mounded up to properly divert water. Flat vents can lead to leak issues.

\*Tar has been marginally installed on the end. I recommend a qualified roofing contractor evaluate the ridge vents and make repairs or replacements as needed.





#12 Marginally applied tar on the top shingle row. Most of the tar application should not cause leak issues.





#13 Close-up view of one of the vents.  
(See comments in photo #7)





#14 Poor condition of the wood siding on the front side. I am unsure if there is proper wall flashing where the shingles meet the wall. This is an area of concern and a potential leak issue.

\*I recommend a qualified roofing contractor evaluate and make repairs as needed. Damaged wood siding should be replaced and a proper evaluation of the wall flashing should be made when the siding is replaced.



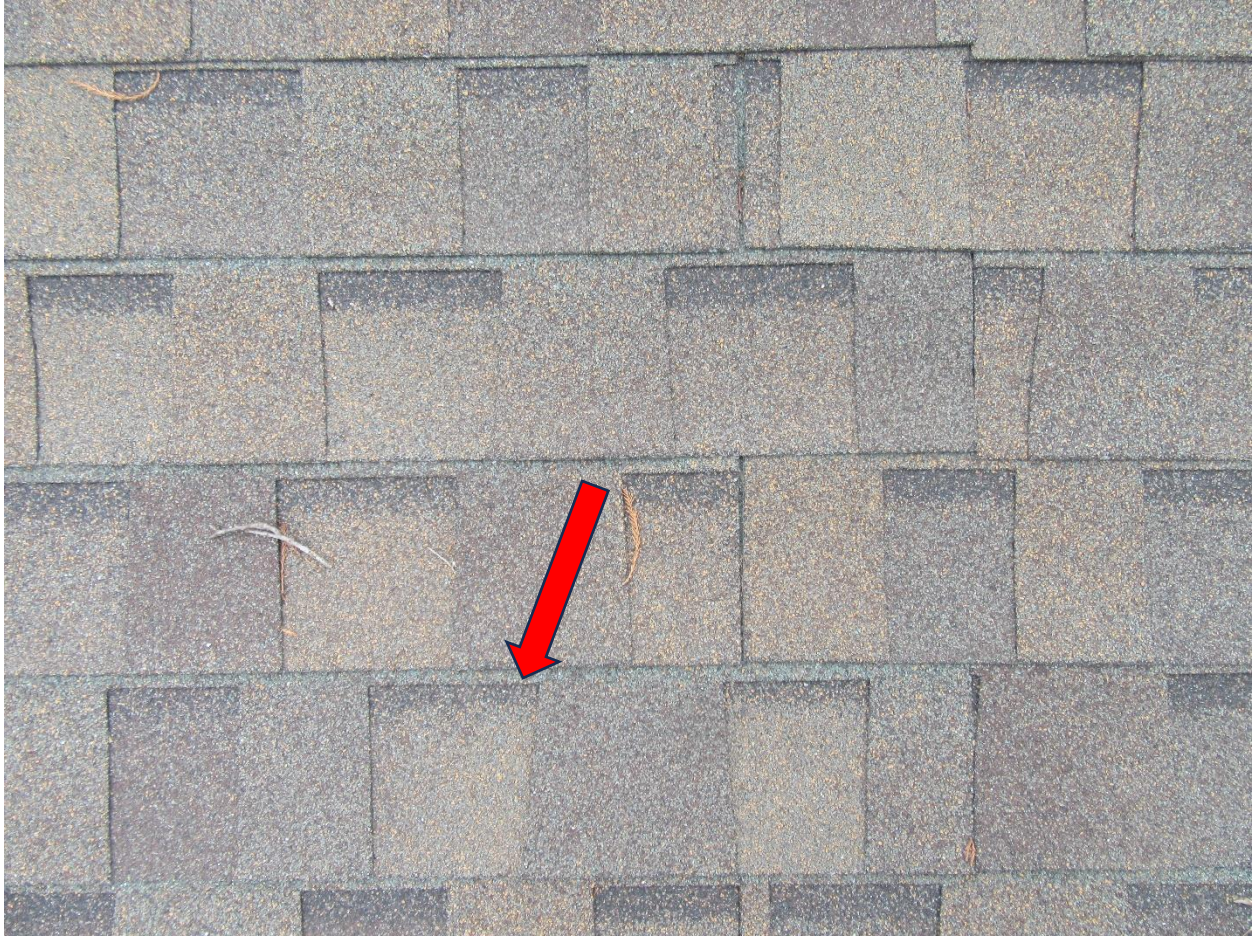


#15 Marginal quality shingle installation. There are several areas where the shingles are uneven and are stretched too far apart. A few shingles are not lined up properly.

Some rows are crowded down too narrowly.

I do not believe these areas are prone to leak issues, but they should be monitored.





#16 More of the shingle rows that are stretched too wide.  
The area where an arrow is pointing should not be exposed.





#17 Marginal quality shingle installation on part of the back side. Some rows are uneven.





#18 Chimney view. The leaves prevented a proper inspection. Chimney wood siding is in very poor condition and will require replacement.





#19 I moved some of the leaves to reveal the poor conditions.

Chimney is missing a sloped structure above referred to as a “Cricket” or a “Hogsback”. Water cannot properly drain away from the chimney in the current condition. The shingles are deteriorating. There does not appear to be proper flashing where the shingles meet the chimney.

\*I recommend a qualified contractor construct a proper “Cricket”, replace the damaged materials, and install proper flashing and replacement shingles.





#20 Close-up view of the poor chimney conditions.

Caulking or tar has been applied. This is not a proper application and leak issues may develop.





#21 Another view of the chimney damages.





#22 Some of the guttering is damaged and in need of repairs. Gutters will need to be cleaned.





#23 View along part of the lower back side.





#24 Partial back side view where the shingles are marginally installed.





#25 Partial back side view.





#26 Partial back side view reveals the slightly crooked shingle rows and the slightly uneven roof structure.





#27    Following photos are of the interior and ceiling views.  
I did not see obvious leak issues in the interior.  
There is ceiling damage and potential issues in the garage.  
Kitchen view.



#28 Dining room ceiling view.





#29 Partial living room ceiling view.



#30 Partial living room ceiling view.





#31 Hall ceiling view.





#32 Front center bedroom ceiling view.



#33 Front corner bedroom ceiling view.





#34 Hall bathroom ceiling view.



#35 Master bedroom ceiling view.





#36 Master bathroom ceiling view.



#37 Master bathroom ceiling view.





#38 Partial garage ceiling view.

I am unsure why part of the drywall has been removed. There is a chance of roof leak issues. I do not know if the damage is recent or older.



#39 Partial garage ceiling view.





#40 I was unable to safely access the attic area due to the closet shelving and a very small opening. Opening is only 10" wide.

The opening is for the attic space on the west end of the house. The entire house does not have attic space.



#41 I held my camera up through the small attic opening to take the following photos.





#42 Attic view in the west end.



#43 West end attic view.





#44 Partial garage attic view.



#45 Partial garage attic view.





#46 Partial attic view above the kitchen area.

Stains on the roof structure may indicate leak issues at some point in time.



#47 Partial view above the kitchen/garage attic at the peak area. Stains may indicate leak issues at some point in time. Stains are below the ridge vents at the peak. (See the photo of the improper ridge vent installation)