

Roofing

Description of Roof:

- sloped roof with architectural asphalt shingles

Description of Chimneys:

- Metal and masonry

Inspection Method:

Walked on.

Limitations:

Roof was partially covered with snow and ice.

Findings/Recommendations/Priority/Implications:

1. The shingles are older, but appear to be in serviceable condition. Recent repairs were observed at the skylights, valleys and chimneys. Regular inspections by a qualified roofer are recommended. If local repairs are performed as required, the shingles could provide up to 5 years of service before complete replacement is required.



Overview of roof.



Recent repairs at skylight.



Shingles are cracked and curled; indicating they are older. Recent repairs to the valley are evident.

Attention should be paid to the valleys and skylights. Skylights are prone to water leakage. Repairs were noted at two of the skylights. There was no evidence of current water leakage problems at the skylights.

Valleys are subject to higher wear than the field of the roof. Recent repairs were noted at the valleys. When the shingles are replaced, installation of pre-painted metal valleys is recommended.

2. A stain was observed on the underside of the roof sheathing in the garage. This appears to be a result of a previous leak. No problems were apparent with the shingles in this area.



3. Heating cables have been installed at the north side of the roof. This was likely done in response to an ice damming problem. See Insulation section for a discussion of ice damming.



4. A turbine vent has been installed on the roof. Turbine vents are not recommended. They only contribute to venting during windy conditions, when passive roof vents are effective by themselves. They can cause excessive de-pressurization in the attic and are prone to become noisy as they age.



5. A downspout at the left front corner of the house is loose. It should be repaired.



6. Efflorescence was observed on the masonry chimney at the right rear. It appears to have been caused by wetting from rain or melting snow and if this is the case, it is not a serious concern. The chimney should be monitored and if excessive deterioration of the masonry is noticed, corrective action should be taken.

