

Ever Fay

Historic District Council

HDC staff is requesting that you submit an estimate to repair the roof as well as a detailed analysis of deterioration done by a roofing contractor who is experienced with metal / copper roofing for a full understanding of the roofing deterioration.

What is the roof's age?

Best Estimation = 30 (+) years

What type of material / grade of clay tile / shingle is present? What are the dimensions of the tiles?

Copper panels  
9" x 18 3/4"

Modified flat roof on a pitch roof.  
3 tab asphalt on garage

What type / material of underlayment, hangers, flashing and valleys is present?

Tar paper underlayment. metal flashings. Open Copper  
Valleys

What type / material of gutters and downspouts is present?

Built in gutters on house. Aluminum 5" gutters on  
garage

What is the typical life expectancy of this type of shingle?

Around 30 years (+)

Does it appear that this tile roof has been well maintained over time?

NO.

What elements of the roof appear to be failing? (Broken shingles, deteriorated underlay / hangers / flashing / valleys)

All of the above. Fasteners are degrading which causes  
Copper Shingles to break down.

What percentage of shingles needs to be removed in order to address / fix the roof failure?

100% of it. Needs a full replacement

Is it possible to reinstall the shingles that are removed? If not, why?

NO. Copper Shingles are now too brittle & would  
continue to break as being replaced.

Note the location of the shingles that need to be removed

Multiple blown off shingles on back side of house

Note the percentage of new shingles that would be added in order to repairs

Unrepairable. We would need to replace  
entire roof.

# Is Your Roof Obsolete?

1. What is the age of your roof?

- 1 - 5 Years    
  6 - 10 Years    
  11 - 15 Years    
  16+ Years

0                      8      Rating Points      14                      20

2. How long will you live in your home?

- 1 - 2 Years    
  3 - 5 Years    
  6 - 8 Years    
  9+ Years

1                      2      Rating Points      3                      4

3. What is today's repair cost?

- \$0 - \$300    
  \$301 - \$600    
  \$601+

Rating Points                      1                      2                      3

4. Are there water leaks?

- Minor    
  Moderate    
  Extensive

Rating Points                      1                      2                      3

5. Is the decking deteriorating or rotting?

- Minor    
  Moderate    
  Extensive

Rating Points                      1                      2                      3

6. Is there granular deterioration? *p/a copper roof*

- Minor    
  Moderate    
  Extensive

Rating Points                      1                      2                      3

7. Are there missing, loose or split shingles?

- Minor    
  Moderate    
  Extensive

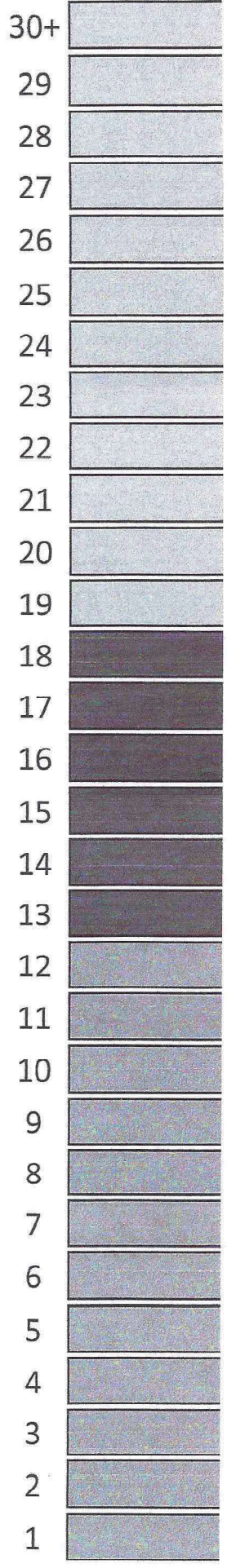
Rating Points                      1                      2                      3

8. Are there discolored or dark patches?

- Minor    
  Moderate    
  Extensive

Rating Points                      1                      2                      3

# THE REPLACEMENT LADDER



Replace

Refer to  
#15, 16, 17

Repair

9. Is algae or moss present?

Minor       Moderate       Extensive

Rating Points      1                                      2                                      3

10. Is the flashing damaged or corroded?

Minor       Moderate       Extensive

Rating Points      1                                      2                                      3

11. Are the shingles buckled, blistered or curling?

Minor       Moderate       Extensive

Rating Points      1                                      2                                      3

12. Is there improper ventilation?

*no intake/no exhaust*

Minor       Moderate       Extensive

Rating Points      1                                      2                                      3

13. Is moisture present?

Minor       Moderate       Extensive

Rating Points      1                                      2                                      3

14. Is the roof improperly nailed?

*Many blow offs*

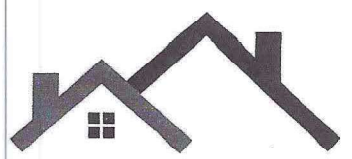
Minor       Moderate       Extensive

Rating Points      1                                      2                                      3

15. Inflation

16. Future Repair Cost

17. Warranty



Roof Covering Options:

Asphalt Shingles

Tile

Wood Shingles and Shakes

Slate

Metal

Other: Copper

Underlayments:

Felt

Synthetic

XtremeStorm®

Ventilation Methods:

Soffit Vents

Ridge Vents

Turbine Vents

Eyebrow/Box Vents

Gable Vents

Other: None

Radiant Barrier:

Yes

No

Gutters:

Aluminum

Steel

Copper

Gutter Covers:

Zip Screen

*N/A*

Leaf Exterminator

Xtreme

Leaf Proof

Soffits:

Vented

Wood

Aluminum

Solid

Vinyl

Skylights:

Quantity: 0

Deck-Mounted

Self-Flashing

Curb-Mounted

Options:

*N/A*

Manual Opening

Solar Powered

Electric Powered