

RENAISSANCE

HISTORIC EXTERIORS

Magellan Roof Inspection Report

Customer Name	Mr. & Mrs. John Smith
Customer Address	123 Historic Home Lane St. Louis, MO 63131
Customer Phone Number	(555) 555-5555
Customer Email Address	
Historic Roofing/Building Specialist Completing Assessment	Tony Raleigh
Date of Assessment	2021-03-01
Temperature	54
Weather	Clear

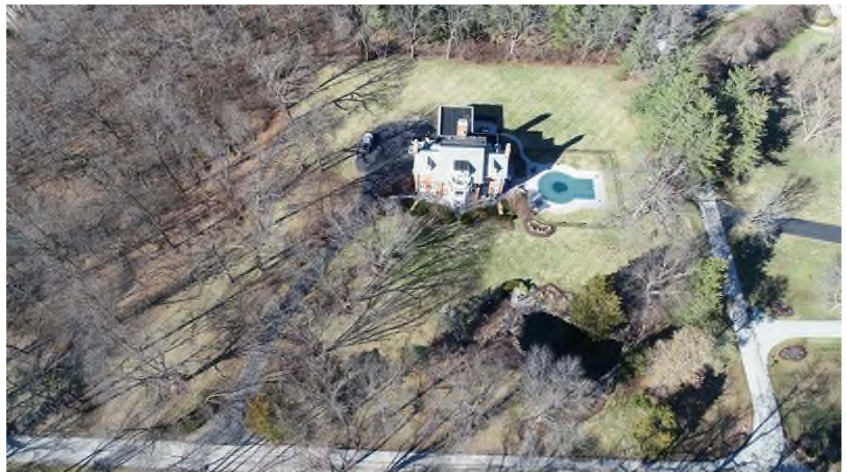


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Street View of Home



Beautiful Home!



WOW! Such a nice area!

Roofing Systems

Main Roof(s)

Vermont multi-colored 16"x random width S1 rated 3/8" -1/2" thick Slate

Pitch of Main Roof

9/12 predominant pitch.

Flat Roof(s)

EPDM (Ethylene, Propylene, Diene, Monomer) Synthetic Rubber Roofing.



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Porch Roof(s)	Front Upper Porch Roof - Flat seam copper roofing tapered panels. Rear elevation porch - Flat seam copper covered with Modified Bitumen.
Garage/Carriage House Roof(s)	Garage/"mezzanine" roofing (EPDM)
Other Roof(s)	Upper rear elevation low sloped roofing - EPDM
No. of Active Leaks	0
Age of Roof(s) in years	90
Notes on Age of Roof	Most of the slate appears to be original to the home. The low sloped areas have EPDM installed with the exception of the rear elevation Porch Roof.
Years Planning to Live in Home	20
Notes on Years Planning to Live in Home	Home was listed for sale. MBA requested by potential buyers.
Add'l Notes on Roofing System (if needed)	This home is a treasure! Having said that, the home will require some work in the future, as all historic homes do.
Underlayments	
Underlayment Deterioration	Not Applicable
Underlayment Comments	Underlayment was not inspected. Many slates would have to be removed in order to view the underlayment.



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Underlayment Photos



Here we can see the copper hanger that was installed to hold the replacement slate in place. While these hangers are not the best method for replacing damaged slates, it does allow for easy removal to view the fasteners.

Add'l Notes on Underlayment (if needed)

With a roofing system of this size and complexity, the "headlap" of the slate roof is more important than underlayment.

Tile/Slate

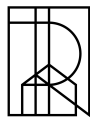
Broken &/or Missing Tiles/Slates

Moderate

Tiles/Slates Comments

The roofing slate appears to be mostly original to the home. Some replacement slates are obvious around the system. The slates with noticeable iron deposits should be replaced. The rust stains left from the knots, knurls and inclusions are impossible to remove. However, this is the nature of Vermont slate. (Long lasting roofing slate)

Broken &/or Missing Tiles/Slates
Photos



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One or two of these iron deposits can cause a lot of staining.



Often, these knots and knurls do not open up as iron deposits.

Fasteners/Battens/Straps

Fasteners/Battens/Straps
Deterioration

Moderate

Fasteners/Battens/Straps Comments There are some slate hooks, custom fab slate hangers, and some bibbed slates. Very few face nailed slates were noted.

Fasteners/Battens/Straps Photos





Hips & Ridges

Hips & Ridges Deterioration

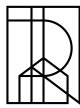
Hips & Ridges Comments

Hips & Ridges Photos

Minor

20 oz. copper ridge caps were installed within the last 15-20 years. Hard to beat this detail for longevity and for preventing microbial build-up on the slates.





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Wall Flashings

Wall Flashings Deterioration

Wall Flashings Comments

Wall Flashings Photos

Moderate

Most of the wall to roof flashings installed on the slate roof are directly under the wooden siding. Wall flashings along the low sloped roof are original.



Copper flashings installed at each course of slate turn up and go behind the siding.

Where the dormer siding meets the slate roof.
it would be nice to see a j-channel installed to separate the wooden siding from the water flow along the slate roof.





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Chimney(s) Cladding/Masonry

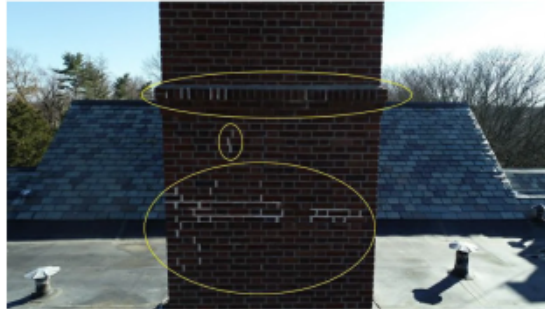
Chimney(s) Cladding/Masonry

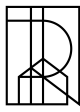
Condition

Chimney Cladding/Masonry Photos



Acceptable





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Exterior Woodwork Comments

The exterior woodwork is in good condition. Previous homeowners have done a good job of keeping the home painted.

Exterior Woodwork Photos



Beautiful!





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Fascia & Soffits

Fascia & Soffits Condition

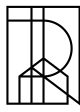
Fascia & Soffits Comments

Fascia & Soffits Photos

Acceptable

Looks good!





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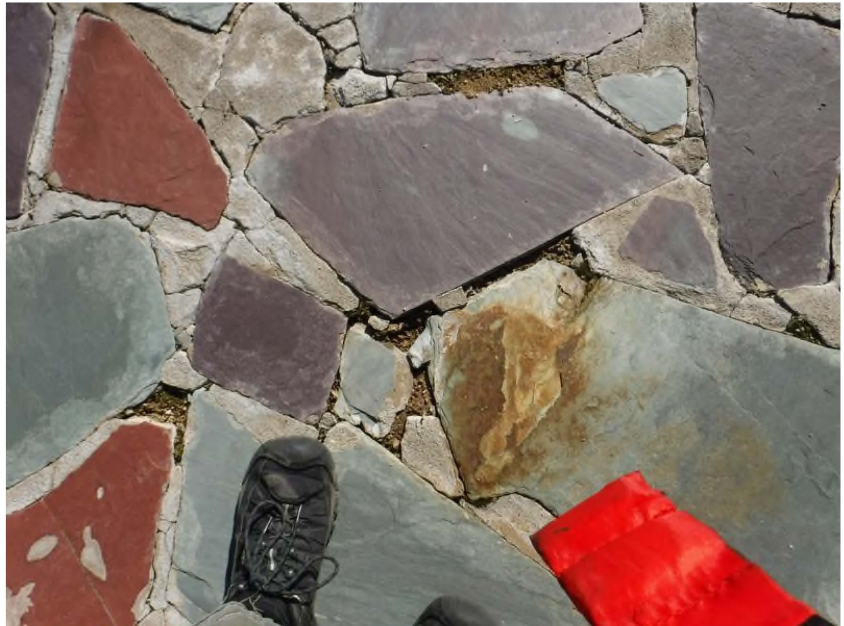


Lightning protection appears to have been damaged





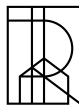
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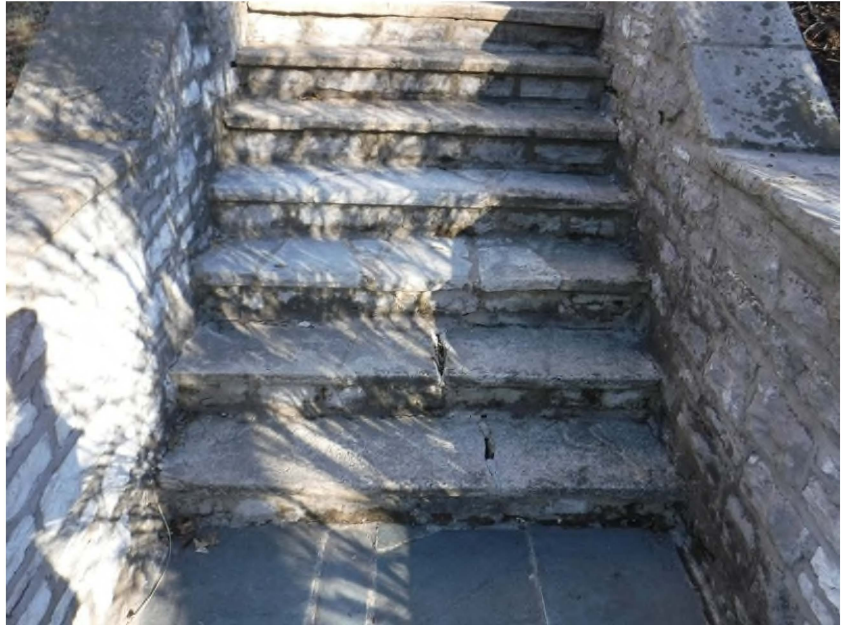
Vermont slate was a brilliant choice for the pavers. A mason will need to visit and determine next steps for these areas.



Here, we have, Vermont multi-colored slate and New York Red Slate! Really cool! This slate is about 3-4 inches thick!

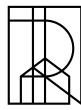


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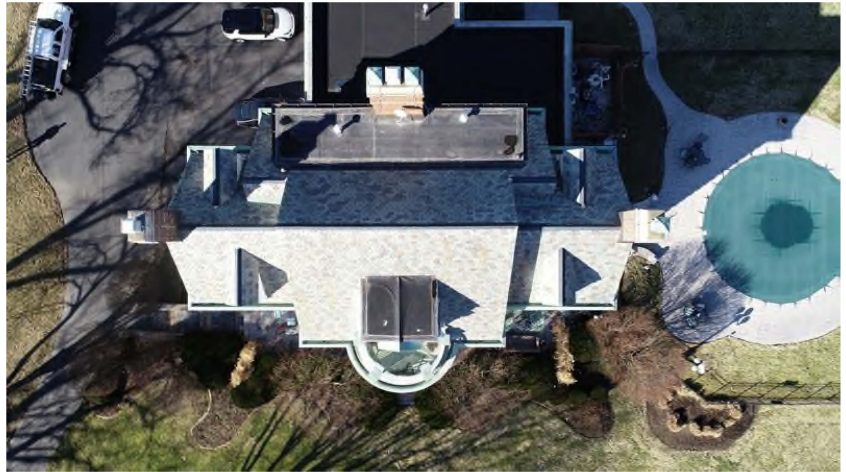


There opportunities for additional investments in the masonry around the front elevations.





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Final Notes

Notes

WOW! Thank you for allowing me the opportunity to visit this historic home. I love it! Please let me know if you'd like to see any numbers for repairs. We also have our own historic masons on staff.