

SEIPLE HOME INSPECTIONS, Inc.

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ROOF INSPECTION REPORT

8/10/22

Brandon Gulnick

Town Manager

Weathersfield VT

townmanager@weathersfield.org

Subject Property:

Town Garage

483 Stoughton Pond Rd.

Perkinsville VT



Dear Brandon,

My name is Matthew Seiple, and I have performed a roof inspection at the above subject property. The following report has been prepared based on this inspection.

This building has a flat roof with rubber membrane roof covering. It appears and/or is reported to be approximately 40 years old. Concrete block and metal chimneys are located at the central portion.



During my inspection, I found the rubber membrane roof covering to be moderately weathered, in a manner consistent with its age. One might reasonably expect at least several (three to five) years remaining serviceable life, with need for replacement increasingly likely thereafter.

I noted damage (holes) in the rubber membrane at several locations, particularly at locations near the south edge and concrete block chimneys. Also, I noted lifting at membrane seams at several locations. These areas should be repaired as soon as possible to protect against water penetration.



Also, I noted lifting a roof vent pipe that was poorly (loosely) secured and leaning over during my inspection. While this does not present a roof leak risk, it is an indication that the pipe is broken below the surface, and should be repaired.



The roof system at this building appeared poorly ventilated, which is typical of the style and period in which it was built. A poorly ventilated roof results in a warmer roof's surface, which is associated with advanced roof covering deterioration and ice damming during winter months. Improving ventilation at this building's roof system is possible, but would be very expensive. Rubber membrane roof coverings are less vulnerable to heat deterioration like other roof covering materials, and do not suffer the same consequences from ice dams because the seams are sealed (water can pool without leaking through). Therefore, improving this building's ventilation system may be reasonably seen as not practical or worthwhile.

I was unable to determine type, thickness or r-value of insulation that may be located under the roof's surface.

At such time that a new roof covering is required, I recommend replacement with a rubber membrane system, similar to the current type, which may be expected to yield a total of 40 or more years of serviceable life. Expect roof covering replacement cost to range between \$40000 and \$60000 in today's dollars.

Please call me with any questions you may have regarding this report or my services in general.

Thank you for your business.

Sincerely,

Matthew Seiple