

# **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:

West Weathersfield Fire Station

7259 Route 131

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 gable roof with corrugated metal panel roof covering. It appears and/or is reported to be approximately 20 years old. A concrete block chimney is located at the west portion.



During my inspection, I found the roof covering to be moderately weathered overall, in a manner consistent its age. One might reasonably many (five plus) years remaining serviceable life.

I noted metal panel damage at the east eave. Also, I noted open holes at the east pitch where the electrical masthead bracket used to be (but has pulled loose). I recommend repairs at these areas to protect against water penetration into the interior of this building.



Corrugated metal roof panel fasteners (nails and/or screws) can work loose over time and lose their seal. Care should be taken to tighten/replace fasteners where loose. I noted

several areas where roof fasteners had loosened or were missing at this building during my inspection. I recommend repair. Also, I recommend installing a chimney cap to help prevent water, pest and debris entry into the flue, and to reduce chimney deterioration over time.



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. Metal roof coverings tend to shed their snow naturally (it slides off), and therefore have less ice damming problems by nature. Further, metal is not vulnerable to heat deterioration like other roof covering materials. Given these features, 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 corrugated metal panel system, similar to the current type, which may be expected to yield a total of 20 to 25 years of serviceable life. Expect roof covering replacement cost to range between \$10000 to \$20000 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