

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:

Martin Memorial Hall

5259 US Route 5

Ascutney 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 asphalt shingle roof covering. It appears and/or is reported to be approximately 15 years old. A brick chimney is located at the southeast portion, and a wooden cupola is located at the west portion. Additionally, this building has rubber membrane coverings over low roof pitches at the north and south portions.



During my inspection, I found the asphalt shingle roof covering to be moderately weathered, in a manner consistent with its age. One might reasonably expect several (three to five) years remaining serviceable life, with need for replacement increasingly likely thereafter. The rubber membrane roof coverings appeared in good condition, with many more (five plus) years remaining serviceable life to be expected.

I noted discoloration from algae/moss growth at several areas, and particularly at the north pitch. While less than ideal aesthetically, this growth should not be considered a functional problem. I recommend against removing or treating the algae/moss, as it



may cause shingle damage and necessitate premature replacement.

I noted brick deterioration at the chimney during my inspection. I recommend repair. Also, I recommend installing a cap to help prevent water, pest and debris entry into the flue, and to reduce chimney deterioration over time.

Further, I noted a tree that was growing too closely to the roof surface at the southwest portion, risking potential damage and creating an environment encouraging deterioration. I recommend trimming vegetation to create at least a four foot clearance at roofing surfaces.



This building's system appears to be ventilated by gable openings visible at the exterior front (west) and rear (east) walls.

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 asphalt shingles, 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 \$15000 to \$25000 in today's dollars. Alternately, a standing seam metal panel roof covering, which features a serviceable life of 40 or more years, may be installed for a cost of approximately \$30000 to \$50000 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