

Roof Report

Robert Wiggins



Overview of the condition of the roof...

- Exposed fasteners due to improper install of shingles
- Several holes in the roof deck near the ridge line
- Ridge cap and ridge vents are spaced and installed improperly
 - Ridge caps on both ends of the roof are installed with too much exposure
- Severe granule loss on multiple areas of the roof due to heavy foot traffic
- Severe shingle creases around recent repaired areas
 - Shingle tears found near valleys and pitch transition to the patios
- Pipe boots installed incorrectly and will lead to leaks
- No kick out flashing as required by NC building code
- Future high risk of multiple leaks during heavy rain

Legacy Construction and
Roofing

Office:
1140 Kildaire Farm #305
Cary, NC 27513



(Upper left) Missing kick out flashing

(Mid Left) Nails and shingles improperly installed around the pipe boots

(Bottom Left) Ridge cap extended and heavily caulked

(Upper Right) Poor fastener location on the ridge



(Upper left) Hole near the valley

(Mid Left) Multiple tears near front valleys

(Bottom Left) Ridge cap and vent improperly installed



Recommendations:

Due to the many previous repairs on this new roof, and the extensive amount of current issues - a full replacement is suggested.

