

Micah McMahon

McM Roofing & Restoration

1/7/2022 | 34 Photos



Roof Inspection

Inspection Notes

Micah with McM Roofing & Restoration inspected the home of Corey Garcia on 1/6/2021 around 3pm at the request of Kim League. Below are some general notes and details about the inspection.

Shingle Type: Architectural Laminated Shingle

Color: Either a Weatheredwood or Driftwood

Anticipated Lifespan: 30 years

Lifespan Left (educated guess): Less than 10 years

There are two different structures on this property, the house roof and the garage roof. It appears that the garage roof was installed several years after the house roof by the appearance of age and slight color variance. Both roofs showed some issues but most of the issues were on the house roof.

Issue 1: Both roofs are showing signs of heat blisters. This happens when a shingle overheats and starts to lose its protective granules. Once the granules are lost, the sun's UV rays will start breaking down the shingles quickly because the top protection layer is missing. The house shingles show heat blistering because of the older age and Texas heat and the garage roof appears to be lacking in attic ventilation. We would recommend replacing the roof and cutting in more vents on the garage roof when you replace the roof.

Issue 2: Pipe Jacks on the Plumbing Vents. Most of the pipe jacks appeared to be in good working order. There was one pipe jack that was deteriorated and needed to be replaced to keep water out of the home. There were two more that had larger pipe jacks than plumbing vents. This isn't a huge issue other than a pipe jack that properly fits the pipe keeps from having future issues with water in the house.

Issue 3: The back slope of the roof showed several signs of damage, deterioration, and issues that need to be corrected sooner than later. These issues included ripped shingles, heat blistering, and damaged shingles. It is our recommendation that this issue be corrected by installing new shingles.

Issue 4: Siding touching shingles. Siding should have a gap between the shingle and the siding. Currently, there are several areas where the siding sits directly on top of the shingle. These areas are showing signs of rotten wood on the siding and will need to be replaced and installed correctly.

Overall, there are several areas on the roof that need to be addressed. The biggest concern for me is the heat blistering because it only expedites the breaking down of a shingle. It is hard to determine life expectancy on a shingle once the shingles have been overheated and start to loose granules. The other major issue we see is the back slope of the main house. There are numerous areas where the shingle is damaged and needs to be replaced.

In our opinion, we would recommend a new roof to take care of all the issues that were seen during the inspection.

Thank you again for allowing us to inspect this properly. We would love to help in any way possible with this home.

Thank you,
-Micah McMahon
McM Roofing & Restoration



Overview -Front of Home

Project: Corey Garcia -Kim L.
Date: 1/6/2022, 3:02pm
Creator: Micah McMahon



Front of Home -Garage Side

Project: Corey Garcia -Kim L.
Date: 1/6/2022, 3:02pm
Creator: Micah McMahon



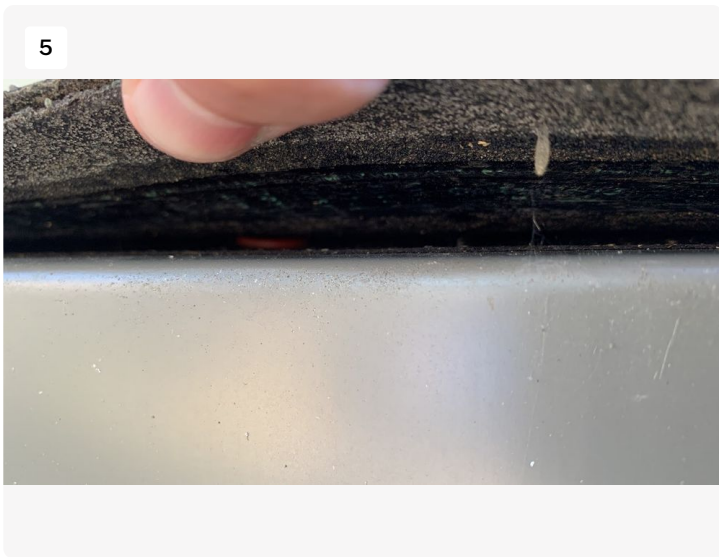
Front of Home -House Side

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Date: 1/6/2022, 3:02pm
Creator: Micah McMahon



2" Drip Edge

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Date: 1/6/2022, 3:03pm
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Tar paper under shingle.

Project: Corey Garcia - Kim L.
Date: 1/6/2022, 3:03pm
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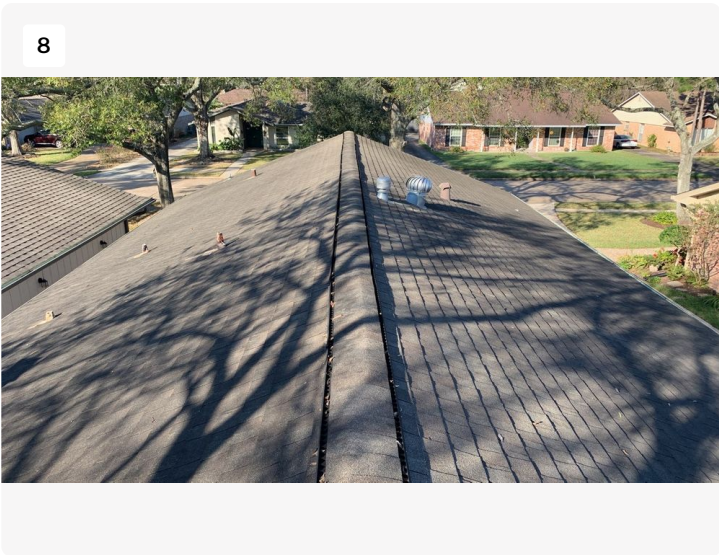
Foam and Wire mesh between soffit and shingle. We are assuming this was to keep an animal out of the attic.

Project: Corey Garcia - Kim L.
Date: 1/6/2022, 3:03pm
Creator: Micah McMahon



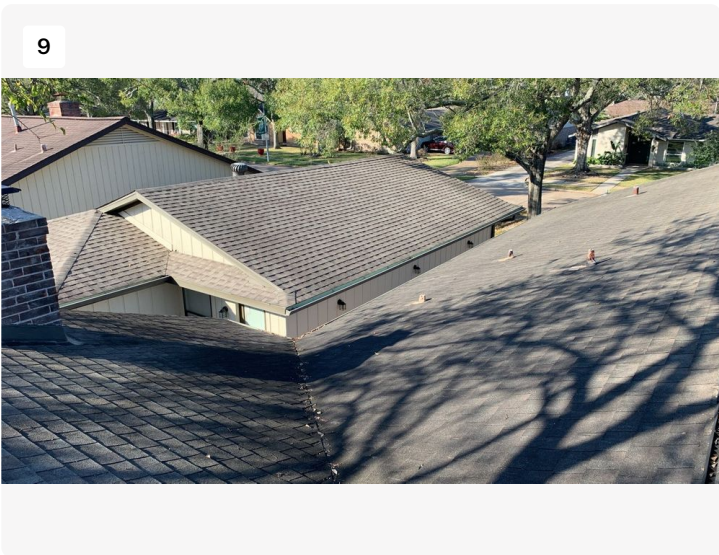
Evidence of heat blisters on the shingle. Heat blisters appear because the shingle overheats and loses granules. This starts the breakdown of the shingle prematurely. It is recommended that more attic ventilation be added to slow down the process that has already started.

Project: Corey Garcia - Kim L.
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Overview - House Looking Forward

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Date: 1/6/2022, 3:04pm
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Overview of Garage Roof

Project: Corey Garcia - Kim L.
Date: 1/6/2022, 3:04pm
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Overview of House Ridge Vent



Project: Corey Garcia - Kim L.
Date: 1/6/2022, 3:04pm
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Overview of House Roof



Project: Corey Garcia - Kim L.
Date: 1/6/2022, 3:05pm
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Overview of House Ridge and Back Slope



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Date: 1/6/2022, 3:05pm
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Weatherhead entry into home.

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Overview of garage portion of the roof. It appears that the garage roof was a newer roof compared to the house roof by several years.

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Date: 1/6/2022, 3:05pm
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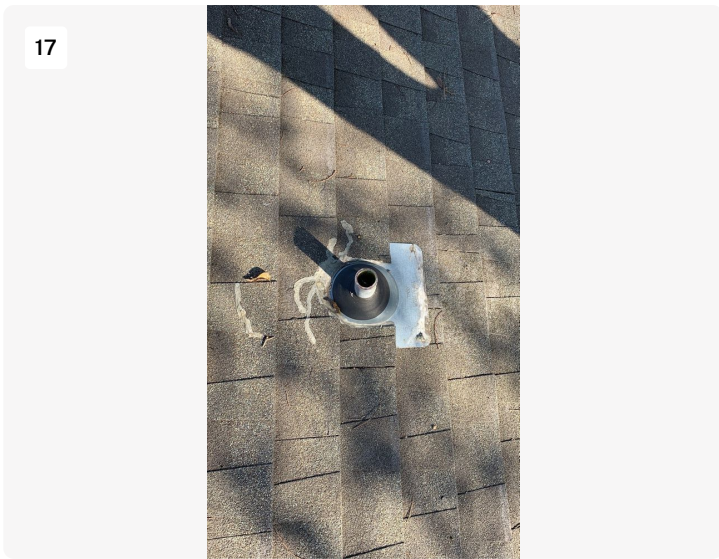
Weatherhead closeup

Project: Corey Garcia - Kim L.
Date: 1/6/2022, 3:05pm
Creator: Micah McMahon



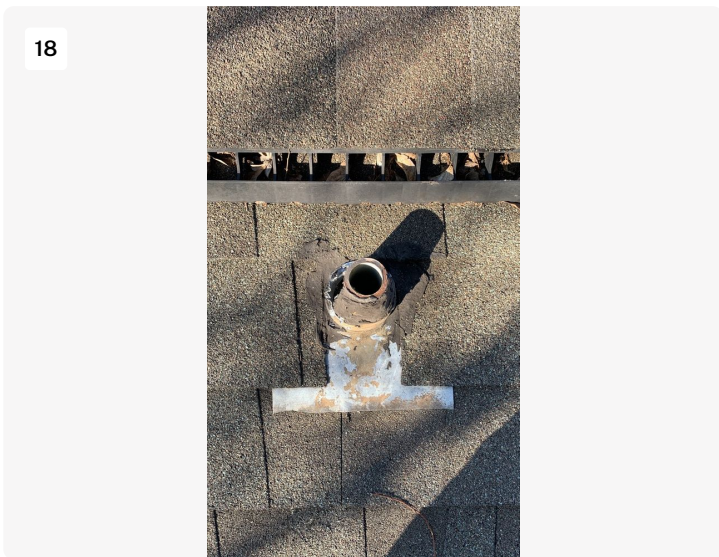
Plumbing Stack with Rubber Boot

Project: Corey Garcia - Kim L.
Date: 1/6/2022, 3:05pm
Creator: Micah McMahon



Plumbing Pipe with Rubber Boot. Notice the sealant to the left of the plumbing jack. The previous owner probably had issues with water leaks at this area and sealed the shingle with sealant instead of replacing the shingle.

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Plumbing Pipe with Rubber Boot. Please note that this rubber boot has deteriorated and is no longer providing a weather seal around the plumbing pipe. This will allow water into the attic during rains.

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Plumbing pipe with lead pipe jack. Please notice that the lead jack is oversized for the plumbing pipe. The plumbing lead jacks should be properly sized for the pipe penetrations.

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Date: 1/6/2022, 3:06pm

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Plumbing Pipe with Lead Jack

Project: Corey Garcia - Kim L.

Date: 1/6/2022, 3:06pm

Creator: Micah McMahon

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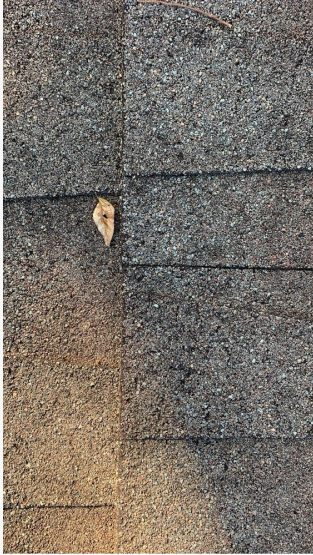
Closeup of the shingle on main house. Please see all the "dimples" in the shingle. This is the onset of heat blisters for the roof.

Project: Corey Garcia - Kim L.

Date: 1/6/2022, 3:07pm

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Closeup of the Shingle. Please see the "dimples" on the shingle which are the heat blisters starting to show on the shingle. There is a larger mark on the shingle that could be hail but we did not see enough hail damage on the roof to constitute a hail claim.

Project: Corey Garcia - Kim L.
Date: 1/6/2022, 3:08pm
Creator: Micah McMahon

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On the back slope of the main house roof, there was a tear on a couple of shingles.

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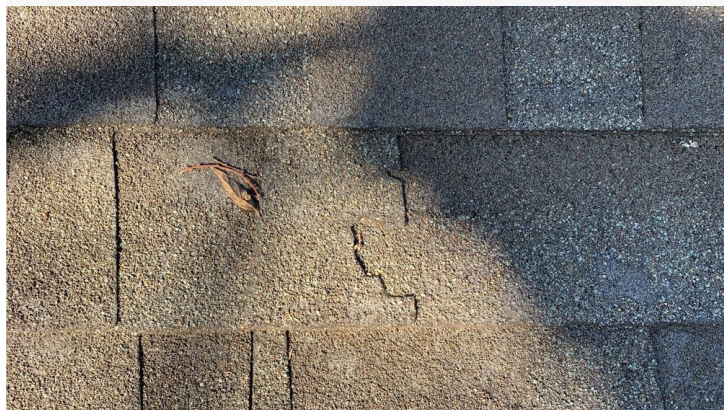
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On the back slope of the main house, there is a patch of shingles that is deteriorated down to the fiberglass mat.

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On the back slope of the main house, there is a patch of shingles that has deteriorated, or is wind damaged.

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On the back slope of the main house, there is a patch of shingles that is deteriorated/damaged and needs to be replaced.

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Back Slope of the Main House

Previous owner had issues in this area and patched with new shingle. The patch looks good but the color is different (close but different).

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Ridge of Main House

Notice the deterioration and damage of the shingels just below the ridge vent. Caused by heat/wind/hail/etc...

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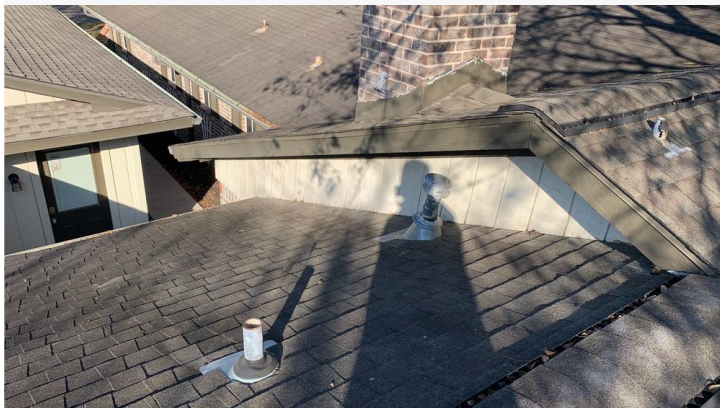


Ridge of Main House

Same area as previous photo. Just a overview photo.

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Date: 1/6/2022, 3:09pm
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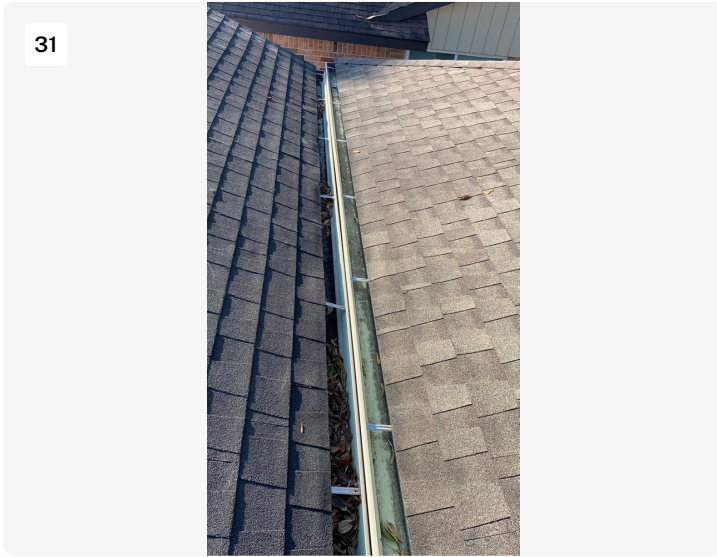
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Flue Vent

This would be a question to ask the inspector or look up under building code but the flue pipe seems really close to the house structure and under the soffit. Might be fine but worth asking a building expert.

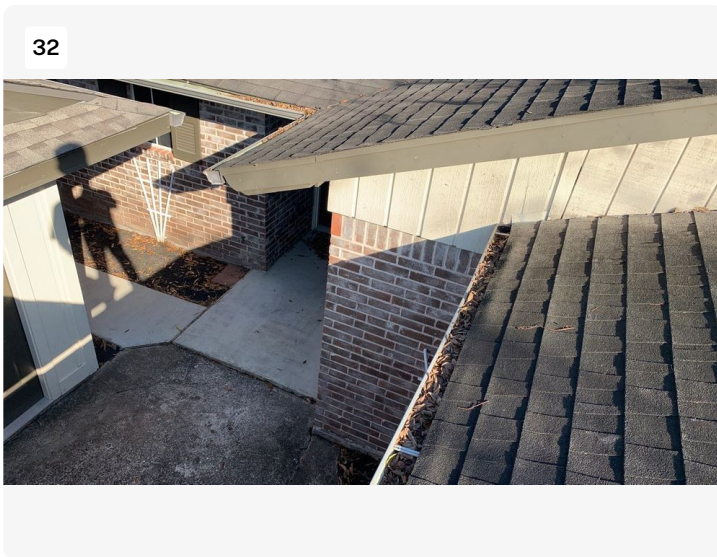
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Date: 1/6/2022, 3:09pm
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Garage Roof and House Roof

General Overview of two roofs and where they meet.

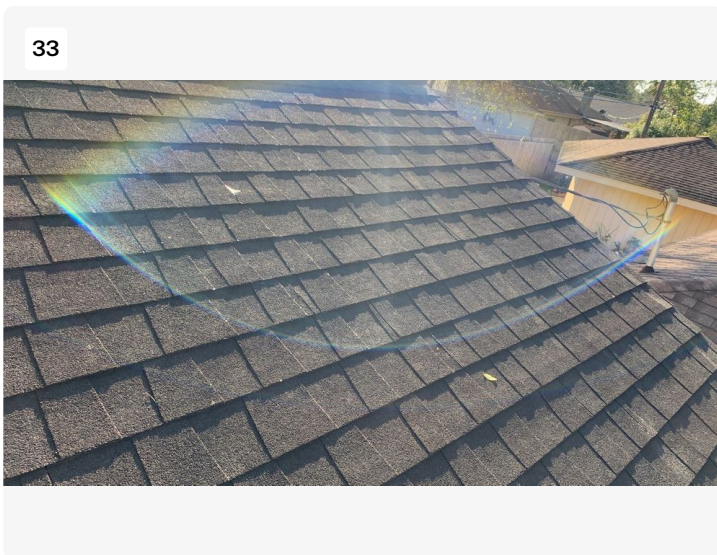
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Date: 1/6/2022, 3:10pm
Creator: Micah McMahon



Gutters

Full of Leaves in areas.

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Date: 1/6/2022, 3:10pm
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House Roof

Starting to show signs of fiberglass on the edges of the shingles (see the white areas of the shingle). This is a sign that the shingles are getting up in age and they are starting to break down.

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Date: 1/6/2022, 3:10pm
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Siding on Roof

Siding is suppose to have a gap between the roof and the shingle. This siding is in direct contact with the roof which is causing the siding the rot.

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