

# Roofing Infractions

## Index

### **Inspections and Photos**

Inspection Report from Hal Brewster Home Improvements, Inc .....	3-5
Inspection Report from Professional Home Inspection Services .....	6-7
<b><i>Inspection Photos from Professional Home Inspection Services .....</i></b>	<b><i>8-24</i></b>
Gutter – Decking is Flush with the Wall .....	8
Roof Peaks with Non-functioning Ventilation .....	9
Roof Edge with Jagged-cut Shingles.....	10
Gouged Shingles and Debris Left Behind.....	11
Unprofessional work at Gable Wall .....	12
Loose Ridge Caps .....	13
More Loose Ridge Caps .....	14
Lack of Required Flashing .....	15
Ugly Use of Tar Instead of Proper Flashing at Chimney .....	16
The Other Side of the Chimney .....	17
Debris Left in the Attic .....	18
Huge Opening in the Decking Material at the Roof's Peak.....	19
Soffit Vent That is Too Small to Cover the Pre-Existing Hole.....	20

### ***Inspection Photos (Continued)***

Damage to Soffit and Fascia Caused by Ice Damming .....	21
Ceiling Tile Showing Leak Damage.....	22
Cracked, Moldy Wood that Contractor Had Agreed to Replace.....	23
One of the Exceedingly Short Ridge Vents .....	24

## **Photographs by Home Owner**

### ***Infractions Photographed in Early 2004..... 25-30***

Shingles Blown Loose in April 2004 .....	25
More Loose Shingles on the same date.....	26
Unprotected Seam in the Roof Decking .....	27
Daylight Shining into the Attic Near the Chimney.....	28
Insufficient Vent Holes and Water Damage from Jan. 2004 Leak.....	29
Misplacement of Most Shingles.....	30



Hal Brewster Home Improvements, Inc.

659 Jay Street

Rochester, NY 14611

(585)-235-4360-Phone

(585)-235-4340-Fax

Amy Rosier

17029 Gulf Road

Holley, NY 14470

RE: Inspection of ***GAF Materials Corporation*** Roofing System

As per your request, I inspected a GAF Roofing System at the residence located at 17029 Gulf Road, Holley, NY on March 29, 2004. This letter is to document my findings.

There were several NYS Building Code violations, as referenced in Chapter R9, Roof Assemblies:

- SRR905.2.2 Slope states: “Asphalt shingles shall only be used on roof slopes of two units vertical in 12 units horizontal (2:12) or greater.”
  - ❖ Your contractor installed asphalt shingles in violation of this code on a slope of 1.75 :12, corresponding to 28” vertical in 15’11” horizontal.
  - ❖ GAF manufactures and recommends special membrane products that adhere to the decking surface for this low-slope area. Additionally, GAF does not advocate this installation of shingles on a slope of less than 2:12 and as such, *it would not be covered by any warranty*. Since your contractor installed shingles on this low-slope area, the System Plus warranty they sold you is *null and void*.
- SRR905.2.7.1 Ice Protection states: “In areas where the average daily temperature in January is 25 ° F (-4 ° C) or less, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave’s edge to a point at least 24 inches (610mm) inside the exterior wall line of the building.”
  - ❖ GAF Application Instructions dictate “Install eave flashing such as GAFMC Weather Watch® or StormGuard® Leak Barrier in localities where leaks may be caused by water backing up behind ice or debris dams. Eave flashing must overhang the roof edge by 3/8” (10mm) and extend 24” (610mm) beyond the inside wall line.”
  - ❖ Your contractor installed no such protection at your eaves.
- SRR907.5 Reinstallation of materials states: “Existing vent flashing, metal edgings, drain outlets, collars and metal counterflashings shall not be reinstalled where rusted, damaged or deteriorated.”

- ❖ Your contractor simply used gobs of tar over the old flashing where a gable wall meets the low slope; and around your chimney, where a split in the metal flashing allows the elements to penetrate. Since the flashing in both these areas are very deteriorated, it is impossible to attain a watertight seal using tar.
- SRR907.6 Flashings states: “Flashing shall be reconstructed in accordance with approved manufacturer’s installation instructions.”
- ❖ New flashings should have been installed in both of these areas using GAF Application Instructions, which illustrate detailed steps on how to correctly install the flashings.
- GAF requires that roof-decking material extend over the gutters by a minimum of 3/8 of an inch. The key thing is that the water runs into the gutters, not behind them.
- ❖ Your contractor installed the decking material flush with the wall with zero overhang. This means that water will seep behind your gutters and siding festering, although hidden behind the siding, very real destruction of your home’s walls.

***Other observations include:***

There is a low-slope area that is a convergence of 4 roof sections. This area should have had one of GAF’s high-quality membrane systems and probably a new piece of Advantech applied to efficiently seal this junction. The tar-covered, rubber-like mats that were installed there would never measure up to GAF’s quality standards.

The dripedges on your roof were not properly installed. I was able to push up on these as they were only stapled on, not nailed in place.

I was very dismayed that I could push up the decking material also. It clearly was not secured properly to your roof rafters.

There was no capability for air outflow, as the barn board located at the peaks of the home was not cut through. Upon inspection, I found undersized holes were drilled at the soffit vents. The combination of these two factors mean that the “**ventilation system**” installed by this contractor has essentially non-existent airflow. Note: the vent covers were stapled loosely, crooked and / or inverted, showing complete disrespect for you, the homeowner.

Several shingles are high nailed; several nails are crooked and counter sunk. You will have ongoing problems with shingles blowing loose, and the crooked nails will protrude into and mar shingles above them.

The Ridge vents that were installed were incorrect, and don’t fit the steep peaks. There is a constant pull on the nails used to secure the vents. The result will be that the ridge vents will become loosened from your roof.

It appears that the underlayment is something other than GAF Shingle-Mate<sup>®</sup>.

Because your contractor installed the decking material {the foundation for your roof} flush with the walls with zero overhang, that necessitates that all materials on top of the decking be removed, and the decking material be lowered to facilitate an overhang. However, this would create now-empty nail holes, which would allow penetration of moisture and leakage.

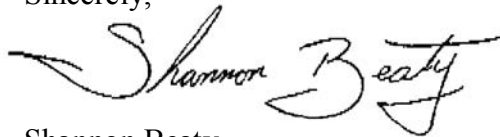
In view of all of the above-mentioned flaws, your contractor has effectively ruined every piece of material currently installed on your home. In order to have the same quality roof that you originally purchased, all of the Advantech decking, as well as all of the other materials need to be removed and discarded -- a "complete tear-off".

A new installation identical with the code-compliant roof, for which you originally placed an order, that would comply with GAF's 5-part system, and carry a System Plus transferable warranty would consist of all new products:

Advantech Decking; Royal Sovereign, Silver Lining shingles; StormGuard / WeatherWatch at all hips, valleys, ridges, eaves, etc; dripedge; 7" Starter strip; new boots; new flashing at chimney, the wall next to the low-slope roof, and other necessary places; GAF Ridge vents spanning entire available ridges; continuous soffit ventilation with small screening (100); proper materials on low slope and valley where roofs come together; GAF Shingle-Mate<sup>®</sup> {as per sample}; and gutters with 7 down spouts.

Two or three sheets of Advantech to replace cracked, moldy wood over the Apartment bedroom would also be included, as you were told that was included in the original contract.

Sincerely,

A handwritten signature in black ink that reads "Shannon Beaty". The signature is fluid and cursive, with the first name "Shannon" and last name "Beaty" clearly distinguishable.

Shannon Beaty  
Residential Sales Manager



**Jim Salmon, President**  
Visit our WEB SITE at [JIMSALMON.COM](http://JIMSALMON.COM)  
Reach Us On-Line At: [JIMINSPECT@AOL.COM](mailto:JIMINSPECT@AOL.COM)  
P.O. Box 187, Albion, NY 14411  
Field Phone (585) 734-2022 Office (585) 589-5650 Fax (585) 589-7192

Amy Rosier  
17029 Gulf Road  
Holley, New York 14470

3-17-2004

Dear Miss Rosier,

On March 10, 2004, you hired me to give you my opinion as to the quality of workmanship relating to the newly installed roof on your home at 17029 Gulf Road. The following are my opinions and findings.

#1- Upon inspection, I found many signs of unprofessional workmanship and outright poor craftsmanship. This roof installation will require extensive time and expense to correct. There were also several items inspected which were in direct conflict with the contract between you and the construction company that installed this roof.

#2- The ridge vents were not properly installed. They were oddly placed and were not cut into the attic framing to allow air flow. Ridge vents should be placed along the entire available ridge, stopping 12" from each end. All ridge vents should be cut into the attic approximately 3" on each side. A competent, honest contractor could not have installed these ridge vents in this manner. The cap shingles were installed with gaps, improper bends, and do not lay flat. Approximate cost to correct - \$800 to \$1100.

#3- It appears the flat or shed roof above the second floor apartment does not have ice and water barrier as your contract states. It also appears that felt paper only, is under the shingles in this area. Massive ice dam leaking occurred on that roof. The ceiling in the apartment below was water damaged, further indicating the lack of ice and water barrier. This roof should be removed, ice and water barrier installed, and the entire area re-shingled. I also observed very poor workmanship with regard to the installation of the shingles on the entire roof in spots. The shingles were installed crooked, they were gouged, and jagged cuts were visible. Some shingles were also ripped and raised. These conditions are atrocious. The ice has damaged the fascia board and loosened the soffit boards at the eave of the flat roof. It appears as though this installation was not done by a roofing professional. Approximate cost to correct - \$3000 to \$3600.

Continued on page two

Page two

#4- Extremely poor transitions between the roof and chimney flashings and the roofing were visible. Globbs of roof cement, with gaps at the chimney were observed. Daylight can be seen from the attic around the chimney. This will produce ongoing leaking and should be corrected at once. . A new roof would not have this unsightly condition.  
Approximate cost to correct - \$300 to \$400.

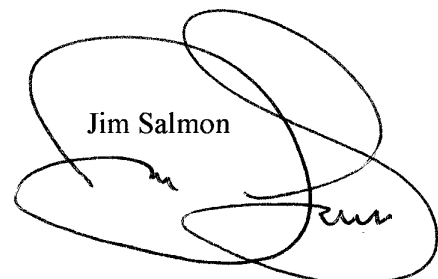
#5- I was stunned to observe how the 8" x 16" soffit vents were installed. One was installed over a hole 2" bigger than the vent itself. A 2" gap, 16" long was the result. Some of the soffit vents were installed over three small 1/2" holes drilled in the overhang. This is woefully inadequate ventilation and borderlines on fraud. The vents were placed sporadically and installed crooked. The amount of soffit vents is inadequate. It is obvious that no air flow calculations were done for your home. A continuous soffit ventilation system is recommended. Approximate cost to correct - \$900 to \$1000.

#6- The contract between you and the construction company calls for a complete clean-up of the job site. The attic floor was covered with roof tear-off debris, which is dangerous and should be addressed at once. The entire yard and driveway was littered with roofing debris and nails. Approximate cost to correct -\$150 to \$250.

You paid a premium price for this roofing project and received a very poor quality job in return. It will cost you well over \$6000 to correct this roof. I seriously question the ability of this contractor to make good on this atrocity. Information about this kind of unprofessional behavior speeds through the community like wildfire. These types of problems indicate a complete lack of supervision or a complete indifference to quality workmanship and the homeowner. I advise you to seek a meeting with the owner of this construction company at once. The meeting should take place at the job site so you can explain the problems, have him see them in person, and ascertain what he will do to correct these problems. I am available to attend such a meeting (call my office for details). If the owner is unwilling to meet with you in person, seek bids from at least two reputable roofing contractors, and have the repairs made at once. I further advise you to contact an attorney to explore your options with regard to recovering your damages if the contractor does not perform. Please view the enclosed pictures taken on March 10, 2004 for verification and instruction. Also please call with any questions you may have.

Thank You,

Jim Salmon

A large, stylized handwritten signature in black ink, appearing to read 'Jim Salmon', is written over the printed name.



Debris that the crew left in one of the gutters. Shows that the roof is flush to the wall – no overhang into the gutters as dictated in the Manufacturer's specifications. Water will leak into the wall behind the siding. (Photo by Professional Home Inspection Services)





Attic framing was not cut through at any of the four peaks to allow warm air to flow out. Ventilation system purchased by homeowner is effectively non-existent. (Photo by Professional Home Inspection Services)





Jagged cuts on edge of roof; and a split ridge-cap right at the top of the peak (Photo by Professional Home Inspection Services)





Gouged shingles and the crew left behind some debris here. Also this area of the roof shouldn't be shingled at all. The NYS Building Code dictates that shingles can only be used on steeper slopes than this. GAF manufactures and recommends a special membrane for this low-sloped area. (Photo by Professional Home Inspection Services)





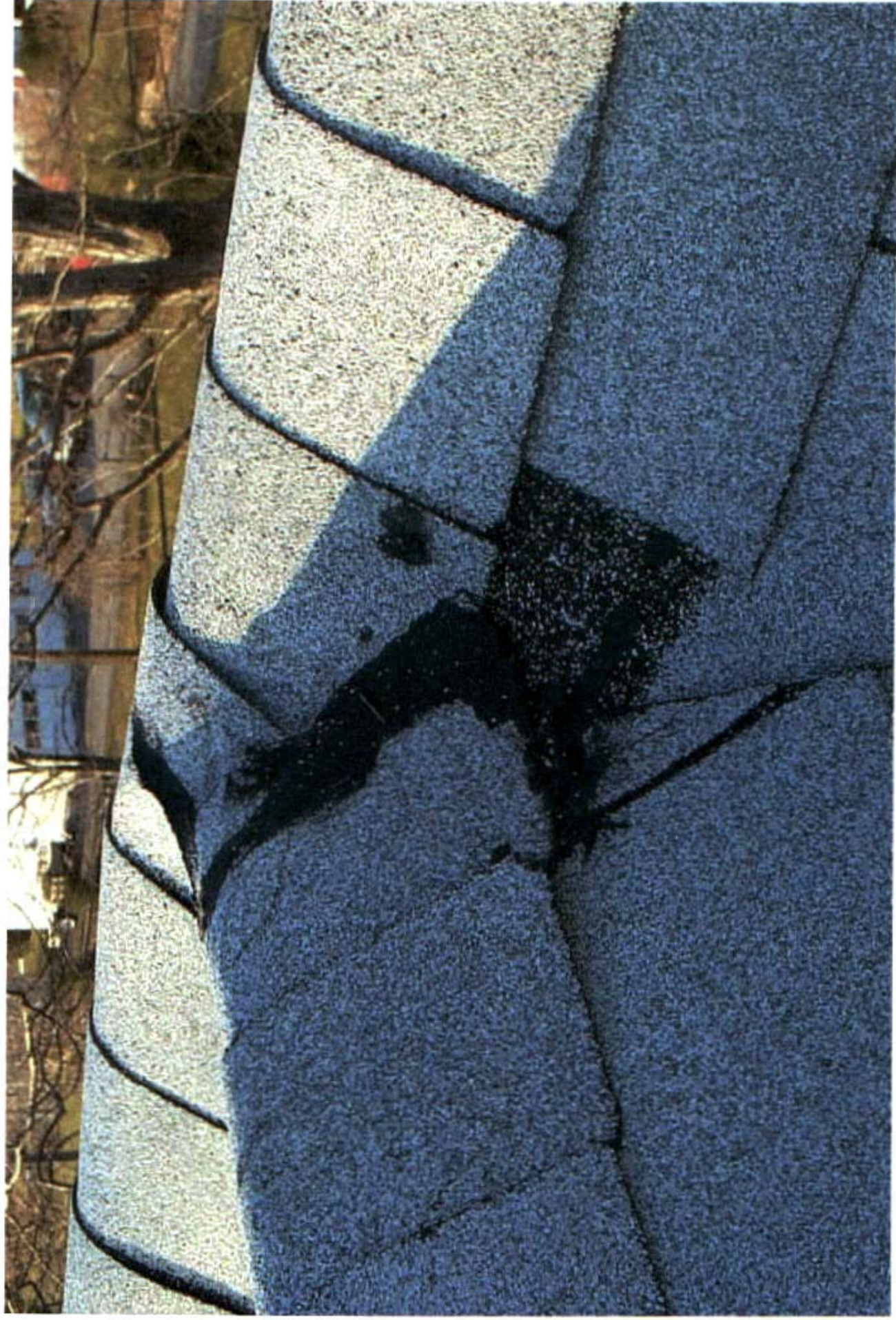
Sloppy work, use of tar instead of required new flashing, poor line up of shingles, and another gouged shingle (Photo by Professional Home Inspection Services)





Loose ridge-caps. The crew used too much pressure in their nail guns and drove the nails right through many, many shingles (Photo by Professional Home Inspection Services)





More loose ridge-caps, lack of shingles, and use of tar (Photo by Professional Home Inspection Services)





More debris and the flashing was not replaced as required by NYS code (Photo by Professional Home Inspection Services)





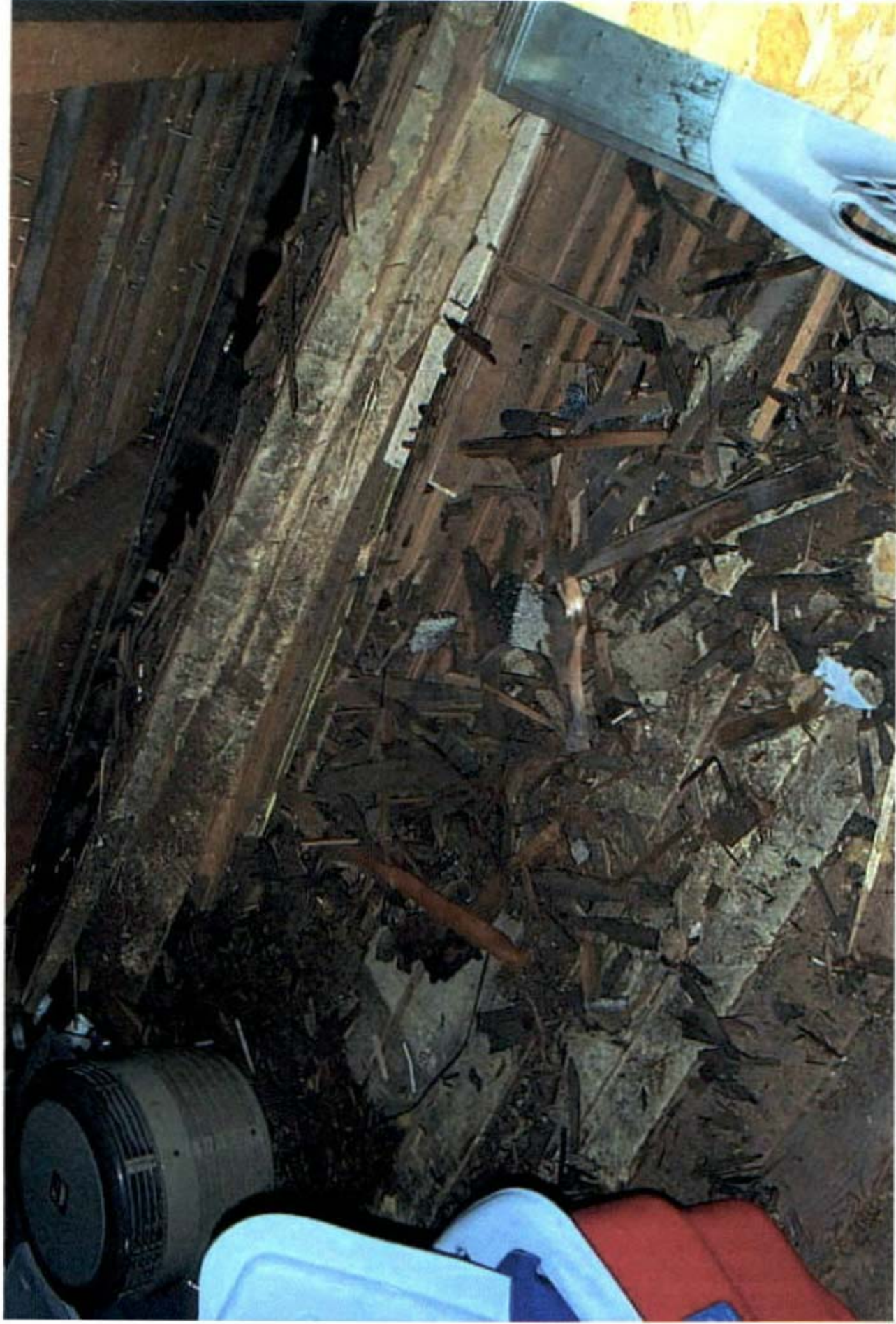
The crew used gobs of tar instead of required new flashing Notice the split in the old flashing – where the tar is leaking out. (Photo by Professional Home Inspection Services)





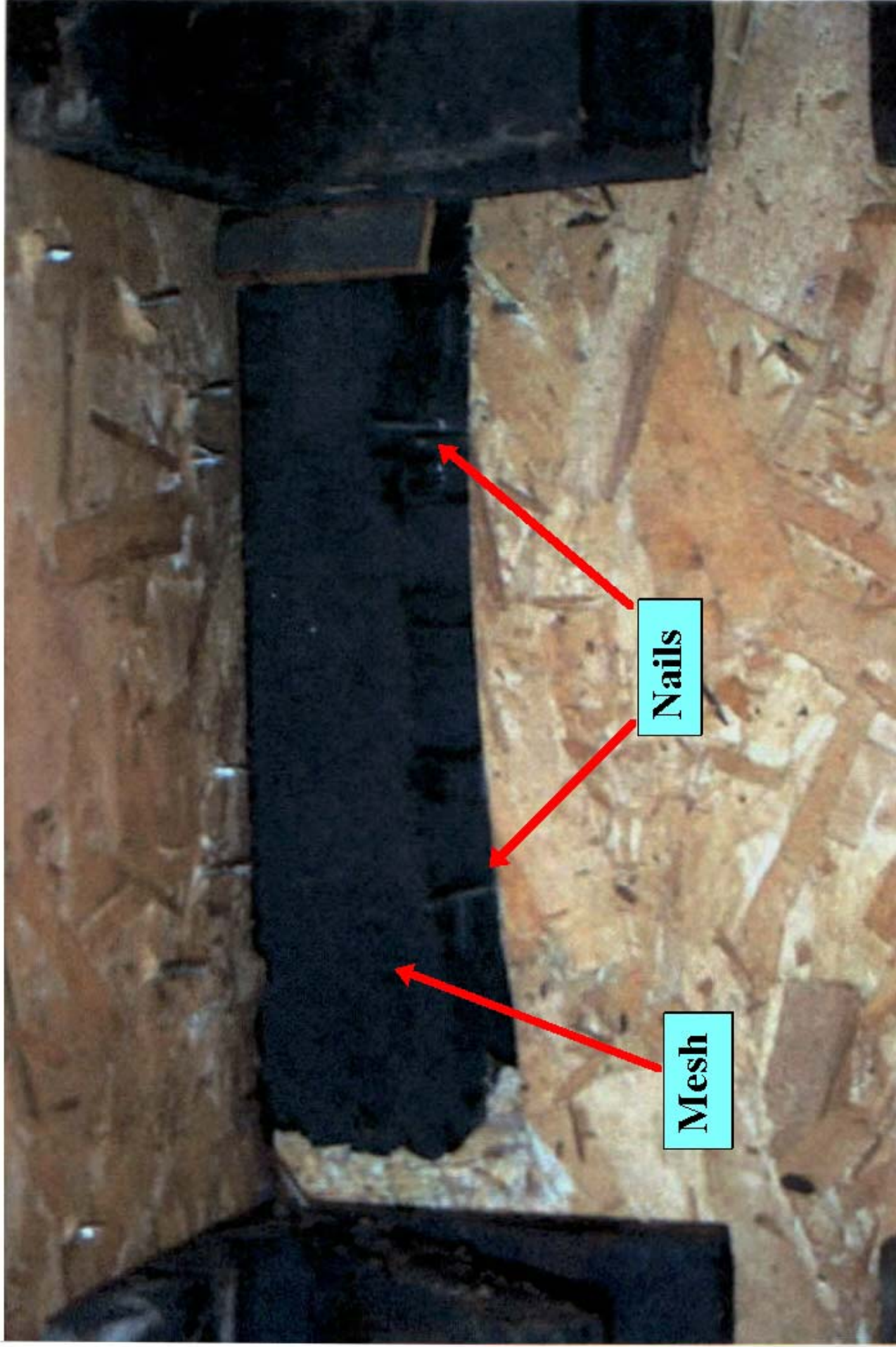
Shows use of gobs of tar and poor placement of one shingle. Note the tar is on top of the shingles  
(Photo by Professional Home Inspection Services)





Here is a little of the debris that was left in the attic. They left several wastebaskets full of this dusty garbage for the homeowner to clean up. (Photo by Professional Home Inspection Services)





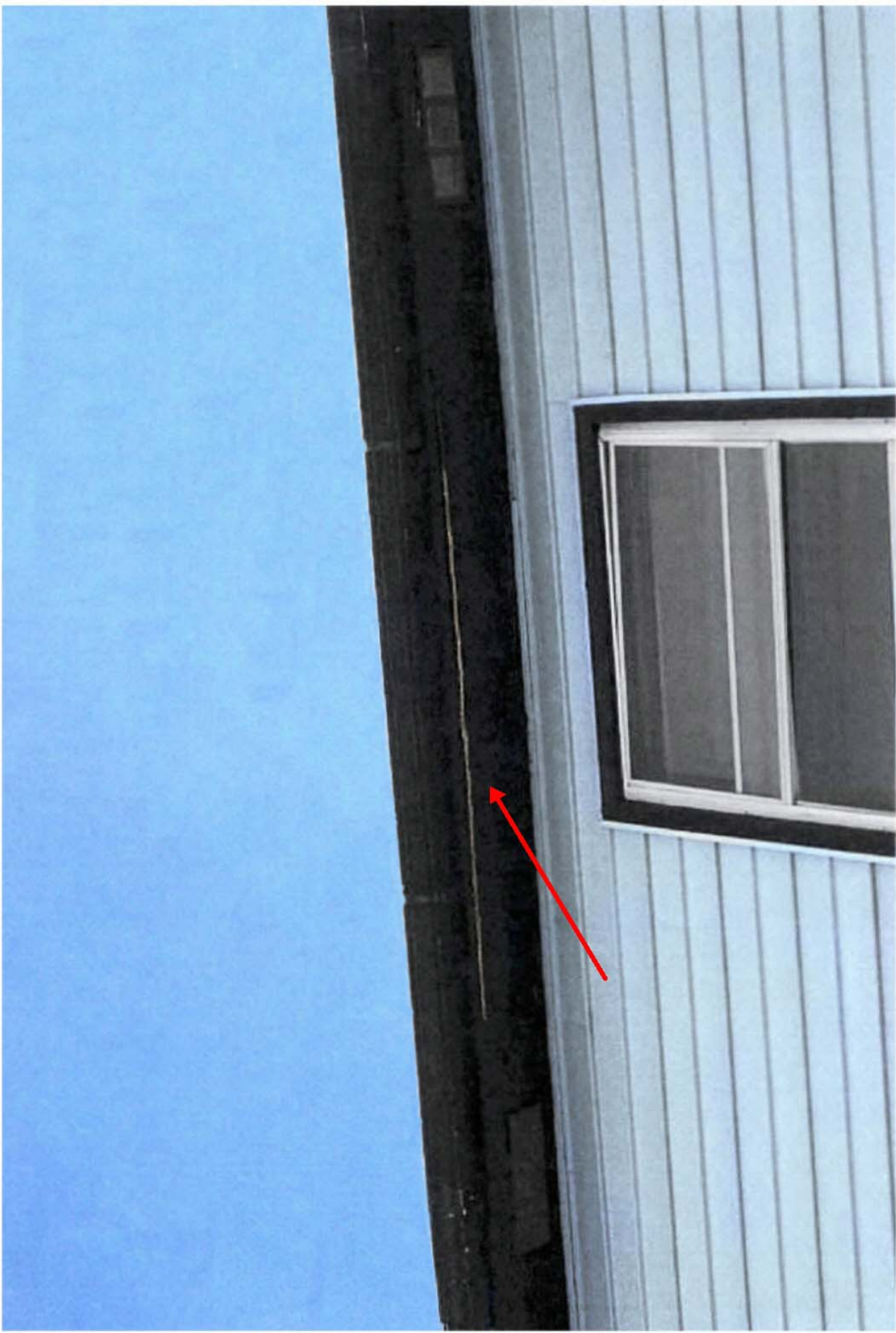
This shows a six-inch gouge in the Advantech plywood found at one small area at the peak of the attic. According to Manufacturer's specs, there is supposed to be a 1" cut on each side of the peak. Note that there are two nails that are driven into nothingness, and the filtering mesh fabric (gray area just above the nails) does not cover the aperture completely. (Photo by Professional Home Inspection Services)



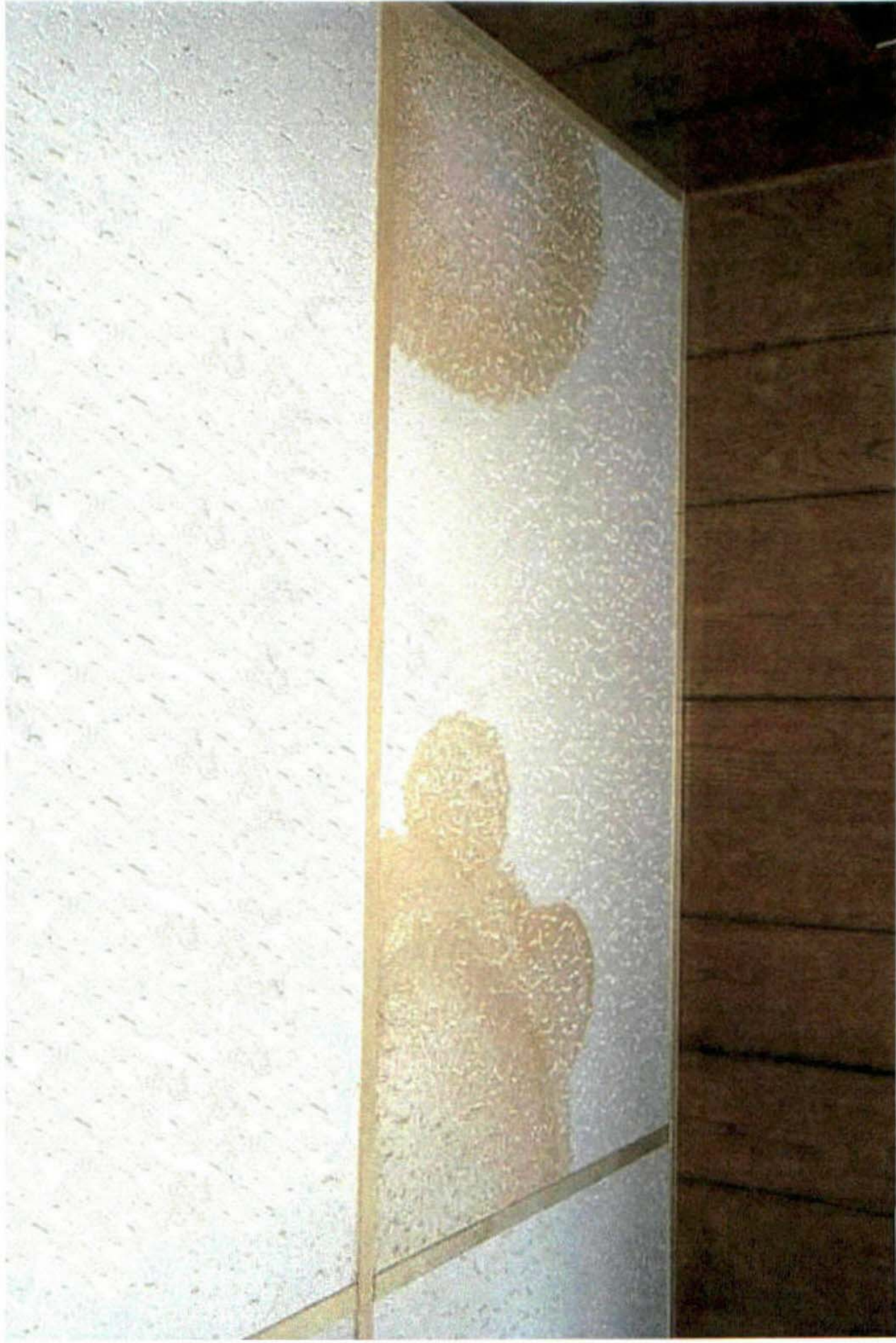


This shows how the crew installed a vent cover too small for the pre-existing hole. (Photo by Professional Home Inspection Services)



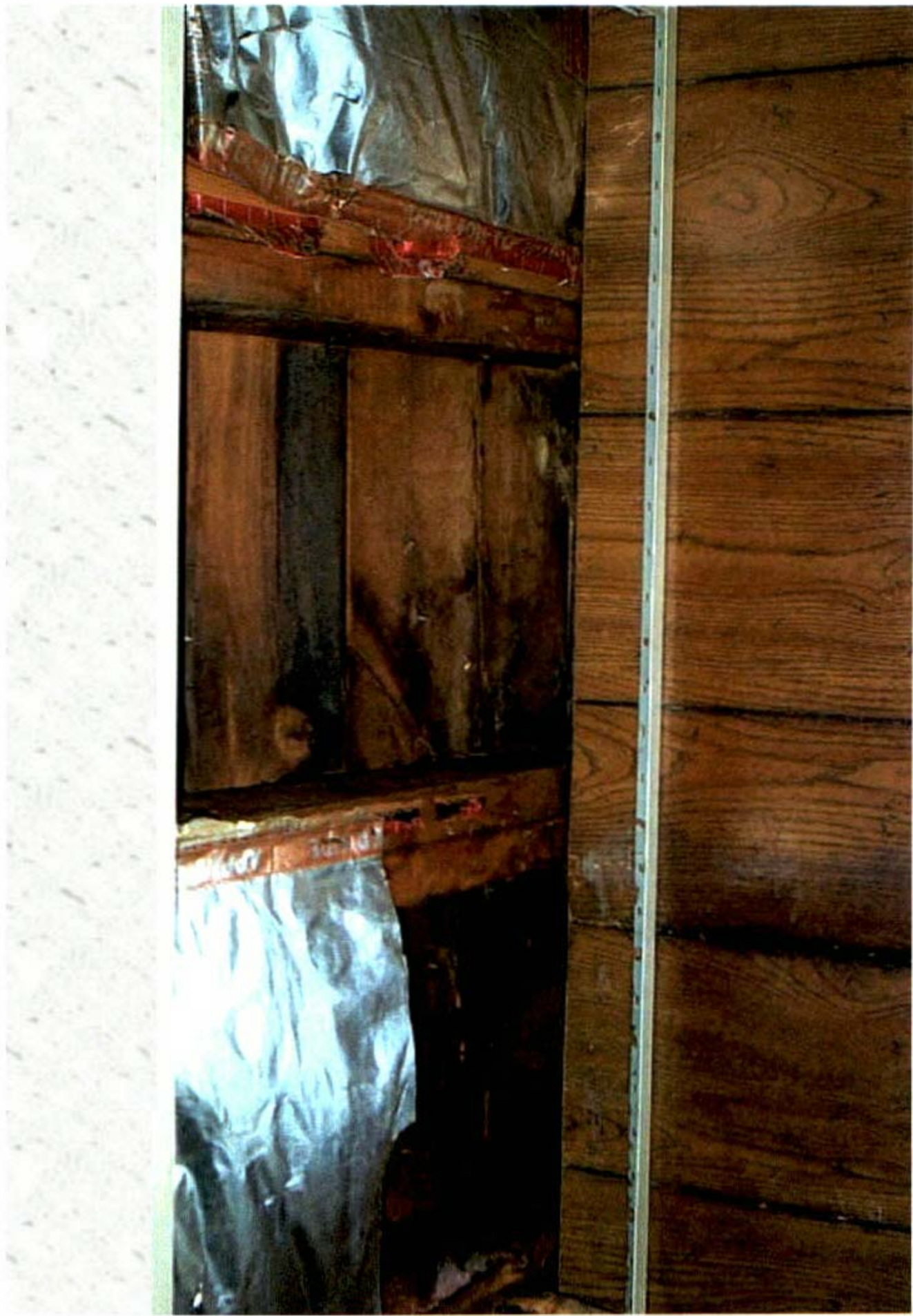


The lighter slice in the black shows where the leaking occurred from ice damming, and then the ice split open the eave. (Photo by Professional Home Inspection Services)



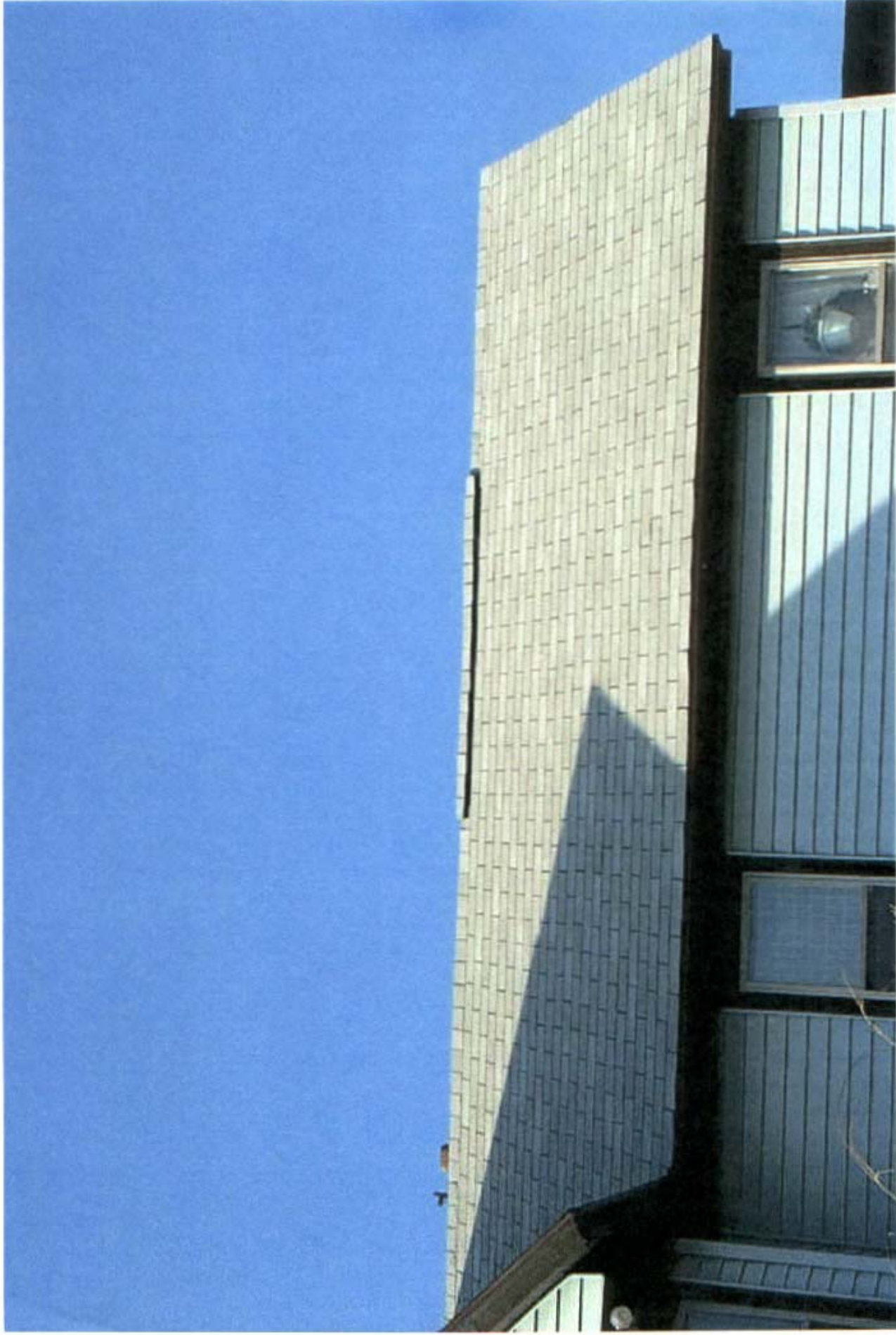
Water damage on one of the ceiling tiles from the same leak. The homeowner had already replaced the tile that became soaked through, and fell onto her tenant's brand-new bed. (Photo by Professional Home Inspection Services)





The contractor agreed to replace decking that was in poor condition; but this cracked, moldy wood reveals that they neglected to do so. (Photo by Professional Home Inspection Services)





Here is one of the exceedingly short ridge vents. This one is about a third of the standard length required for proper ventilation. Ridge vents are supposed to extend across the whole peak and stop about 1 foot from the ends. (Photo by Professional Home Inspection Services)



# Infractions Photographed in Early 2004

Here are some pictures of the shingles that were blown loose on 4/20/2004. April 18 saw temperatures near 70°. These temperatures should have sealed the shingles. April 19 had wind gusts of only 50 MPH. Another roofing contractor and I (the home owner) went up on the roof to repair the shingles, and took the following pictures on 4/26/2004. The roofing crew used too much pressure in their nail guns. Thus, they drove the nails right through the shingles.



## **MISCELLANEOUS NOTES:**

*I spotted another loose shingle in the same area blown loose on 4/30/2004.*

*On May 22, 2004: It's storming. It's leaking in the attic near the chimney, and the roof of the back porch is also leaking.*

*On May 23, 2004, I noticed that the baby birds in the nest above the soffit vent cover (the one with the 2" x 16" gap) have hatched.*

More shingles blown loose on 4/20/2004.



Note the vent boot is not even nailed down.





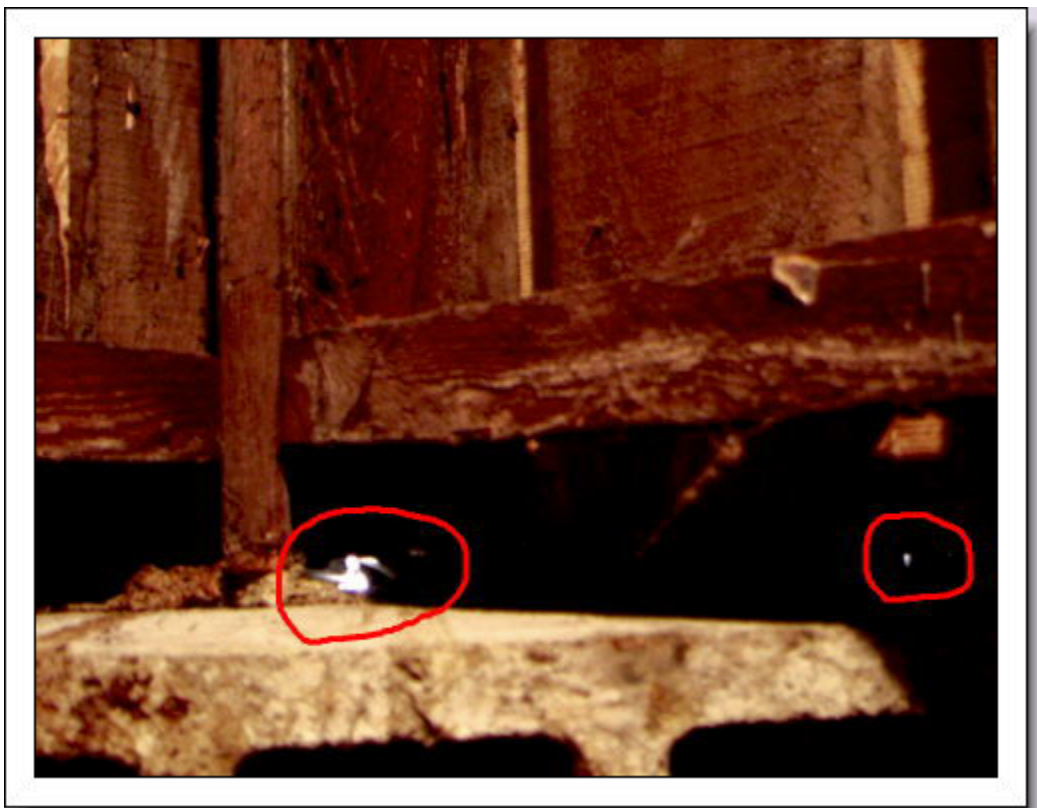
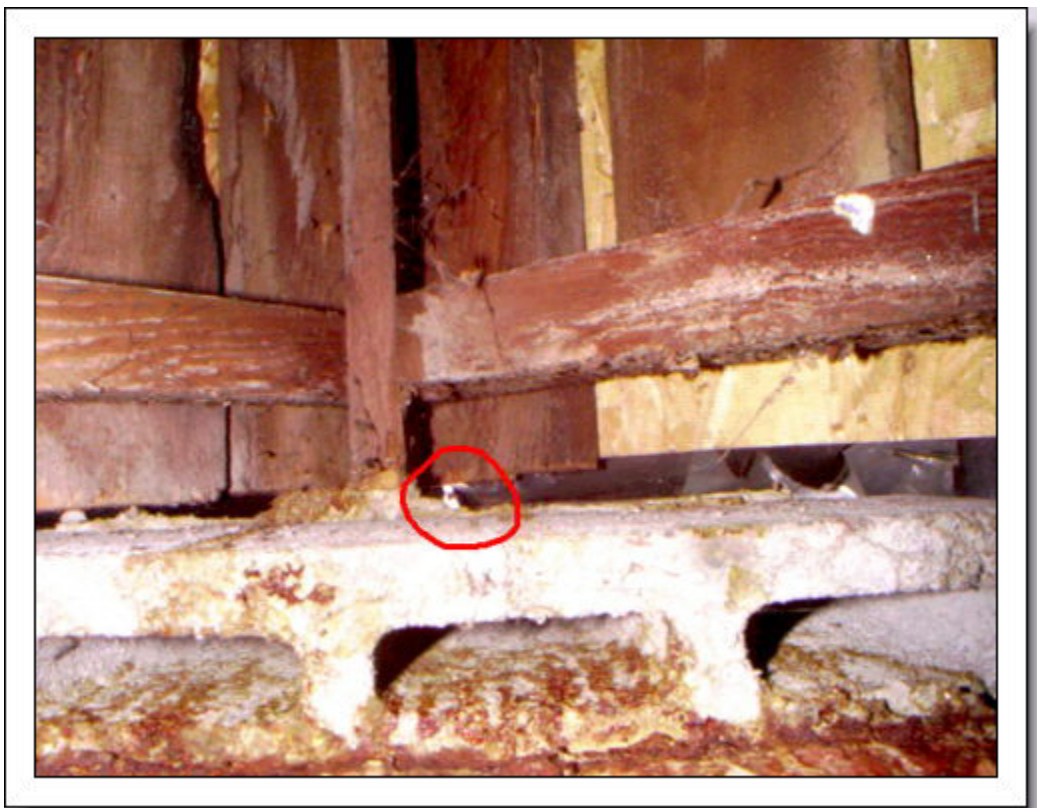
We spotted this as we were replacing one of the blown off shingles.



Note the gap between the Advantech that doesn't even have tarpaper over it.

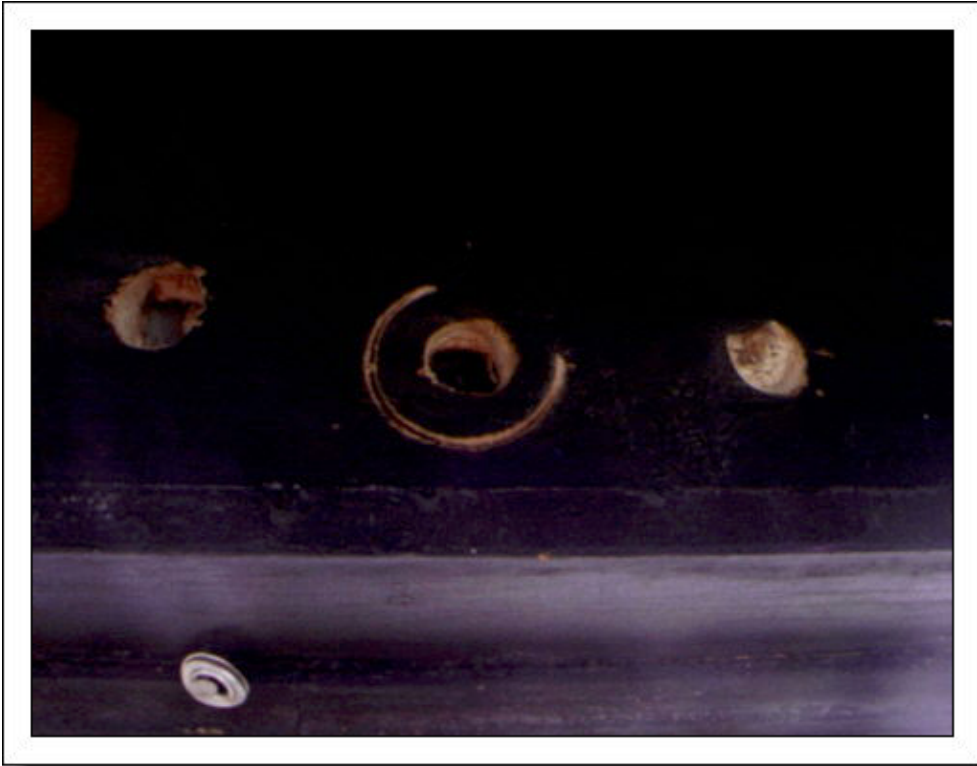


Here are some pictures of the daylight shining into the attic around my chimney.





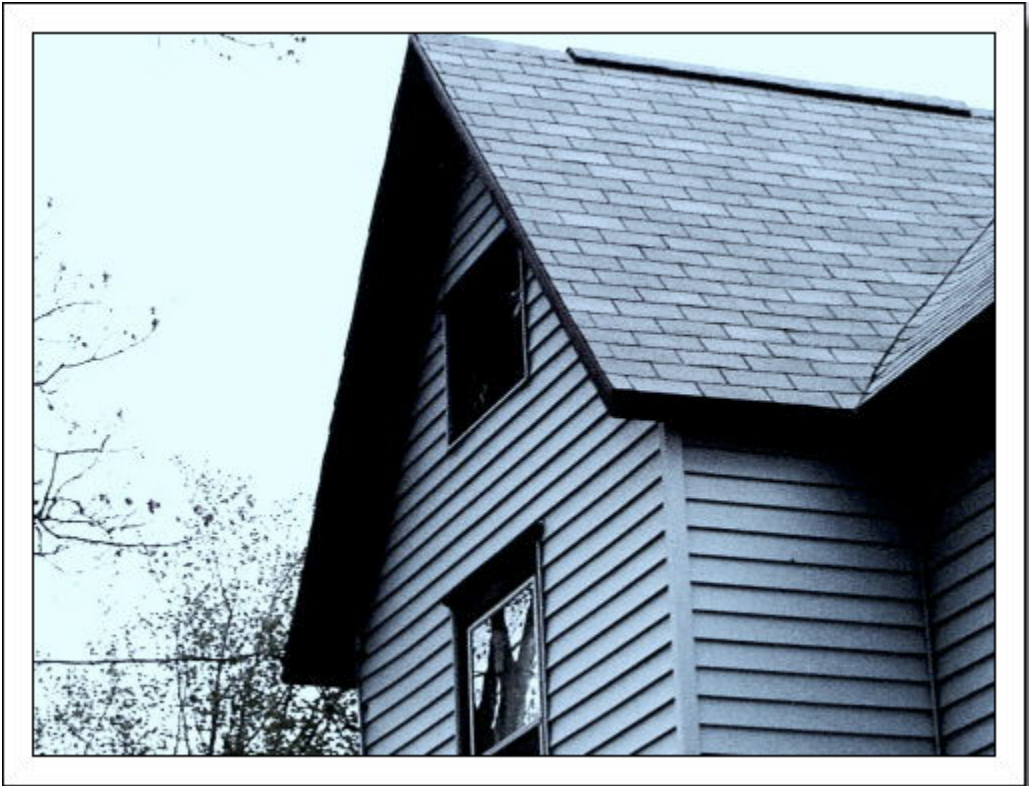
This shows that the work crew had a 3-inch hole-drill available, but failed to drill three 3" holes – the minimum required for proper airflow. In fact, the third 1" hole is not even drilled through. Note the nail with the grommet on it is one of several left behind by the crew. They used these to secure tarps, but were not supposed to leave them behind.



This is a split caused by ice damming due to the contractor's installation of shingles and leak barrier only part of the way up a slope of less than 1.75 / 12. NYS Building code prohibits use of shingles on a slope of less than 2 / 12, and GAF specs require the use of an adhesive membrane on a slope of less than 2 / 12.



The next two pictures show that the crew improperly installed the bottom row of shingles according to GAF Installation Instructions. The starter course is supposed to have full shingle tabs at the bottom outside corners, not just a 4" partial tab.



This resulted in the misplacement of all of the shingles. These tiny tabs at the very edge of the roof allow wind to easily get under the shingles, promoting lift and blow-off.

