



Artisan Metal Roofing
Hamilton, ON L8P 1W3
905-818-1845
www.artisanmetalroofing.com

DATE: December 7, 2021

Artisan Metal Roofing Inspection Report

Location:

159 Carlisle Road
Carlisle ON



SUMMARY:

The roofing system that has been installed at 159 Carlisle Road is in poor condition. The roofing system is estimated to be over 100 years old and is showing major signs of disrepair. When the owners moved into the house the roof condition was rusting and oxidized everywhere. They have tried to refinish the roof twice but with no luck. Trying to refinish a metal roof is nearly impossible when the roof is already rusting. This is because the paint has nothing to adhere itself to other than rust and oxidation. Once rust is present in a metal roof, it will not stop.

We can also see signs of lifting. This is caused by high winds, age and the installation technique of using nails. Nails were commonly used 30+ years ago to install these types of metal roofs. Over time the nails come loose, rust out and get pulled out by high winds. The metal used on this roof was a very thin that has also become brittle over time. Allowing the nails to rip through the metal and leaves holes in the roofing materials. These lifting issues are causing heat loss, leaking and gaps in the roof that will allow creatures to enter the home.



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The homeowners have also seen signs of leaking. Due to the amount of lifting and other issues this was inevitable. If this issue allows to continue there will be major damage to the structure of the roof and other parts of the home.

CONCLUSION:

This roof has surpassed its lift span of 100+ years and is in need of replacing. The signs are easily seen from the ground and by doing a roof replacement it would help save the home from any further damage that can happen due to the age and condition of the roof. We recommend this roof to be replaced with a never style metal roofing shingle that will allow this homes roof to last for another 100+ years.



If you have any questions or concerns, please feel free to contact me.

Thank you for choosing Artisan Metal Roofing

Justin T. Simmons

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