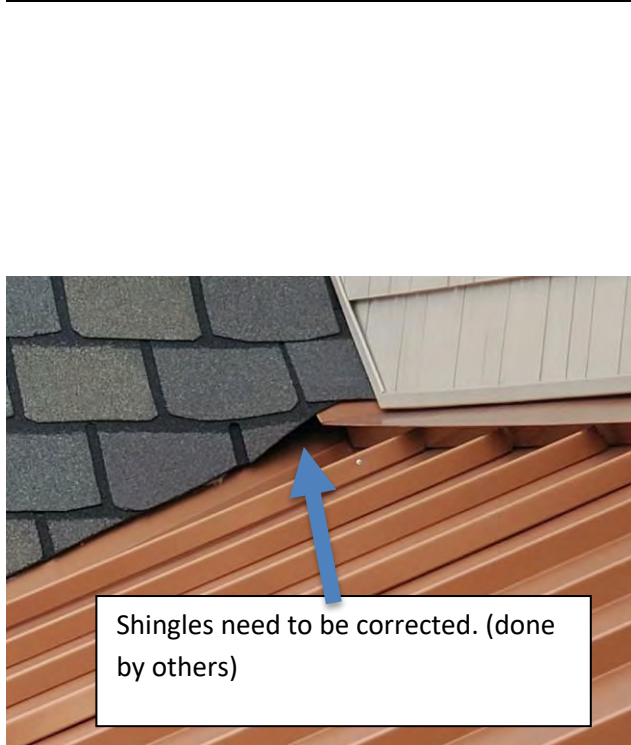


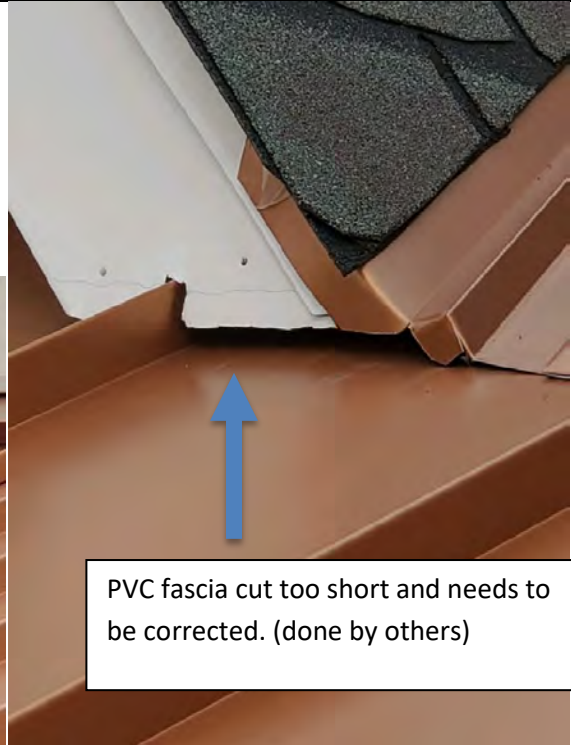


Job Name: 36840 Red Berry Rd. Delmar, DE	Inspection Date: 1/23/2020
Name of Property Owner/Seller/Purchaser/Other: Gerald Shockley	Inspector's Name: Andrew Lewandowski Inspector's Phone Number: 302-200-7663

Main Roof	Material: Shingles/Metal Roof	Roof Design: Hip Roof
Estimated Square Footage: unknown	Estimated Age: less than one year	Estimated Remaining Life: 50 years
After the metal roofing was installed, siding and shingle roof installers left gaps between their shingles, soffit, fascia and siding. These gaps could allowed water to enter the house.		
Below are images and descriptions of the issues caused by incorrectly installed shingles, siding, soffit and fascia.		



Shingles need to be corrected. (done by others)

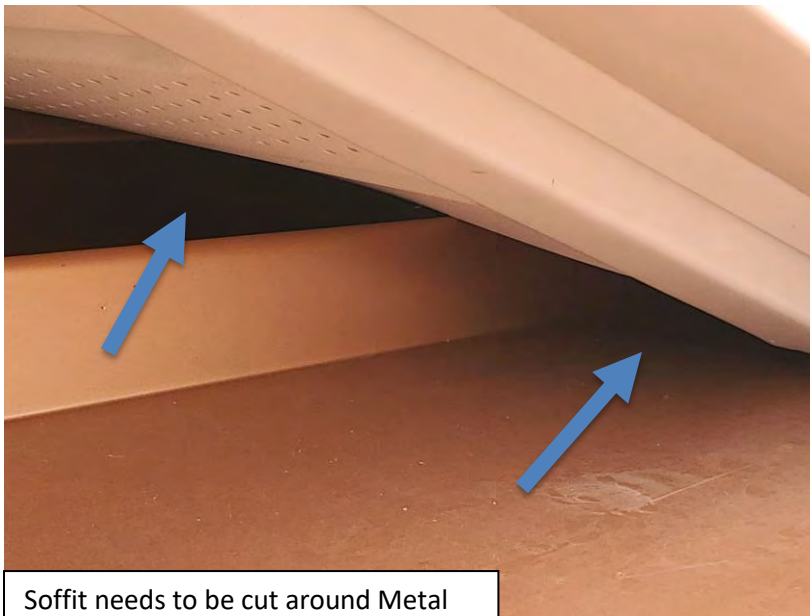


PVC fascia cut too short and needs to be corrected. (done by others)



Ridge Cap cut back from the wall by siding installers. (Done by Others)

Can be corrected for \$160.00

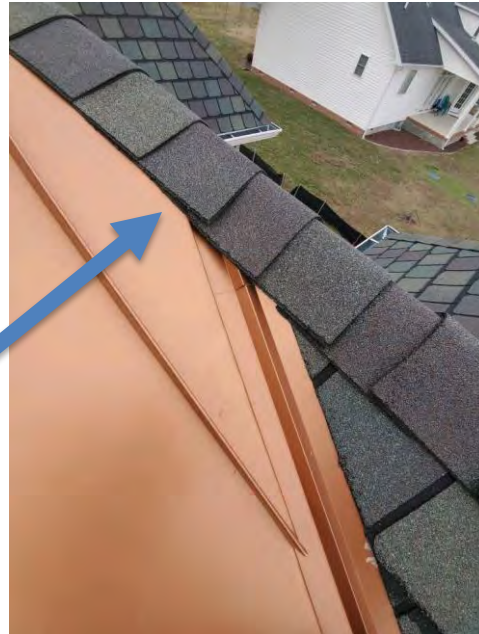


Soffit needs to be cut around Metal Roof. (Done incorrectly by others)



J-Channel needs to be tight to the metal roof to keep water and animals out. (done by others)

There is nothing wrong with how the metal meets the shingles. (Shingles were installed by others after metal roof was installed)





Soffit and J-Channel needs to be cut around metal roof to close gap. This is needed to keep water and animals out.(done by others)



J-Channel needs to be tight to the metal roof to keep water and animals out. (done by others)

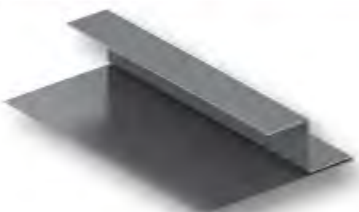


Listing of repairs needed: Replace Hip cap that was cut short by siding installers \$160.00. Soffit, fascia, shingles and siding was installed short leaving gaps above the metal roofing.(these items were installed by others and needs to be corrected)

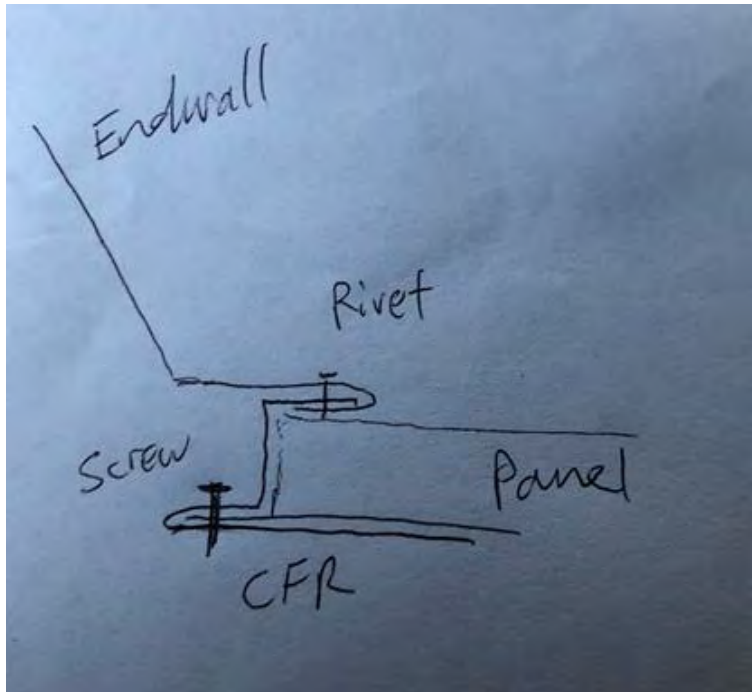
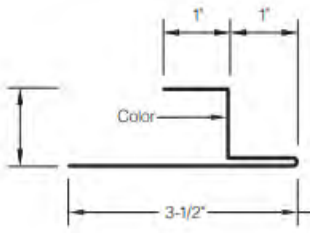
Additional Comments: Previous inspection report has incorrect information about the placement of butyl tape per manufactures instructions. The report has wrong information about the closures used where the metal roof meets the walls. Attached are drawing provided by Drexel Metals showing the CFR trim that was used per Drexel Metals specs and the placement of butyl tape in the valley detail.

Bayside Exteriors is more than happy to work with any other contractor to help resolve these issues.

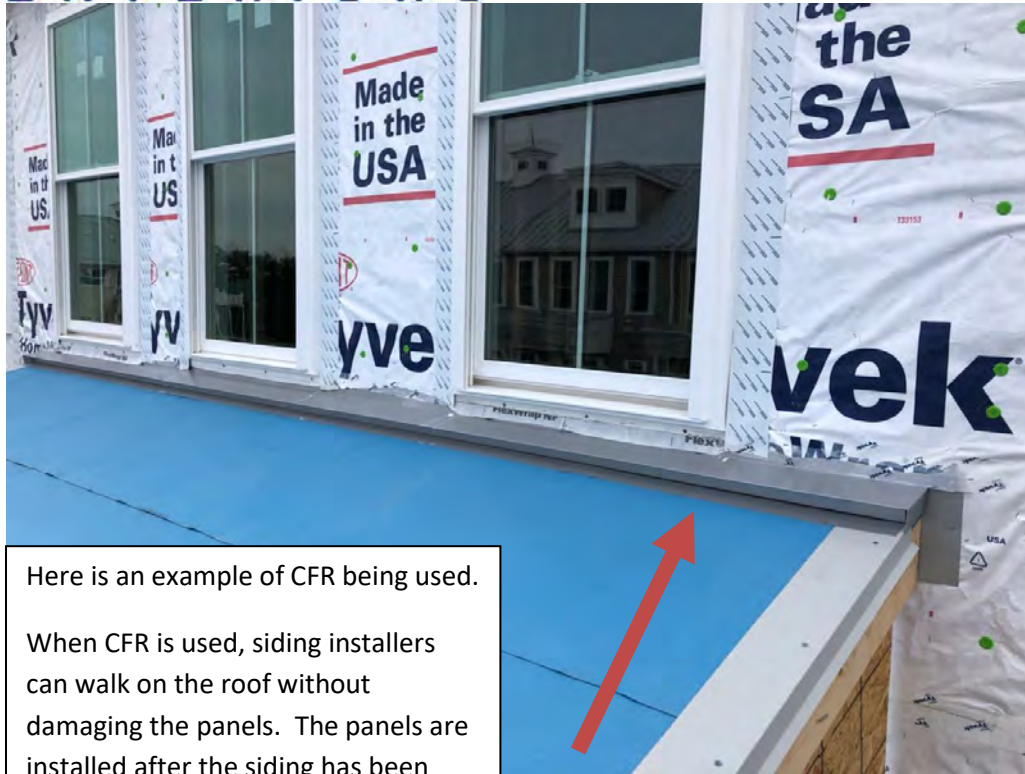
CFR



- 10' Length
Specify Quantity: _____
- 20' Length
Specify Quantity: _____



BAYSIDE EXTERIORS

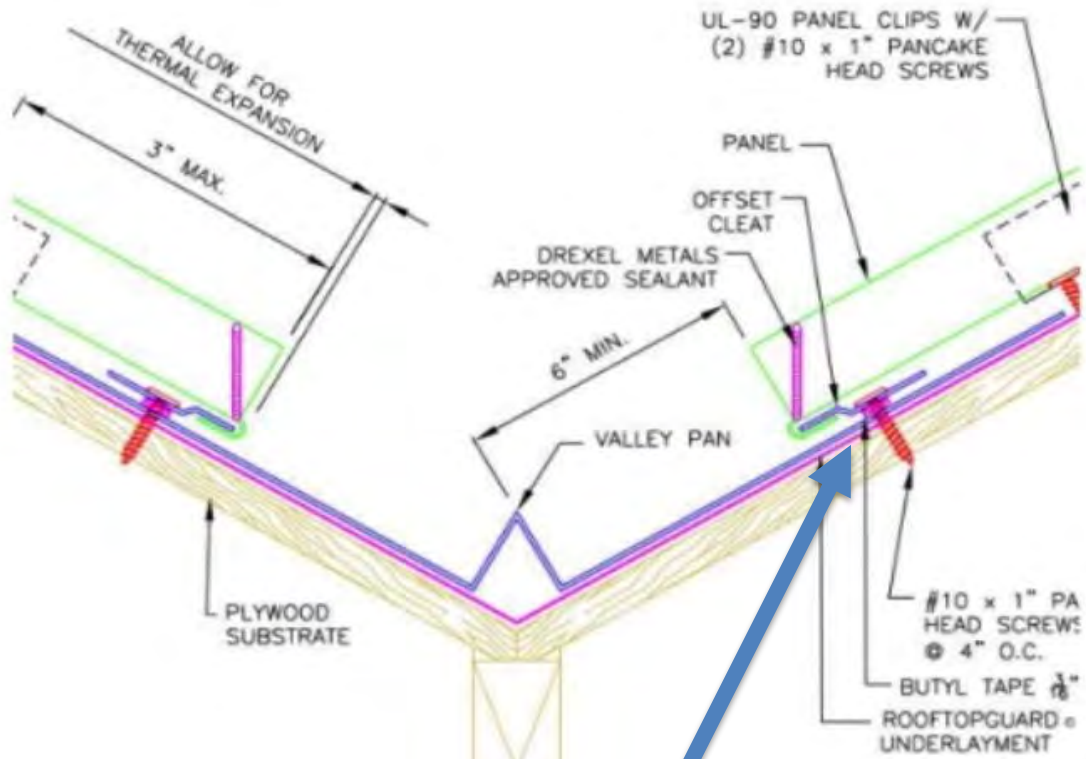


Here is an example of CFR being used.

When CFR is used, siding installers can walk on the roof without damaging the panels. The panels are installed after the siding has been completed in the area above. This flashing detail is typical anywhere siding installers must work above metal roofing.



VALLEY DETAIL



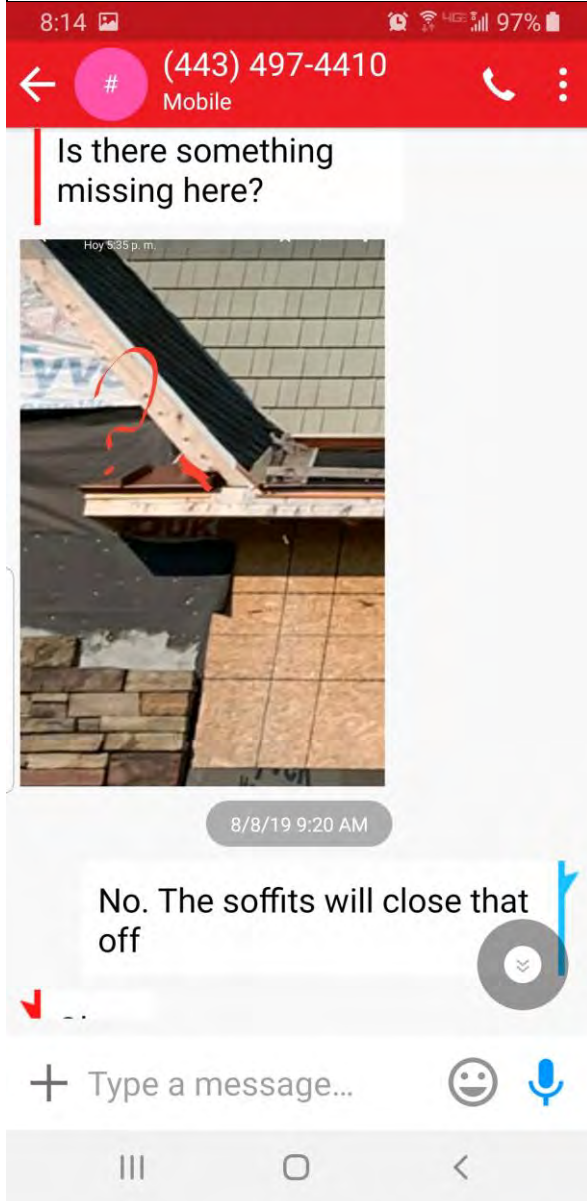
Butyl tape is attached to the underside of the offset cleat rather than above as other report stated.



Additional notes: Everything was explained and communicated before and during the metal roof install.(questions regarding the metal returns, explanations of the CFR trim and concerns about other contractor's workmanship)

Bayside Exteriors was not told about any problems with the roof until after this project was sent to collections for failing to pay final payment.

See attached Images between Craig Cameron from Bayside Exteriors and Gerald Shockley



Explanation about how the soffit must be installed



8:14 [camera icon] [signal strength] [Wi-Fi] [battery 97%]
← # (443) 497-4410 [phone icon] [more options icon]
Mobile

Okay

8/9/19 12:13 PM

Are you around. Andrew is onsite and wants to point at some issues he sees on the shingle roof? If not is there at time on monday when you can meet us?

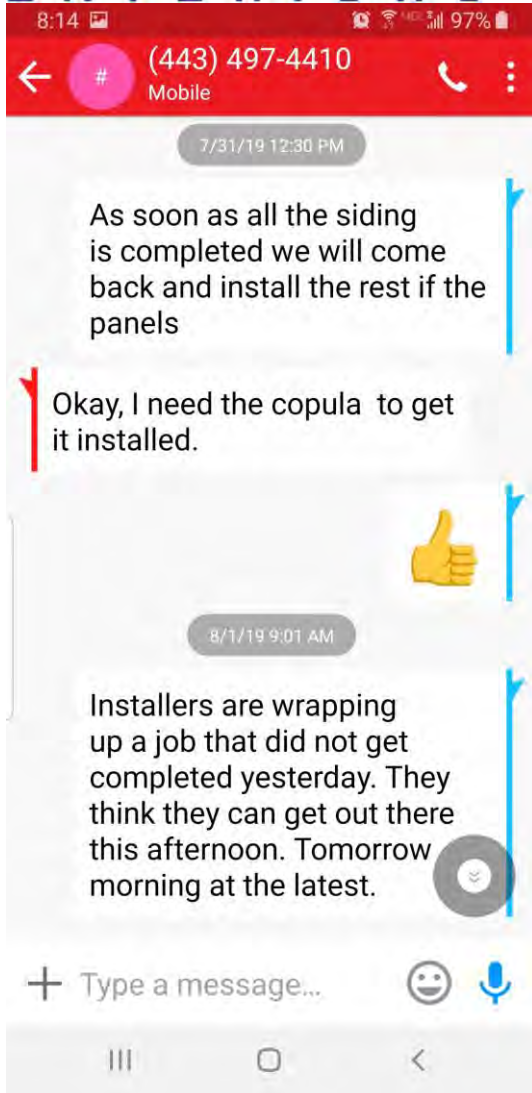
I'm out of town until Tuesday I'll have my brother meet you on Monday. What problems does he see.

Ok. Let me know what time works best. I'm not sure exactly. I think it has to do with installation/workmanship

+ Type a message...



Site meeting with Gerald's brother
Kenny to show problems with shingle
roof install



Explanation of CFR Trim



ⁱ "Metal Trim Details Standard and Custom." *Drexel Metals*, Drexel Metals, Inc. , 2014, [www.drexmet.com/sites/drexmet.com/files/met-fab/Trim Catalog Rev11.pdf](http://www.drexmet.com/sites/drexmet.com/files/met-fab/Trim%20Catalog%20Rev11.pdf).

ⁱⁱ "CFR Detail." *CFR Detail*, 25 Nov. 2019.

ⁱⁱⁱ "Slide Share." *Slide Share*, Drexel Metals, Inc., 6 June 2013, <https://www.slideshare.net/drexelmetals/drexel-metals-aia-making-the-educated-choice-metal-roofing-2013>.