



ROOFING & CONSTRUCTION (est. 1986)

ROOF EVALUATION

April 1, 2024

Via email: tepper15@osu.edu

Ben Tepper
2688 E Broad Street
Columbus, OH 43209

Project Location:
2688 E Broad Street
Columbus, OH 43209

Project: Roof Evaluation/Assessment of Slate Roof Area

On or before March 20th 2024 DeMarco Roofing Incorporated was requested to evaluate the slate roof and submit a price to repair or replace, after a full investigation we have found the following. The slate roof area has a 13/12 pitch with 11"x22" square black slate approximately 1/8"-3/16" thick with a 9 1/2-inch exposure. Nails, valley and flashings are galvanized. Ridge and hip areas are slate attached with galvanized nails, gutters are 5-inch, K style aluminum to include downspouts and elbows, there are two brick chimneys on the north side of the residents with concrete caps. Slate area consists of approximately 60% of the roof the remainder is 1 flat roof area and two shingled areas.

A. Slate Ridge cap area

1. Wood decking in the Ridge cap area is deteriorating and galvanized nails are failing.
2. First row of slate below Ridge cap have exposed nail holes.
3. The slate Ridge cap is moving and many pieces are missing.

B. Metal flashings, drip edge, and valley metal areas

1. The galvanized metal in these areas have rusted and, in some areas, have even rusted through to the deck.
2. Valley area behind cupola is rusted and deteriorating.
3. Approximately 75% of the drip edge is rusted and deteriorated.
4. Chimney flashing are in need of crickets and top flashing at chimney areas are installed improperly.

C. Soil pipes and B vent flashing

1. The soil pipe boots are rusted and caulking missing and deteriorated.
2. B vent flashings are deteriorated and need to be replaced

D. Main roof slate area

1. The existing decking is deteriorating and has lost most of its holding power.
2. Galvanized nails are deteriorating.
3. The existing slate is delaminating and spalling this is due to the freeze and thawing cycles of this area also the slate is extremely thin.

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Some of the delamination is caused by the reaction of certain minerals to long term moisture cycles, over time these minerals experience cause layers to separate as approximately 75% of the slate area is in this condition.

There were small hole openings in the exposed ribbons that looked like nail holes the best way to find the well-hidden imperfections would be to position the inspector and or repair worker directly on the slate which we do not recommend for such an old and fragile slate roof.

In conclusion we found the roof to be in such a condition that we could offer no promises as to the longevity of any repairs that we would do, the issues are concerning are thin slate, weak condition of space sheeting and other developing issues. In our professional opinion this roof has outlived its usefulness and needs to be replaced. With the number of repairs needed it is more prudent to replace the entire roof than it is to perform expensive annual repairs.



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CONTRACT I

April 1, 2024

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Project Location:
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Project: Roof Replacement – House and Slate Area Only

Scope of work: DeMarco proposes to supply material and labor for the following:

- A. Remove existing roofing material - slate.
- B. Apply 3/4 CDX decking.
- C. Apply ice and water shield to eaves, valley, chimney and cupola areas.
- D. Apply Synthetic Felt.
- E. Apply 11"x22"x3/16-1/4 Slate to include starter; Hip and Ridge.
- F. Install 150' valley metal; 24ga with Kynar finish.
- G. Install 400' drip edge; 24ga with Kynar finish.
- H. Install 60' step flashing and 60' counter flashing; 24ga with Kynar finish.
- I. Install 55' straight flashing; 24ga with Kynar finish.
- J. Install (3) 4" pipe boots and (1) 8" B Vent.
- K. Install 16 square roof vents.
- L. Flash 2 chimneys complete and install cricket.
- M. Remove and replace (1) cupola cap.

Notes:

- 1. All other deteriorated wood replacement will be priced at time of discovery.
- 2. Gutters and downspouts will need to be replace; price will be upon request.
- 3. Chimney masonry work should be done prior to roofing (See Contract IV).
- 4. Delivery of slate expected 2-3 weeks.

Inclusions

Labor
Material
Equipment
Safety Equipment
Dumpster
Permit

Exclusions

Electric
HVAC
Plumbing
Structural
Masonry
Damages to Landscaping, Driveway or Sidewalks

Total Proposed Price: One Hundred Sixty-Eight Thousand Five Hundred and 00/100 Dollars (\$168,500.00)

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