

Roofs built to survive the apocalypse It's a no-Brainer

www.zombie-roofing.com --- 303-800-2928
8400 E Crescent Pkwy, #6-3000, Greenwood Village, CO 80111

February 11, 2023

Re: xxxx S Cherokee St
Englewood, CO 80110

Dear City of Englewood Building Department,

Ms. Brenda Xxxxxx, as the owner of the above residence, has retained No Zombies Roofing to inspect her roof and document any shortcomings in the quality of the installation. She had the roof and gutters replaced in the summer of 2022 and has experienced ice damming this winter. As ice damming has not previously been an issue at this address, it caused her to become suspicious of the quality of the installation. I have found several deficiencies and documented them here as well as in pictures supplied to Ms. Xxxxxx.

- 1) A pipe vent flashing was installed incorrectly and will retain water thus causing it to fail prematurely.
- 2) An HVAC vent is missing the storm collar.
- 3) The attic venting has been installed with intermingled forms of attic venting. There is a box vent midway up the roof, a turbine vent less than 1' from the ridge, and a continuous shingle-over ridge vent. Mixing vents like this causes inappropriate venting such as the turbine vent pulling air to exhaust from the ridge vent rather than from the eaves.
- 4) On the rear of the house there is a pitch change roughly 3-4' from the ridge that runs most of the width of the roof. However, there is no pitch change flashing under the shingles.
- 5) At the pitch change point of the rake, there is only .25" overlap in the drip edge. A minimum of 2" overlap is required.
- 6) There is a facet of roofing on the rear left side of the house that has a roof to soffit/headwall junction with no roof to wall flashing.
- 7) The same facet also has a roof to sidewall junction. The siding sits directly on the shingles. There is required to be clearance of 2" to allow for step flashing. Most likely there is no step flashing.
- 8) A pipe vent penetrates the roof about 6" from a valley centerline. The flashing is not anchored to the roof in any way. Water has a clear and direct entry into the attic space.
- 9) The electric mast penetrates the roof just over 1' from the valley centerline. There is a possibility of water intrusion at the base of the flashing boot.
- 10) Some exposed nails were left uncalked.

- 11) Some shingles along the rakes have been trimmed to a width of under 6". Some are less than 4" wide. Shingles are not to be less than 4", and suggested not to be less than 6", in width. The adjoining shingle should have been trimmed to allow for a wider shingle at the rake.
- 12) The valleys have no additional flashing—no IWS, no metal valley lining, nothing.
- 13) The eaves have Ice and Water Shield, but it is installed incorrectly.
 - a. At all of the eaves, due to the pitch of the roof and the depth of the soffits, the IWS is required to be at least 50" up the face of the roof to achieve a horizontal depth of 24" past the inside of the exterior wall. However, only one strip of 36" IWS was installed.
 - b. At the rear of the house the backing strip was never removed from the IWS. Thus the membrane has not, and will never, adhere to the roof surface as designed.
- 14) The rear facet of the roof is missing a starter row of shingles.

Any one of these deficiencies of installation would void a manufacturer warranty and should have failed a city inspection. Please take appropriate action regarding the roofing permit so that the property owner may be properly protected by the taxes she has paid.

Thank you.

Sincerely,

R Adam Nielsen

Licensed Roofer

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