

7. Holes cut allowed visual inspection of the original and addition roof construction and we were all shocked to find the following roof assembly at addition: 3x wood deck, 1/2" gypsum board, 1/2" polystyrene insulation, 1/2" gypsum board, 1/2" built-up roof, 1/2" OSB, and then new roof membrane. Dave estimated that roof assembly has an R-value of ~6 and we noted that no new insulation was installed during reroof that occurred in mid 90s. For comparison purposes new roof areas have an R-value of ~36.



8. The original roof assembly was no better than that addition with the following composition: 3x wood deck, 1/2" polystyrene insulation, 1" fiberboard, 1/2" built-up roof, 1/2" OSB, and then new roof membrane. Unfortunately, the roof appears to be in decent shape despite debris and ponding noted in earlier report and probably has 5-10 years of useful life before replacement should be contemplated. However, this time frame may be shortened if energy prices continue to climb.







