

# Lindemann House Replacement Roof Request

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## Guidance Needed

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- We are requesting guidance from the Historical Committee on how to proceed with replacing our roof
- We need to replace our roof due to leaking that is causing damage to our house and the overall deterioration of our roof
- We would like to utilize 26ga. Striated Snaploc Standing Seam metal in a color similar to the existing color (most likely almond). This metal roof style is similar to what is used on other Historical houses in our neighborhood
- We are identifying other Tin Shingle options

## Background Information

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- We moved into the Lindemann House in June 2010. When we purchased it we were aware that the roof had damage, shingles were falling off/tearing apart and we knew that we needed to address it
- In October 2010 Allison Carr presented to the historical committee to get permission to replace our roof with tin shingles that resembled the current shingles on the roof. She presented with our identified roofer at the time and the architect Emily Little
- The Commissioner directed us to not replace the roof and suggested that we should use a coating before we replace the roof. The Commissioner recommended that we use the contractor PCCI – who she used on her house - and we were told to use the coating product **SuperTherm** which was supposed to provide heat, air, ice and moisture protection
- We contracted with PCCI and they put the coating on in late 2010 and it cost approximately \$18k
- After this work, the roof looked phenomenal as the loose shingles were put into place with the coating and damaged shingles were replaced with our minimal supply of original shingles. All was great for about 1½ years
- As rainy season began in 2012, we began to notice leaks and shingles were beginning to separate from the roof. We contacted PCCI to fix it and after about 3 months of back and forth, they “plugged” holes in the roof where water was leaking in from and used the final supply of original shingles to replace some of the damaged shingles
- The leaking did not stop as a result of this work
- We contacted **SuperTherm** but they blamed the craftsmanship and were not helpful at all
- Leaks continued to occur in several areas of the house and now damage was becoming extremely visible. Our insurer USAA has valued the damage at \$3,200 but we are contesting this amount as we feel that they have underestimated it. In addition, roofers who have come to look at the house have stated that there will be significant rot underneath the shingles and have estimated the replacement cost at around \$2,000

- We are also pretty confident that there is no felt paper underneath the shingles which is required to protect leaks which makes replacing the roof mandatory

### House Damage

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<p><b>Family Room, Southwest Corner of House</b></p>	
<p><b>Family Room, Southwest Corner of House</b></p>	

**Inside Bathroom,  
North Side of  
House**



**Living  
Room/Entrance to  
Bathroom Above,  
Northeast Side of  
House**



**Hallway, Center of House**



**Entrance to Home, South Side of House**



# Roof Damage

North Facing Roof



South Facing Roof



**East Facing Roof**



**East Facing Roof**



**Wood Rot  
Underneath  
Shingle, Southside  
of House. No Felt  
Paper Visible**



**South Facing Roof  
"Plugs" by PCCI**

