

ROOF INSPECTION / BID

Written report from the visit · Photos from the roof · FERG-2026-001

Date	September 1, 2026	Service	Inspection / Bid
Property	Residence, Sublette County, WY	Inspected by	Josh Ferguson
Weather	60s. Sun, some high cloud. Dry.	Access	Walked the roof
Roof size	About 28 squares (estimated)	Pitch	Not over 4/12
Covering	Keep the metal. Repair the details.	Next step	Quote the repair list. Tape the roof on the job.

Photo index

Same numbers in the write-up and in the gallery at the back.

#	Shows	#	Shows
1	Garage corner — wood in the hole	2	Sidewall — no step flashing
3	Wrong vent boot — asphalt and mastic	4	Chimney jack — failed mastic
5	Field screw in the pan	6	Screw standing up at the eave
7	Empty screw holes at a lap	8	Proud screw on trim / ridge area
9	Two proud screws at trim end	10	Gap behind rake / gable trim
11	Open trim corner, empty hole	12	Valley 1 — cut and debris
13	Valley 2 — same	14	Chimney — no cap, soot on the rim
15	Mast, cables, valley debris	—	Vents 2 and 3 — same boot, no photo

What I found

I walked this roof on September 1, 2026. Temperature in the 60s. Sun with some high cloud. Dry enough to get around on the metal.

It is rust-red exposed-fastener metal, put on over the old asphalt shingles. Pitch is not over 4/12. Three valleys. Trees on two sides of the house, which is why the valleys are full of needles and cones. The panels have a lot of scratching. The ridge is in good shape except for a couple of missing / standing screws already in the photos.

The panels can stay. The way it was put on is the problem.

Where the metal meets the white wall, there is no step flashing and no wall trim. They ran the panel to the siding and left it. Photo 2. At the corner where the garage meets the house, the metal does not close. You can see wood in the hole. Photo 1. That will leak into the garage.

I counted 10 to 15 screws standing up, and some holes with no screw at all. Photos 5 through 9. A lot of ribs were cranked down so hard the metal is smashed. One piece of gable trim took a tree hit and is missing screws. Other gable trim was not set right — there is a gap behind it so snow and water can get on the wood fascia. Photos 8, 9, 10, and 11.

Three vents have the wrong boots. They used asphalt-shingle style boots on a metal roof. Those boots do not sit on the ribs. Photo 3 is one of them — asphalt sheet and mastic, already peeling, needles under the edge. The other two vents are the same condition. I did not take a separate picture of each.

Valleys were cut sloppy and they are full of pine needles, cones, and sticks. Photos 12, 13, and 15. Gutters need to be cleaned. The chimney has no cap. Photo 14. Soot is sitting on the rim and coming down the flue. The seal at the base of that pipe is old mastic and it has failed. Photo 4.

There is a mast through the roof with a messy patch, and loose cables laid across the panels into a dirty valley. Photo 15.

I have been in the attic. There is leak staining in the attic and in a couple other places in the house. That lines up with the open corner, the sidewall, the bad boots, and the chimney jack. This visit was visual. I did not run a hose on the roof.

This roof does not need to come off. It needs a lot of new screws, the right boots, the valleys and gutters cleaned, the gable trim fixed, the chimney capped, and those two openings closed.

Roof size

I did not tape the roof this visit. Size below is an estimate so a bid and a claims file have a number to work from. We will measure on the job.

Finished house is about 2,300 square feet. Pitch not over 4/12. At 4/12 the roof surface is about 1.05 times the plan (the 4/12 factor is 1.054). There is an attached garage. There are three valleys. Overhangs are extra.

If the 2,300 already includes everything under roof: $2,300 \times 1.05$ is about 24 squares, plus overhang — call it 25 to 26.

If the 2,300 is living space and the garage is on top of that (about a two-car): plan is closer to 2,700–2,800. Times 1.05 is about 29 to 30 squares.

Working number for this report: about 28 squares. Range 25 to 30. Not measured. Do not use this number as a final takeoff.

How each item is marked

Same marks we use on every visit: satisfactory, needs maintenance, monitor, or replace.

REPLACE / REPAIR NOW	REPAIR	NEEDS MAINTENANCE	SATISFACTORY
Garage corner and sidewall. Open paths for water.	Screws, boots, trim, chimney jack, mast and cables.	Valleys, gutters, trees, scratches.	Ridge and the metal panels. They can stay.

The roof

Part	On this roof
Covering	Rust-red exposed-fastener metal over the old shingle roof. A lot of scratching.
Size / pitch	About 28 squares estimated. Pitch not over 4/12. Not taped.
Ridge	Good, except a couple missing / standing screws (photos 8 and 9)
Screws	Some backed out, some missing, some cranked down too far
Valleys	Three valleys. Cut poorly. Full of needles, cones, and sticks
Gable trim	Gap behind the metal. Open corner. Missing screws. One run hit by a tree
Pipes and vents	Three vents with the wrong boots. One photographed. Chimney jack sealed with old mastic
Chimney	No cap. Soot on the rim and down the flue. Photo 14.
Sidewall	Metal butted to the siding. No step flashing. Photo 2.

Garage corner	Wood showing where the metal does not meet. Photo 1.
Trees	Trees on two sides. Needles and cones in the valleys.

Interior

Where	This visit
Attic	Yes — I have been in the attic. Leak staining present.
Other rooms	Yes — staining in a couple other areas of the house.
Garage under the open corner	Not logged as a separate interior photo this visit. The roof opening is still a path into the garage. Check the ceiling and wall when we close it.

Staining inside does not, by itself, date a storm. It does match the openings I photographed on the roof.

Items

Do these first

REPAIR NOW	Wood showing at the garage corner
	Photo 1. The metal was cut short at the inside corner. There is a hole and you can see the wood. Water goes straight in. That is a leak path into the garage. Close that corner with metal flashing, fasten it, and seal it. Look at the garage ceiling and wall when we do it.
REPAIR NOW	No flashing where the roof meets the wall
	Photo 2. The metal runs to the white siding and stops. No step flashing. No trim on the wall. They put this metal over the old shingles and counted on the old job to keep water out. Put proper sidewall flashing on so water kicks out onto the panel, not under it.

Repairs

REPLACE	Wrong boots on three vents
	Photo 3 is one vent. Asphalt sheet and mastic. Peeling. Needles under the edge. It does not follow the ribs. That is a shingle product on a metal roof. Two more vents are the same. No separate photo of vents 2 and 3. Pull the old boots. Put on three metal-roof boots that sit on the ribs. Fasten them and seal them. Do not just add more tar on what is there.
REPAIR	Screws backed out, missing, and over-tightened — including the ridge
	Photos 5 through 9. Screws standing up with the threads showing. Empty holes next to a screw that missed the rib. Other ribs smashed flat from being cranked down too hard. I counted about 10 to 15 proud screws plus holes with nothing in them. There will be more once we go rib by rib. The ridge itself is good. It is missing a couple screws. Those are in photos 8 and 9. Same screw pass. New gasketed screws in every backed-out hole and every empty hole. Replace the ones that crushed the rib. Snug the washer. Do not bury the screw.
REPAIR	Gable trim — tree hit, missing screws, gap behind the metal
	Photos 8, 9, 10, and 11. One run was hit by a tree and needs to come off. Other runs are missing screws. Along the rake the trim sits off the panel — you can see the gap the whole way down. At the corner the two pieces do not meet and there is an empty screw hole in the face. Water and snow get behind that metal and onto the fascia. Replace the damaged piece. Set the rest so the gap is closed. Screw it down. Close that corner joint.

REPAIR	Three valleys cut poorly
	Photos 12, 13, and 15. Two valleys are in the photos. There are three on this roof. The cuts are rough. Debris is packed in the gaps. Clean first. Then fix the cuts and treat the raw edges. Do not leave a valley that holds water against a bad cut.
REPAIR	Chimney jack seal has failed
	Photo 4. Old mastic around the collar is cracked and pulled back. Even after we cap the pipe, this base will take water if we leave it. Scrape the old mastic. Reset or replace the jack and seal it right.
REPAIR	Mast and loose cables
	Photo 15. A mast comes through a patched base. Cables are laid across the ribs and drop into the valley junk. Those wires hold needles and chew on the paint. Reflash the mast. Get the cables off the pans or clip them so they are not lying in the water.

Needs maintenance

MAINTENANCE	Valleys full of needles, cones, and sticks
	Photos 12, 13, and 15. Trees sit on two sides of this house. That pile dams water in the valley. On metal that matters. Clean the valleys. Plan on doing it again after the trees drop.
MAINTENANCE	Gutters
	They need a clean. This roof sheds fast. Full gutters dump onto the fascia and into that rake gap. Clean the gutters and check the outlets.
MONITOR	Scratching on the panels
	A lot of the paint is scratched — foot traffic, branches, and the original install. I am not calling the panels failed. Watch the deep ones when we are up there for screws. Touch-up where the coating is through if we see bare metal.

Monitor / replace the part, not the roof

REPLACE PART	Chimney cap missing
	Photo 14. Open flue. Thick soot on the rim. No cap. Matches soot coming down the chimney. Put a cap on it. Have the flue swept. The jack at the roof is a separate repair (photo 4).
SATISFACTORY	Ridge
	Ridge is good. Missing a couple screws only. Those get picked up on the screw pass. Photos 8 and 9.
SATISFACTORY	The metal panels
	The covering can stay. Scratches and a few creased ribs, but this is not a tear-off. Fix the openings and the fasteners and this roof keeps working.

Work to bid

This is the repair list. We price it from this visit. Square count is estimated at about 28. Final screw count and the taped measurement get confirmed when we are on the roof.

1. Close the garage corner over that wood. First thing we do. Check the garage ceiling.
2. Sidewall flashing where the metal meets the white siding.
3. Three metal-roof pipe boots, put on and sealed to the ribs.
4. Full screw pass — backed out, missing, ridge screws, and the ones that smashed the ribs.
5. Replace and reset the gable trim. Close the gap and the open corner.
6. Clean all three valleys and the gutters. Fix valley cuts once we can see them.
7. Cap the chimney. Redo the jack. Recommend a sweep.
8. Reflash the mast. Move the cables.
9. Sealant at laps, trim ends, and penetrations. Metal-roof sealant only. Touch-up bare metal if we find it under the scratches.

Limitations

This is a visual report from walking the roof on September 1, 2026. I did not pull panels, I did not moisture-meter the rooms, and I did not water-test. Square count is estimated from a 2,300 square-foot house and a 4/12 pitch, not taped. I am not giving a remaining-life number on the metal. The bid is a separate price. What I can stand on is what I saw and photographed that day, plus the attic staining already noted.

Photos

Taken on the roof, September 1, 2026. Numbers match the index at the front.

The two openings



1 Garage corner. Metal does not meet. Wood in the hole.



2 Roof run to the white wall. No step flashing. No wall trim.

Pipes



3 One of three vents. Asphalt sheet and mastic. Peeling. Needles under the edge.



4 Chimney jack. Old mastic cracked and pulled back.



14 No cap. Soot on the rim.



15 Mast through a patch. Cables across the ribs into a dirty valley.

Screws



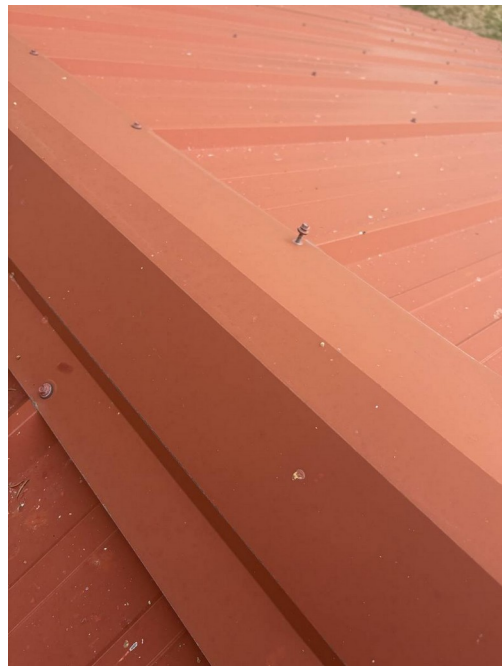
5 Screw in the pan. This is how this panel is fastened.



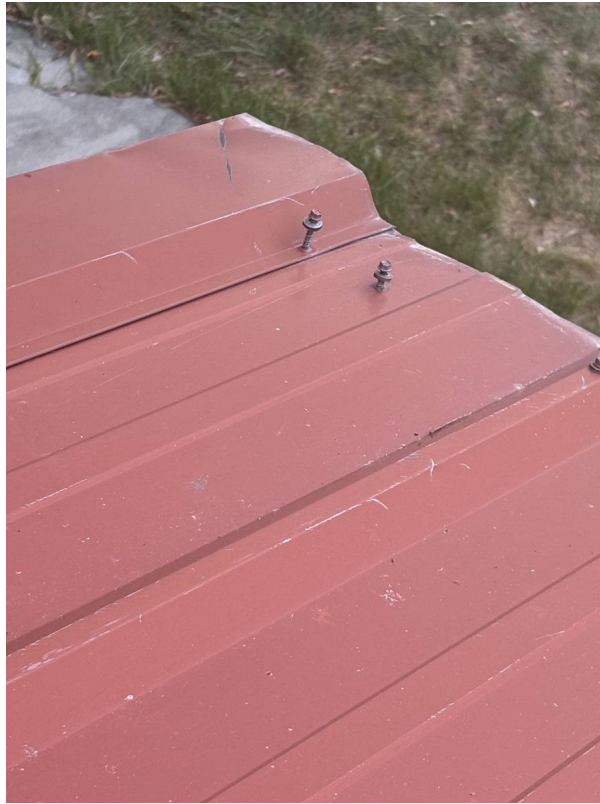
6 Screw standing up near the eave. Threads showing. Washer not tight.



7 Empty hole next to a screw, and another hole at the rib.



8 Screw standing off the trim / ridge area.



9 Two screws standing up at the end of the trim. Trim is creased.

Trim and valleys



10 Gap down the rake. Water can get behind the metal onto the fascia.



11 Corner of the trim. Pieces do not meet. Empty screw hole.



12 Valley. Poor cut. Needles, cones, and sticks in the waterway.



13 Second valley. Same thing. Third valley not photographed.

Josh Ferguson

Ferg & Sons Roofing, LLC

Pinedale and other communities in Sublette County

(307) 231-6026