

Roofing

General Information and Limitations: Roof inspections can be difficult due to height, design, and access as well as unique and concealed flashings. Every attempt is made to check the roof and systems for leaks or damage. Flat roofs, older flashings, and eave areas can develop leaks at various times through the life of a home; periodic inspection and subsequent repairs should be planned. In some cases, the roof pitch and design may limit access to the roof and a drone may be utilized for inspection purposes as allowed. If a roof is planned for replacement or considered to have reached useful life, a thorough inspection is not performed. If snow or ice conditions are present access to the roof will be limited. Roof shingle manufacturers generally do not offer warranties on shingles with more than one layer. The age of roof materials provided is only an approximation based on experience and general condition. Contact sellers for paperwork regarding roof age and warranty consideration. Gutter protection devices such as leaf guard, mesh or screens limit a thorough inspection of the gutter system. Gutters and downspouts routed below grade are not able to be checked for proper pitch and flow. Chimney interiors and flues are not inspected, this includes clay and metal flues.

1. Method of Roof Inspection

- Inspection was performed at eave with ladder.

2. Roof Style and Pitch

- Gabled roof design with medium pitch
- Garage roof has medium to low pitch.
- Flat roof over addition

3. Description of Roof Covering

Good	Fair	Poor	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Architectural/dimensional shingles
- Galvanized metal roofing over balcony
- Approximately 10-15 year old roof shingles

Condition/Concerns:

- Roof shingles appeared satisfactory, unless otherwise noted.
- Flat roof appeared satisfactory, unless otherwise noted.
- Improve: The roof shingles have moss and algae growth.



Algae growth



Wood rot

4. Description of Roof Flashings & Valleys

Good Fair Poor None

- Standard metal and rubber roof flashings and penetrations

Condition/Concerns:

- **Repair:** Trim along the gables would be beneficial to prevent water damage.



Missing flashing



Missing flashing

5. Description of Chimney(s)

Good Fair Poor None

- Masonry chimney with clay liner
- Chimney cap-concrete

Condition/Concerns:

- **Improve:** The chimney would benefit from a rain cap installation.
- **Monitor:** The chimney cap and chase have had past repairs.

6. Description of Attic Ventilation

Good Fair Poor None

- Roof top square vents
- Gable vents

Condition/Concerns:

- **Attic/Roof ventilation** appeared satisfactory, unless otherwise noted.

7. Description of Roof Gutter System

Good Fair Poor None

- Gutters with 3" X 4" gutters and downspouts

Conditions/Concerns:

- **Roof gutter system** appeared in satisfactory condition, unless otherwise noted.