ADVANTAGE HOME INSPECTION

Page 7 ROOF

Report # : 29

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
(3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

Roof style: Main Roof Gable **Patio Roof Flat Slope** **Garage Roof Mansard**

How inspected: ☒ Walked ☐ Viewed from ladder* ☐ Viewed from ground* ☐ With binoculars* ☐ Inspection is limited*
☐ Not fully visible due to: ☐ Height ☐ Weather ☐ Snow ☐ Type ☐ Debris ☐

19 Main Roof ☐ N/A

Roof Covering is: Asphalt Composition Shingle # of layers: 1

☐ Appears serviceable/within useful life ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible*
☒ Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.*
☐ General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.*
☐ Roof covering has ☐ Moisture stained / damage*
☐ Weathering ☐ Aging* ☐ Burnt through (2) ☐ Cracking* ☐ Holes/opening (2) ☐ Exposed (2) ☐ Deteriorated membran
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing: ☐ Pitch appears insufficient (2) ☐ Moss covered*
☐ Roof material appears to be improperly installed (2) ☐ Fasteners are (2)
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

Comments: The general condition of the roof appears to be in serviceable condition with signs of weathering and aging. We recommend regular maintenance and inspection.

20 Patio Roof ☒ N/A

Roof Covering is: Flat gravel/tar # of layers:

☐ Appears serviceable/within useful life ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible*
Condition: ☐ Fasteners (2) ☐ Dented ☐ Rusted ☐ Deteriorated paint (2)
☐ Loose ☐ Displaced ☐ Damaged ☐ Missing ☐ Prior repairs (2) ☐ Insufficient Pitch(2) ☐ Moss covered*
☐ Roof material appears improperly installed (2) ☐ Holes/openings(2) ☐ Exposed(2) ☐ Deteriorated membrane(2)

Comments: The roof covering had signs of water pounding or poor drainage at the time of the inspection. (2)

Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.* Inspection is limited*

21 Garage Roof ☒ N/A

Roof Covering is: Roll Composition Sheets # of layers: 1

☐ Appears serviceable/within useful life ☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan*(2) ☐ Not fully visible*
☐ Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. *
☐ Excessive damage (2) ☐ Excessive deterioration (2) ☐ Roof material appears to be improperly installed (2)
☐ Blistering* ☐ Cracking* ☐ Alligatoring* ☐ Open seams (2) ☐ Moss covered (2) ☐ Deteriorated surface (2)
☐ Evidence of ☐ Bare areas exposed to the sun (2) ☐ Fasteners
☐ Roof appears to be ☐ Evidence of prior patching / repairs (2)

Comments: The roof covering had bare areas that were exposed to the sun which can accelerate the wear and deterioration of the roofing. (2)

Roof Notes ☒ N/A ☒ NOTICE:

Comments: Roof needs repair

Notice: The report is an opinion of the general quality and condition of the roof.* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.*

22 Exposed Flashings ☐ N/A ☐ Flashings appears serviceable ☐ N/A

☐ Not Functional* ☐ Unsafe* ☐ Worn* ☐ Near end of lifespan* ☐ Not fully visible*
Separation (s) / improper at: ☐ Roof* ☐ Wall* ☐ Drip edge* ☐ Vent Pipes* ☐ Skylight* ☐ Other *
☐ **Vent caps appear serviceable** ☐ Needs repair* ☐ Missing caps* ☐ Rusty flashing* ☐ Mastic covered*
☐ Damaged flashing* ☐ Improper flashing at: ☐ No visible flashing at:
☐ **Skylight(s) appear serviceable** ☐ Cracked (2) ☐ Damaged (2) ☐ Defect (2) ☐ Non professional skylight*

Comments: Flashing were improperly installed at the roof to wall connections. (2)

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection* Roofs, skylights and flashing are not water tested for leaks*
Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed*

© I.T.A Copyright 1993/2002