

I=Inspected	R=Not Functioning or In Need Of Repair	NI=Not Inspected	NP=Not Present	M=Monitor	A=Aged
				I	R NI NP M A

D. Roof Covering

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Type of Roof Covering: Architectural Laminate Fiberglass Shingle
Inspection Method: Inspected from roof
Estimated Age: 5 - 10 Years
Visible Roofs: 1 Layer
Guttering: Front, Back, Left

1.2. Dwelling roof covering is showing evidence of widespread hail impact damages with damages noted to shingles including bruising & aggregate loss. Due to widespread hail damages, age & brittleness of roof covering and it is the opinion of this inspector that roof is not a candidate for spot repair, has reached the end of its serviceable life and needs to be replaced. All roof layers should be removed, replace any defective or damaged sheathing as required, re-flash, refelt when installing new roof covering. A qualified roofing contractor should make all needed repairs as required.



(all areas are not shown in photos)

1.3. Back porch /deck noted to have felt installed in preparation for installation of roof covering. Roof covering should be roll on modified bitumen system and properly installed with roof to wall /COD metal flashed and edge metal properly provided at perimeter. A qualified roofing contractor should make all needed repairs as required for normal working order.

1.4. Widespread hail damaged noted at roof guttering system. Damaged guttering should be properly replaced.

1.5. Storm collars on furnace and water heater flues need to be silicone caulked to help prevent water penetration around flue pipes.

Notes: Roofing repairs should be made by a qualified roofing contractor. Client should obtain all receipts and any warranty documents on work performed prior to closing

Comments: Suggest installing splash blocks at all downspouts around perimeter of dwelling. Splash blocks help reduce soil erosion and over saturation of soil near foundation at downspout areas. Over saturation of soil can cause foundation damages.

E. Roof Structure & Attic

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Inspection Method: Entered attic
Roof Structure: Gable
Framing Members: 2" x 6" & 2" x 12" Rafters - 24" Centers /OSB Sheathing
Ceiling Insulation: Approx. 9" - 11" Loose Rock Wool (R26 - R32)