

General

METHOD OF INSP.

18: The roof was inspected with a ladder at the roofs edge, binoculars, and remotely using a drone with camera attached. This does not constitute a complete inspection and a full evaluation would require a qualified roofer.

ROOF CONFIGURATION

19: The home had gable and flat roofs.

Asphalt Shingles

NUMBER OF LAYERS

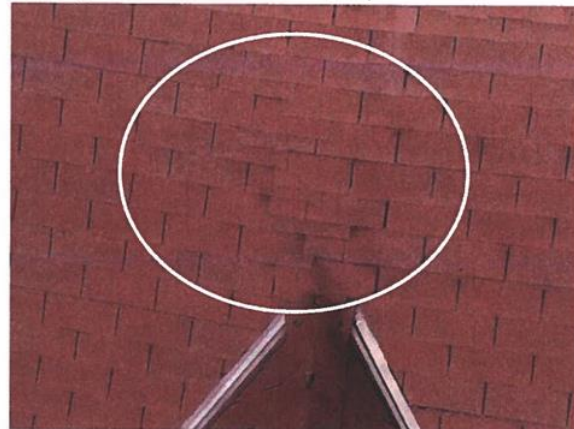
20: The main roof was covered with what appeared to be one layer of 3-tab fiberglass composition asphalt shingles. A small rear roof was covered with at least two layers of shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

REPLACE

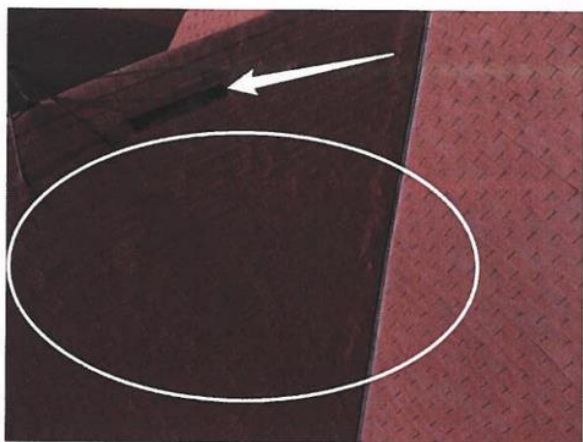
SIG 21: The shingles covering the roof of this home appeared to be at or near the end of their useful lives. The Inspector recommends you consult with a qualified roofing contractor to discuss options and costs for replacement.



Split ridge shingles



Shingles improperly laid



Shingles lifting and curling, one example of missing shingles



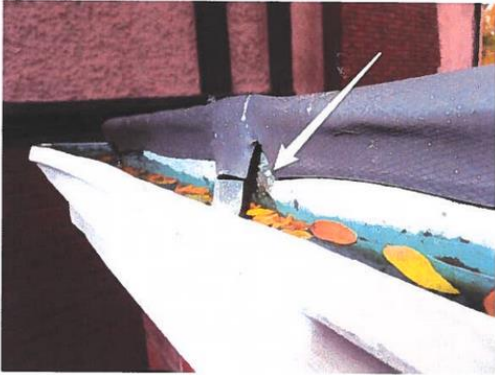
Many lifting shingles



Multiple missing shingles at rear

CONDITIONS

22: The edges didn't have a termination bar installed and they weren't sealed as is typically recommended. No damage was noted as a result but you should contact a qualified roofer regarding correction to prevent damage from wind and water getting under the roof.



Flashing

HEADWALL FLASHING

23: CONDITION: The siding was too close to the roofing material to verify the installation of proper headwall flashing. Confirmation would have to be made by a qualified contractor.



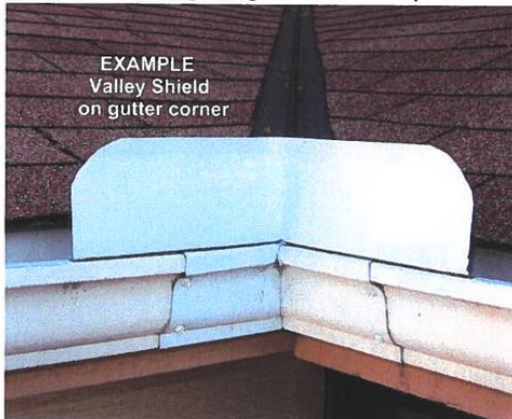
Rear of house



At rubber roof areas

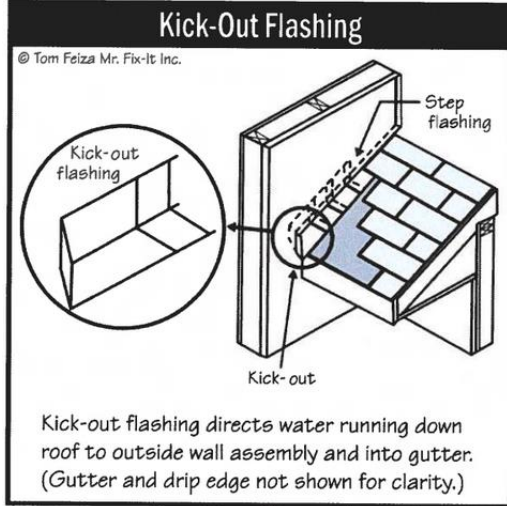
VALLEY FLASHING

24: CONDITION: Valley shields at the corners of gutter were missing. These are designed to prevent roof drainage from overshooting the gutters. The inspector recommends installation of valley shields.



KICKOUT FLASHING

25: CONDITION: The building had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the building where a sidewall extends out past a connecting roof eave. This condition may allow moisture intrusion of the exterior wall covering. Long term moisture intrusion can cause damage from wood decay. The Inspector recommends that you consult with a qualified roofing contractor to discuss options and costs for adding this flashing.



PLUMBING VENTS

SIG 26: FLASHING: Plumbing roof vent penetration flashings were improperly installed - the shingles were installed over the base of the shingles. This may cause roof leakage and result in moisture intrusion of the roof assembly. The vent flashing was also damaged and had holes and gaps which could lead to leaks. The inspector recommends correction by a qualified roofing contractor.

