

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC:

ACCESSIBILITY

Attic is partial. Accessible through - bedroom closet.

**ACCESS
CONDITION:**

Access condition appears serviceable.

**TYPE OF
FRAMING:**

Truss framing. 24 o.c. Type of roof decking is: 3/8's plywood, the minimum thickness allowed in roof construction.

**ATTIC
STRUCTURE:**

Signs of past stains / leakage. Active leakage may be present. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



**VENTILATION:
CONDITION:**

Ventilation is provided through roof vents, soffit vents. Ventilation appears serviceable.

INSULATION:

Fiberglass rolled. Insulation is installed in the following areas - between floor joist.

**INSULATION
CONDITION:**

Additional insulation for more energy efficiency would be recommended in the future.

**DEPTH & R
VALUE:**

5-6 inches. R-19.

**ELECTRICAL
NOTES:**

No unsafe electrical conditions noted.

**OTHER
OBSERVATIONS:**

Damage is noted to some roof or gable vents. Evidence of bird activity and nesting was noted.

ROOF:

STYLE:

Gable.

TYPE & AGE:

Composition shingles, one layer is noted. Approximate age of roof in years is - 12 to 15.

ROOF ACCESS:

Walked on roof.

**ROOF COVERING
STATUS:**

General condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are advised.

EXPOSED FLASHING:

**TYPE OF ROOF
FLASHING:
CONDITION**

Metal.

Maintenance/Repairs needed to flashing. The potential for water entry is present.



**VALLEY SYSTEM
& CONDITION:**

Valley type is a half lace system. NOTED: Shingles were not trimmed properly under valley line. Leaks in valleys are one of the more common causes of leaks into the house. Such leaks are sometimes the result of the failure to trim-or dub-the sharp corners of shingles where they extend over the valleys. These sharp corners can act as diverters during heavy rains and send a course of water great distances across a roof until it begins dripping inside the house. To dub the courners lift each shingle and trim back the corners of the one underneath. Now raise and embed the edge of the underneath shingle in a three inch wide bed of roofing tar (see attic report section).



GUTTERS & DOWNSPOUTS:

**TYPE:
CONDITION:**

Full. Gutters and downspouts are - metal.

Some general maintenance needed. Route downspouts away from the building. Good drainage away from the foundation is the best prevention to guard against seepage into the basement areas.