

"The Difference is Experience"

Roof System

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer a 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 water tight is to observe it over a prolonged period.

PRIMARY ROOF

Style: Gable, Steep Slope. (4:12 or greater pitch)

Type Roof Covering: Tile-Concrete or Clay. Design Life is 50 Years or More.``

Roof Access: Walked on roof.

Roof Covering Condition:

SAT	FAIR	POOR	N/A	N/I
p	..	..	..	..

SECONDARY ROOF

Location: Patio Cover.

Roof Covering Condition:

SAT	FAIR	POOR	N/A	N/I
..	p	..	..	..

The following was observed at the shingle roof covering: Roof pitch is insufficient for standard installation of this roofing material. Manufacturers will not warrant the roofing if placed on a low slope (less than 3:12 pitch. Although no sign of leakage is noted today, chance for water leakage is significant and will increase as the roof ages.

VALLEY, HIP AND RIDGE FLASHINGS

Type and Condition: Metal.

Flashing/s Conditions:

SAT	FAIR	POOR	N/A	N/I
..	..	p	..	..

One or more of the valleys is flat or very low sloped (not sloped for quick water removal), increasing the risk of water intrusion. Good roofing practice requires quick removal of storm water from the roof. This requires a significant slope. Flat valleys should be monitored frequently for leakage and any debris/soil promptly removed.



Permanent repairs are recommended consisting of resloping the flat valley with a cricket for effective prompt storm water removal.

PLUMBING VENT FLASHINGS

Condition:	SAT	FAIR	POOR	N/A	N/I
	p

VENTILATION

Type and Condition:	p
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SKYLIGHTS

Type and Condition:	p
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CHIMNEYS/VENTS

Material:	Metal.				
Condition:	p

GUTTERS, DOWNSPOUTS and ROOF DRAINAGE

Gutter Type:	A gutter system is installed on all drip areas of the roof.				
Gutter/s Condition:	p	..	..	..	..
Downspouts/Roof drains Conditions:	p	..	..	..	..
Roof Drainage:	p	..	..	..	..