



KEY: ① Recommend evaluation by a structural/geo-technical engineer ④ This item is a safety hazard - correction is needed
 ② Recommend 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: Hip Gable Flat/low slope Mansard/Shed _____
How Inspected: Walked Viewed from ladder/ground/with binoculars (These inspections are limited)*
 Not fully visible due to: height weather snow type debris

16 Location: N/A ASPHALT / COMPOSITION SHINGLE WOOD SHAKE WOOD SHINGLE # OF LAYERS _____

- 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 serviceable with signs of weathering and aging--regular maintenance and inspection advised.*
- Few/many damaged or missing shakes/shingles needing repair/replacement② Moisture damaged / moss covered③
- Weathering / aging* Burnt through② Cracking* Holes / openings / exposed / deteriorated membrane②
- Loose / displaced / damaged / missing: field / ridge / edge② Pitch appears insufficient② Moss covered*
- Roof material appears to be improperly installed② Exposed / lifted / missing fasteners ②
- Roof appears to be nearing / at end of useful life② Evidence of prior patching / repairs②

17 Location: N/A CLAY / CONCRETE / FIBROUS TILE SLATE / METAL FIBERGLASS PANEL _____

- Appears serviceable / within useful life Not functional / Unsafe / Worn / Near end of lifespan*② Not fully visible*
- Cracked / broken / separated / holes ② Exposed / lifted / missing fasteners② Dented / rusted / deteriorated paint ②
- Loose / displaced / damaged / missing: field / ridge / edge ② Holes / openings / exposed / deteriorated membrane②
- Roof material appears to be improperly installed② Prior repairs② Insufficient pitch② Moss covered*

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

18 Location: N/A BUILT-UP ROOF: ROCK / CAP SHEET _____ SINGLE-PLY / MODIFIED BITUMEN / FOAM ROLL COMPOSITION

- 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 area with additional coating / aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc.*
- Excessive damage / deterioration② Roof material appears to be improperly installed②
- Blistering / cracking / alligatoring* Deteriorated surface ② Open seams ② Moss covered*
- Evidence of ponding / poor drainage② Bare areas exposed to the sun② Exposed fasteners②
- Roof appears to be at end of useful life② Evidence of prior patching / repairs②

19 Roof Notes NOTICE: Roof is part of Home Owners' Association: Not inspected at this time.

Notice: The report is an opinion of the general quality and condition of the roofing.* The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.*

20 Exposed Flashings N/A Flashings appear serviceable Not functional / Unsafe / Worn / Near end of lifespan*②

- Separation(s) / improper flashing at: Roof / wall / edge / skylight / chimney / vent pipes* _____
- Vent caps appear serviceable Needs repair* Missing caps* Rusty flashing*
- Damaged flashing* Improper / no visible flashing at: ② _____
- Skylight(s) appear serviceable Cracked / damaged / defects ② Non professional skylight ②

COMMENTS: _____

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.* Roofs, skylights and flashings 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.*

21 Gutters & Downspouts N/A FULL PARTIAL NONE INSTALLED

- Appear serviceable Not functional / Unsafe / Worn / Near end of lifespan* Not fully visible: _____
- Drains blocked* Debris filled* Gutters/downspouts: Loose/damaged/disconnected/rusted/corroded/leak*
- Add gutters & downspouts / splashblocks for drainage* Route downspouts away from building*
- Roof / gutters not draining properly* No secondary drain(s) on roof② Subsurface drains not tested

COMMENTS: _____

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

22 Attic FULL PARTIAL N/A **ROOF FRAME:** TRUSS RAFTER FRAMING _____ X _____ ACCESS LOCATION
CEILING FRAME: TRUSS JOIST FRAMING _____ X _____

- How Inspected:** Entered Access blocked / small / none* Inspection limited to view from access*
- Appears serviceable Not functional / Unsafe / Worn / Near end of lifespan* Vent pipe disconnected / terminates ②
- No stains visible Small stains* Moderate / major stains / damage ② Unable to determine active leakage*
- Framing / truss(es) / sheathing: Sagging / broken / altered / cut / damaged / appears undersized ①② Missing wind resistant straps ②
- Vents provided Ventilation: None/poor/blocked/ minimal* Screens damaged / missing / blocked / loose*
- Power ventilator operational ___N/A Not tested* Not operational*
- _____ type insulation No insulation* Poor coverage* Compressed* Wrong side up*
- Approximate depth: _____ inches Insulation covers Knob & Tube wiring / lights / vents ②
- Air/vapor retarder present ___N/A Air/vapor retarder not present* Air/vapor retarder not visible*

COMMENTS: _____

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 Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.*