

Roof inspections cover visible portions of the roof only. Flashing and valleys covered by roofing materials cannot be covered by this inspection. Wood and stone roofs both require a specialized roofing contractor to properly evaluate

We recommend checking the gutters and drains each spring and fall. If an additional layer of roofing is to be installed, careful examination of the underlying structure must be assessed.

While not all professional roofers agree, we recommend that no more than two layers of roofing be installed without a tear off. Landscaping materials such as shade trees or ivy can greatly reduce the life expectancy of your roof.

Asphalt shingles

The least expensive type of shingle, asphalt shingles are also the most common. These shingles are thin, made from fiberglass and asphalt, and can last from 15 to 20 years.

Laminated fiberglass shingles

These shingles are made like asphalt shingles and contain the same materials. However, they're thicker and give a more textured look to your roof. They cost at least twice as much as the common asphalt shingle, but can last longer, up to 30 years or more.

Wood shingles

Sometimes called wood shake, these shingles are made from treated wood and give the house a rustic appearance that many homeowners find appealing. They are less fire resistant than other types of roofing. They can cost five times as much as traditional asphalt shingles and last from 15 to 20 years.

Metal roofing

Metal roofing is lightweight, fairly easy to install and comes in a variety of colors. It lasts from 20-50 years and costs about ten times what an asphalt shingle roof might cost.

Clay tile

Often used in adobe or Spanish-style construction, clay tiles were traditionally made from clay and were very heavy. They're usually terra cotta in color and shaped like half-tubes. Newer clay tiles are sometimes made from plastic or synthetic materials and are lighter. Clay tiles can cost 30 times the price of an asphalt roof, but will last 50 or more years.

Slate roofing

Slate roofing is elegant, unusual and very heavy. Your rafters may need to be reinforced if you choose slate. Slate roofing can cost 30 times the price of an asphalt roof but it will also last 100 years or more.

Flat roofs usually come with a 10 to 20 year warranty but the roofs can last 25 years if properly installed and maintained.

Built-up roof (BUR)

The traditional hot-tar-and-gravel roof is built from three or more plies of waterproof material alternated with hot tar and ballasted by a layer of smooth river stone. Once made of tar paper, these types of roofs gradually are using more-advanced materials such as fiberglass membranes.

Modified bitumen

A single-ply rolled roof similar to ice-and-water shield, but impregnated with a mineral-based wear surface. Torch-down systems involve heating the adhesive as the material is unrolled. Newer peel-and-stick systems are safer and easier.

Rubber membrane

EPDM (short for ethylene propylene diene monomer) is a true rubber. The durable material resembles an inner tube, but it's engineered to resist damage from sunlight. EPDM can be mechanically anchored with fasteners, ballasted with stone, or glued.



ROOF

22. Roof Visibility

- All % None Limited by

23. Inspected From

- Roof Ladder Ground Binoculars

24. Roof Style

- Roof Pitch Steep Low Hip Mansard Flat
 Medium Flat Gable Shed

Apparent Condition at the Time of Inspection Conditions reported reflects visible conditions only

25. Roofing Materials and Conditions

Roof #1	Type	# Layers	Approx Age
Roof #2	Type	# Layers	Approx Age
Roof #3	Type	# Layers	Approx Age

- Satisfactory Marginal Poor **Conditions** Curling Moss Buildup Exposed nails/seal w/tar Cupping Nail popping Exposed Felt Burning Ponding Missing tabs/tiles Tar patch(es)

26. Flashing

- Satisfactory Marginal Poor None Visible **Materials** Galv Aluminum Lead Rubber Asphalt Copper **Conditions** Rusted Loose Holes Missing Pulled away from chimney/roof

27. Valleys

- Satisfactory Marginal Poor None Visible **Materials** Galv Aluminum Lead Rubber Asphalt Copper **Conditions** Holes Rusted Recommend Sealing Not visible recommend cleaning

28. Skylights

- Satisfactory Marginal Poor Pre-manufactured Built on site Leaking Improper flashing Broken Seal

29. Roofing System Vents

- Satisfactory Marginal Poor None Roof Gable Ridge Eaves Soffit Turbine Powered

30. Other Roof Penetrations

- Satisfactory Marginal Poor None noted Power Gas Plumbing HVAC Other low voltage

General Comments	
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