

Roof Components

Key -- for report information

- | | |
|--|--|
| (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 a qualified termite report for further information. | (*) This item warrants attention / repair or monitoring |

Roof System

1. Roof Style:
2. How Inspected
3. Not Fully Visible due to:
4. Material type: Number of Layers:

5. **Roof Appears Serviceable**

- 6.
-
- Worn (*)
-
- Not Functional (*) (2)
-
- Unsafe (2) (4) (5)**
-
- Near End of Life (*) (2)

- 7.
-
- NOTICE : Roof is part of Home Owner's Association and NOT inspected at this time

8. NOTE: Certain roofing materials such as, but not limited to, slate and wood are not walked on to avoid damage (*) (2)

9. NOTE: The report is an opinion of the general condition & Quality 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 forgoing disclaimer. (*)

Flashings

- 10.
- Flashings**
-
- Not Present
-
- Not Inspected (*)
-
- Not Visible (*)

11. **Flashings Appear Serviceable**

- 12.
-
- Worn (*)
-
- Not Functional (*) (2)
-
- Unsafe (2) (4) (5)**
-
- Near End of Life (*) (2)

- 13.
-
- Separations / Improper / Damaged Flashing

Roof Ventilation

14. Roof Vents
-
- Not Present (*) (2)

15. Not Inspected Due to:

16. Roof Ventilation Type:

17. **Vents Appear Serviceable**

- 18.
-
- Worn (*)
-
- Not Functional (*) (2)
-
- Unsafe (2) (4) (5)**
-
- Near End of Life (*) (2)

19. Power Vents

20. Soffit Vents

Skylights

- 21.
- Skylights**
-
- Not Present
-
- Not Inspected (*)

22. **Skylights Appears Serviceable**

- 23.
-
- Worn (*)
-
- Not Functional (*) (2)
-
- Unsafe (2) (4) (5)**
-
- Near End of Life (*) (2)

Gutters & Downspouts

- 24.
- Gutters & Downspouts**
- Locations:

- 25.
-
- Not Present
-
- Not Inspected (*)

26. **Gutters & Downspouts Appears Serviceable**

- 27.
-
- Worn (*)
-
- Not Functional (*) (2)
-
- Unsafe (2) (4) (5)**
-
- Near End of Life (*) (2)

- 28.
-
- Loose (*) (2)
-
- Damaged (*) (2)
-
- Corroded (*) (2)

- 29.
-
- Disconnected (2)
-
- Leak (2)

- 30.
-
- Drains Blocked (*)
-
- Debris Filled (*)

- 31.
-
- Add Gutter & Downspouts / Splashblocks for Drainage (*)

- 32.
-
- Route downspouts away from building (*)

- 33.
-
- Roof / Gutters not draining properly (*)

- 34.
-
- No secondary drains on roof (2)

- 35.
-
- Gutter guards / screens block interior inspection (*)
-
- Gutter guards recommended (*) (2)

- 36.
-
- Gutter / Roof Heat cable installed at:

37. NOTE: Electric ice melting heat cables if not used properly can cause fires, electrical shocks, damage. These systems are not inspected for function or safety, this is beyond the scope of the inspection (*) (2) (4)

- 38.
-
- Subsurface drains not tested