

GUTTERS | DRAINAGE | CHIMNEY 7

- An unchecked box indicates that this feature was not inspected, not applicable, not required or not found.
- This feature was inspected, working properly or needs some action - **X** indicates feature was NOT working as intended, needs immediate attention or is highlighted for your information.

STRATA Many elements are maintained by Strata and may not have been fully accessible or inspected

SOFFITS | EAVES | FASCIAS

- Appears Functional** Not fully visible
- Wood Metal Vinyl Other Missing or loose sections Peeling paint, painting recommended
- Moisture damage or stains Repair or replace Insufficient venting Repair insect screens

GUTTERS | DOWNSPOUTS

- Appears Functional** No gutters present / incomplete installation
 - Wood Metal Vinyl Built-in Install gutters and downspouts to help with site drainage
 - Rusting Filled with debris Damaged Loose or missing sections Improper grade Re-secure Leaking at seams
 - Direct downspouts away from structure (approx 2m.) Sub-surface drains cannot be tested Clean gutters as required
- NOTE:** Gutters are not probed to determine excessive corrosion or tested for leakage or slope. Water is not always available for testing for seam leaks, flow direction and underground drainage

CHIMNEY

- Masonry / Stone Metal Stucco PVC (High efficiency service) Framed - usually around a metal or ceramic flue
- Observed from ground due to: Roof type Height Snow or frost Improper Height (see pg 17)
- Cracks or separations / settlement / poorly sealed Fill voids Advise installing cricket at chimney (>3 ft. wide)
- Concrete Chimney Cap Cracks:** Typical Major Fill voids Unlined flues - not safe for wood fuels
- Heavily Creosoted:** Recommend service Improper installation **Loose or deteriorated:** Brick Mortar (efflorescence)

SKYLIGHTS

- Appears Functional** Not fully visible due to slope, snow or other debris
- Fixed Manual venting Automatic venting **Lens Surface:** Appears Functional Cracked Broken Fogged
- NO evidence of leaking or condensation at time of inspection Improper or missing flashing Sub-standard installation
- NOTED staining tested dry with a moisture meter and is typical of condensation or possibly a past leak - monitor after heavy rains

Roof Surface Notes

- 1 **LIFE EXPECTANCY** of a roof can vary with the type and quality of roof materials, slope, exposure to sun, wind, proximity of trees, physical damage, attic ventilation, previous maintenance, number of layers, etc. Roof surfaces can fail or leak at any time.
- 2 This roof appears to be in it's first third, middle third or last third of its life or unknown. Normal maintenance by the homeowner or a roofing professional is part of homeownership in order to maintain normal life expectancies.
- 3 **WORN OR DAMAGED ROOF COVERING** was noted suggesting eventual replacement; **but at present**, there was no significant (or visible) signs of water entry.
 - Small or minor damaged areas of the roof may need immediate attention, and if not repaired could further reduce the life expectancy of the entire roof. Monitor, repair or replace as needed. CONSULT A ROOFING PROFESSIONAL
- 4 **ROOF COVERING IS AT OR APPROACHING THE END** of its **SERVICEABLE LIFE**. The potential for water damage to interiors and structure increases with age. Also, due to it's poor condition, this roof may require the additional expense of installing or replacing sheathing, fascias, soffits, insulation and flashings as well. We recommend a roofing contractor evaluate its condition further. Budget to repair or replace this roof. CONSULT A ROOFING PROFESSIONAL
- 5 **SURFACES THAT HAVE BEEN RE-ROOFED** (usually 15 - 20 years old or over), could have previously damaged sheathing which is not visible under the new surface. I was unable to determine the condition of the sheathing under the surface without removing the finished surface. Soft areas could indicate a minor flaw or weakness in the sheathing material, water damage, a previous repair, etc.
- 6 **PONDING** water was noted on a flat roof surface. If this leaks, water entering the attic cavity could cause excessive moisture damage. Re-finish surface, install roof drains or re-grade. If not drained naturally after 72 hours, seek professional help.
- 7 **DIPS OR SAGS** were noted. This does not appear significant enough to require repairs at this time. This is typical of homes where rafters have been cut, damaged, are undersized or sagging or where rafter span is too wide to properly support sheathing. Extreme sagging or soft areas should be evaluated by a roofing specialist. I cannot determine the exact cause or extent without removing the roofing material.

- 8 **WOOD SHINGLES** or **SHAKES** should be inspected at **FIVE YEARS** of age and "**as recommended**" thereafter, to re-set nails or staples, replace broken, missing or moisture damaged product, or to install metal "patches".
- 9 **TAR & GRAVEL** and **TORCH-ON ROOFING** is constructed of layers of built-up membranes that are essentially hidden from view and cannot be fully inspected without invasive testing. My assessment is limited to describing installed product and cannot warrant against leaks. Age cannot easily be determined.
- 10 **MOSS IS GROWING** on the roof. This is conducive for water damage and increased possibility of wood destroying insects and organisms and can lead to the premature failure of the roof. Recommend treating moss during its growing season (wet months) with a moss retarder or other recommended method. Debris should be removed annually.

Soffits, Fascias, Gutters

- 1 **DEBRIS IN THE GUTTERS OR DOWNSPOUTS** This is a potential condition for pests and wood destroying insects. Gutters may also overflow and cause water to come in contact with fascias or soffits. It could also allow overflowing water to splash the exterior walls at ground level. Recommend cleaning or re-grading gutters now and "as necessary" in the future to prevent buildup of debris.
- 2 **DETERIORATED PAINT** at **EAVES, FASCIAS** or **SOFFITS**. Recommend scrape, prime, and paint now and as ongoing regular maintenance to prevent weather, insect and water damage which may incur significant cost to repair.
- 3 **TREE BRANCHES** are **close** to or **physically touching** the roof. Air circulation and sunlight helps prevent deterioration of roof components. Recommend trimming branches back and removal of debris when needed.
- 4 **DOWNSPOUT EXTENSIONS** are recommended when roof water exits within 2 meters (6 feet) of a support wall, crawlspace or foundation.
- 5 **DOWNSPOUTS OR ROOF EDGES DRAIN** onto a lower roof from an elevated roof surface. This causes excess wear and potential damage to the lower roof. Add extensions or gutters to drain roof water without damage.