

ROOF / FLASHING 6

- 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

DESIGN / ACCESS

- Hip Dormer Gable Flat/Low Slope Mansard Gambrel Shed **Mobile** Curved

Inspected by: Walked on Ladder & eave From ground with binoculars Top floor windows **Locked or No Access**

Inspection Restrictions: Snow/Frost/Wetness Height Slope Weather Debris Design Roof material

SURFACE OBSERVATIONS

Appears functional and may reach manufacturer's suggested life expectancy

Ongoing regular maintenance is required, consisting of repair, covering bare areas, replacing shingles or shakes & sealing flashings

Damage observations - noted below Appears to be **improperly installed** **Previous repairs** Partially **re-surfaced**

Older roof with evidence of aging / weathering - periodic inspections and maintenance is advised to achieve remaining life expectancy

Roof surface appears to have reached the **end of its serviceable life**. Expect that replacement will be necessary at any time

Surface covered partially / fully with: debris moss snow / ice water (Areas of the roof could NOT BE fully inspected)

Recommend **valleys** cleaned of all debris **Sagging Surface:** Typical Damaged **Amateur Workmanship / Installation**

ROOF TYPE

Asphalt or fibreglass shingles Wood shakes (Cedar / Pine) Wood shingles (Cedar / Pine)

Loose or **Missing** covering material

Weathering or aging noted

Est. Number of layers: 1 2 3

Felt exposed / surface granules wearing

Curled or torn material

Brittle, cracking, splitting

Fasteners loose or lifting

Metal patches noted

Crumbly butt edges **Frozen** shingles

Exposed metal fasteners (*nails or screws*) - recommend caulking

Ridge Shingles: Loose Damaged Missing

ROOF TYPE

Concrete or Clay Tile Metal A random sample of tiles were **spot-checked** for attachment

Limited inspection - due to possible damage if walked on

Underlayment deteriorated or omitted in places

Roof Tiles: Loose Displaced Cracked

Loose or missing tiles or covering material

Ridge Tiles: Loose Damaged Missing

Exposed metal fasteners (*nails or screws*) - recommend caulking

ROOF TYPE

Tar & Gravel Membrane (Torch on) Rolled

Blistering Alligating Spongy in spots **Exposed or deteriorated paper**, open seams, buckling, bumps and rolls

Scruppers/drains blocked with debris **Poor drainage** ponding of water / bare areas / inadequate or improper slope to roof drain

Exposed metal fasteners (*nails or screws*) - recommend caulking **Parapet wall:** damaged cap or counter flashing

Limited inspection - due to possible damage if walked on

Gravel: Build-up Missing (re-distribute to cover all felts)

Ongoing regular maintenance required consisting of repair, sealing of flashing, sealing of open seams, bleeding of bubbled sections and covering all bare / exposed felt areas with additional roofing material or gravel - monitor for drainage patterns

FLASHING

Appears Functional **Not fully visible** due to slope / height / debris / snow or ice / no access

Metal Rubber / Composition Mastic Improperly installed Loose Uplifted Rusted Sun damaged Cracking

Flashing was not replaced when roof covering replaced Monitor connection of roof and antennae's or satellite dishes

Drip Edge Flashing: **Appears Functional** Recommended Improperly installed Loose Uplifted Rusted

Vent Stacks: **Appear Functional** Need repairs None visible **Vent caps:** Damaged Improper Blocked

Re-caulking recommended at: Vent pipes Skylight(s) Chimney(s) Metal seams

✓ This report is an opinion of the general quality and condition of the roof. Dates of installation, quality of material and previous repairs cannot be accurately determined.

✓ Whenever possible, I have walked on the roof to closely inspect its condition. Often, roofs can be hazardous to walk on and in most cases, can be satisfactorily inspected from the eave line (with a

ladder), with binoculars on the ground or from a window with a good view of the roofs' surface.

✓ It is **NOT** possible to check the condition of **EVERY** shingle or shake or every square foot of under-structure during a basic home inspection.

See roofing notes on Page 7 of this report for more details

Comments: _____

Typical Original Life Expectancy of Roofing Materials

Asphalt Shingles	15 - 25 years total	<input checked="" type="checkbox"/>
Cedar Shingles or Shakes	15 - 25 years total	
Pine Shingles or Shakes	10 - 15 years total	
Concrete or Clay Tile	30 - 50 years total	
Tar and Gravel	25 - 35 years total	
Metal	30 - 40+ years total	
Roll-on Membrane	10 - 15 years total	
Torch-on Membrane	15 - 30 years total	

(based on slope, quality, exposure (see Page 7 Note 1))