

Section 2: ROOFING

Central Florida Report Format

Descriptions of Roof Systems

Roof Inspected Using: Attic Access Walking On Ladder at Edge From Ground

Limited By: Height Crawl Space Cement Tile Slope Access / Design

#1 Roof System Design_____Material_____Slope_/12

#2 Roof System Design_____Material_____Slope_/12

#3 Roof System Design_____Material_____Slope_/12

Rating of Roof Systems

#1 Roof Description _____ S R W M SH NA

#2 Roof Description _____ S R W M SH NA

#3 Roof Description _____ S R W M SH NA

Metals & Finishes

Drip edge / Metals _____ S R W M SH NA

Skylight _____ S R W M SH NA

Gutters _____ S R W M SH NA

Soffits _____ S R W M SH NA

Fascias _____ S R W M SH NA

Lead Boots _____ S R W M SH NA

Aluminum soffits & fascias may cover prior wood rot damage that we are unable to observe in our visual inspection. We do not remove or alter soffits & fascias.

Chimneys YES NO

Chimney Flashing _____ S R W M SH NA

Chimney Cap (top) _____ S R W M SH NA

Chimney Exterior Materials _____ S R W M SH NA

Chimney Flue Material: Masonry Metal

Chimney Exterior Material: Masonry Wood Frame

Long periods of drought conditions may impede our ability to evaluate the water tight performance of the roof systems. Moisture meter readings may become inaccurate in such conditions.

Reports do not compare roofing materials and installation techniques found against a "current code" or current installation or some nailing procedures. We do not remove or pry back shingles or break seals on existing installations. An actual permit history can usually be done at the local permitting jurisdiction.

Section 2B: ROOFING

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This diagram is used as an indicator of areas of possible concern. If professional evaluation is suggested, the licensed contractor is required to evaluate ALL areas of the roofing system and is not limited to our restricted visual observations!



DROUGHT CONDITIONS RESTRICT DETECTION OF POSSIBLE ROOF LEAKS.

KEY



Past Repairs



Plumbing Vents



Skylight



Ventilation



Fans/ Exhaust



Power Drop



Trim Trees



Chimney



Ponding Area

Section 2A: ROOFING

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We do not walk on cement tile roof systems. Most roof failures occur in locations of valleys and roof penetrations. These high failure areas are not always visible for inspection

# 1	ROOF SYSTEM	NEW	<input type="checkbox"/>	End Of Life	AGE	Yrs
# 2	ROOF SYSTEM	NEW	<input type="checkbox"/>	End Of Life	AGE	Yrs
# 3	ROOF SYSTEM	NEW	<input type="checkbox"/>	End Of Life	AGE	Yrs

A typical home inspection can greatly reduce your exposure to unexpected failure and costs, BUT CANNOT ELIMINATE THEM! A primary area of high risk of expense and repair is the roofing system. Our goal at the time of the inspection is to visually evaluate and rate the effective operation of the roof on the day of inspection. We rate differing roof systems in the following range of expectations;

Descriptions of Roof Systems

- THREE TAB / asphalt / fiberglass shingles that typically last 16 to 20 years depending on the weight, manufacturer, and installation techniques.
- DIMENSIONAL / asphalt fiberglass shingles that typically last 20 to 40 years depending on the weight. This design and life expectations depend on the weight and design of the shingle .
- CEMENT TILE / roofs are the most difficult to evaluate due to the layered installation and concealed underlayment. This design of roofing has a typical life expectation of between 30 and 50 years.
- B.U.R. / built up multi-ply roof systems consisting of multiple layers of asphalt base roofing often with a smooth coated surface or a gravel rock surface. (Flat Roofs)
- ROLL / roll roofing are typically a single ply with base roll asphalt with a small granular topping with a varied life expectation of about 15 plus years. (Flat Roofs)
- METAL / ALUMINUM roofs may include steel, tin, composite or aluminum and are typically used on shed designs or porch additions. This system can last 20 plus years with anticipated repairs at screws.
- METAL ROOF-OVER or MEMBRANE / FABRIC Systems

Current Conditions Roof Systems

- This roof has reached its "estimated life expectation". The roof appears to be serviceable and could experience several additional years of use with expected repairs or anticipated maintenance.
- This roof has multiple broken or loose tiles. Although the tiles are not part of the actual waterproofing part of the roof, this roof will require ongoing maintenance. This roof appears to be serviceable and could experience undetermined years of additional use with expected repairs and maintenance.
- This roof has current leaks and failure. A qualified licensed roofer should evaluate and repair or replace as required by roofer's professional evaluation prior to closing.
- This roof is covered by a "Homeowner's Association" and is not the direct responsibility of the owner or buyer.
- This roof has issues and needs a complete evaluation of all areas by a licensed roofing contractor prior to closing.
- NO ISSUES with this roof system on the day of this inspection. (SEE ROOFING LIMITATIONS)

ALL ROOFING REPAIRS OR EVALUATIONS TO BE COMPLETED BY A FLORIDA LICENSED ROOFING CONTRACTOR. A LEAK CAN BEGIN AT ANY TIME WITHOUT NOTICE. OUR INSPECTION IS NOT A WARRANTY OR GUARANTEE OF PERFORMANCE IN THE FUTURE. THIS IS A "SNAP SHOT" OF CONDITIONS FOUND ON THE DAY OF INSPECTION ONLY!