

# R O O F I N G   S Y S T E M

## Description Of Roofing System

<b>Roof Covering:</b>	<input type="checkbox"/> Asphalt Shingle	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Concrete Tile	<input type="checkbox"/> Metal
	<input type="checkbox"/> Slate	<input type="checkbox"/> Plastic	<input type="checkbox"/> Asbestos Cement	<input type="checkbox"/> Clay Tile
	<input type="checkbox"/> Roll Roofing	<input type="checkbox"/> Built Up	<input type="checkbox"/> Single Ply Membrane	
<b>Roof Flashings:</b>	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Roofing (Shingles)	<input type="checkbox"/> Not Visible
<b>Chimneys:</b>	<input type="checkbox"/> Masonry	<input type="checkbox"/> Metal	<input type="checkbox"/> Metal below siding	<input type="checkbox"/> None
<b>Roof Drainage System:</b>	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Galvanized Steel	<input type="checkbox"/> Plastic	<input type="checkbox"/> Copper
	<input type="checkbox"/> Wood	<input type="checkbox"/> Built in at eave	<input type="checkbox"/> None	
	<input type="checkbox"/> Downspouts Discharge Above Grade		<input type="checkbox"/> Downspouts Discharge Below Grade	
	<input type="checkbox"/> Downspouts Discharge Above & Below Grade			
<b>Skylights:</b>	<input type="checkbox"/> None	<input type="checkbox"/> Curbless	<input type="checkbox"/> Curb-Type	<input type="checkbox"/> Plastic Bubble
<b>Chimneys/Roof Penetrations:</b>	<input type="checkbox"/> Masonry	<input type="checkbox"/> Metal	<input type="checkbox"/> Wood Over Metal	<input type="checkbox"/> Plumbing Vents
	<input type="checkbox"/> Roof Vents/Fans	<input type="checkbox"/> Access Hatch		
<b>Method Of Inspection:</b>	<input type="checkbox"/> Walked On Roof		<input type="checkbox"/> Viewed From Ladder At Eave	
	<input type="checkbox"/> Viewed With Binoculars		<input type="checkbox"/> Viewed From Window	

## Roofing Observations

### SLOPED ROOFING

- Minor Repairs Only
- Replacement Needed
- Nearing End Of Life Cycle
- Near End Of Life Cycle - Minor
  
- Fair Condition
- Fair Cond. - Poor Workmshp
- Fair Condition - Uneven Wear
- Fair Condition - Premature Flaws
- Fair Cond. - Moss From Shade
  
- Good Cond. - Poor Workmshp
- Good Condition - Uneven Wear
  
- Inappropriate Mat. - Low Slope
- Older Roofs - Maintenance Notes
- Wood Roof Maintenance Notes
- Vulnerable Areas
- Prior Repairs Evident
- Remove Debris
- Exposed Felt/Sheathing
- Split/Loose Ridge Caps
  
- Strip When Re-Roofing
- S/W Exposures Wear Faster
- Replace Flash. When Re-Roofing

- Amateur Install - Good Cond.
- Drains Congested
- UV Protect. Needed - Single Ply
- Incompatible Materials
  
- Moss Build Up
- Voids In Gravel
- Seam Failure
- Typical Maintenance Needed
- Prior Repairs Evident
  
- Strip When Re-Roofing
- Replace Flash. When Re-Roofing

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### FLASHINGS

- Old - Replacement Needed
- Old - Watch It
  
- Leak - Replacement Needed
- Leak - Patching Needed
  
- Vulnerable - Watch It!
- Vulnerable - Prior Leak
  
- Holes - Temporary Patching
- Holes - Replacement Needed

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### FLAT ROOFING

- Replacement Needed
- Nearing End Of Life Cycle
- Near End Of Life - Flaws
- Near End Of Life - Gravel
- Near End Of Life - Ponding
  
- Fair Condition
- Fair Cond. - Material/Install
- Fair Condition - Lack Of Gravel
- Fair Condition - Water Ponding

- Rust
- Damaged
- Loose
  
- Caulking Needed
- Incomplete Installation
- Nail Heads Exposed
  
- Skylight - Watch It!
- Skylight - Install Low Quality
- Skylight Leakage

- Cracked/Broken
- Lack Of Clearance - Siding/Roof

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**CHIMNEY**

- Masonry Normal Wear And Tear
- Masonry Re-Pointing
- Masonry Minor Spalling - Watch
- Masonry Spall/Eventual Rebuild
- Masonry Rebuilding Needed
- Masonry Damaged Cap - Replace
- Masonry Rain Cap/Screen Needed
- Masonry Out Of Service/Remove?
- Masonry Out Of Plumb
- Masonry Bracing Needed
- Masonry Flue Liner Cracked
- Masonry Insuff. Height/Clear.
- Masonry Clean Flue
  
- Metal Chimney Surface Rust
- Substantial Rust/Insul. Chimney
- Metal Chimney Bracing Needed
- Metal Chimney Damage
- Metal Chimney Cap Needed
- Vermin Screen Needed
- Metal Insuff. Height/Clearance
- Metal Clean Flue

- Birds Nest

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**GUTTERS & DOWNSPOUTS**

- Cleaning Needed
- Leaks Minor
- Slope Insufficient
- Damage
- Older Steel - Eventual Replace
- Older Steel - Replacement

- Downspouts Insufficient Number
- Downspout Discharge Near House
- Downspouts Clogged Below Grade?
- Downspout Discharge Onto Roof
- Downspout Loose/Damaged

- Painting Needed
- Gutters And Downspouts Needed

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**DISCRETIONARY IMPROVEMENTS**

- Drip Edge Flashing Needed
- Cover Gutters With Mesh
- Re-Direct Downspouts
- Rain Caps On Chimney Flues
- Apply Preservative

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**POSITIVE ATTRIBUTES**

- Roofing In Good Condition
- Stripped When Re-Roofed
- Eave Protection Installed
- High Quality Installation
- High Quality Materials
- Steep Pitch
- Flashings In Good Condition
- Chimneys In Good Condition
- Gutters Clean

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**GENERAL COMMENTS**

- Normal Wear And Tear Visible
- Flat Roofs Vulnerable
- Older Roof Typical
- Roof Design Vulnerable
- Tree Branch Trimming
- Ice Dam Potential
- Ice Dams Visible
- Material Uncommon

**Limitations Of Roofing Inspection**

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- Solar panels on the roof restricted the inspection of the roofing below.
- Some sections of the roofing surface were concealed from view.
- No comment can be offered on the condition of the membrane below the concrete tile roof.
- Gravel on the flat roof prevented an inspection of the membrane.
- The deck on the flat roof somewhat restricted an inspection of the membrane.
- Water ponding on the flat roof restricted the inspection.
- A chimney was not entirely visible during the inspection of the roofing system.

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**C O M M E N T S**

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