

# ROOFING

The foregoing is an opinion of the general quality and condition of the roofing material. We cannot and do not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

## **ROOFING**

### **Access:**

I inspected the roofing by walking on the roof.

### **Style(s):**

Gable and Flat/Low.

### **Type:**

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

### **Conditions:**

INFORMATION - The general condition appears serviceable with signs of weathering/curling and aging. Regular maintenance and inspections are recommended.

REPAIR or REPLACE - Some of the shingles are installed improperly and may not perform their function as intended. Recommend contacting a qualified roofing contractor to provide appropriate corrective action.

REPAIR or REPLACE - Mechanical / physical damage is present at the first few courses of shingles. In my opinion, this can allow water leakage and water entry into the building. Water leakage can lead to various problems, and can lead to a mold problem. Appropriate corrective action is recommended by a qualified roofing contractor.



## **ROOF-MOUNTED STRUCTURES / PROJECTIONS / FLASHINGS**

### **Chimney Access:**

The chimney was free and clear for me to inspect.

### **Chimney Type:**

METAL - One of the chimneys is made of metal. Metal chimneys need to be regularly inspected for rust and damage. These do tend to work just fine for gas appliances.

MASONRY WITH A CLAY TILE LINER - One of the chimneys is made of masonry brick with a clay tile flue liner on the inside.

### **Chimney Conditions:**

REPAIR or REPLACE - Mortar is deteriorated on the masonry chimney. In my opinion, this allows for water to enter the building. Water leakage can cause various problems to the building and can cause damages to the chimney system. I recommend that a qualified contractor, such as a chimney sweep or mason, provide appropriate corrective action.

### **Chimney Flashing :**

REPAIR or REPLACE - Nail heads are showing on the metal chimney flashing. As a rule of thumb, there should be no visible nail heads. In my opinion, this can lead to water leakage and water entry into the building. Water leakage can result in significant damages. I recommend that a qualified roofing contractor mitigate the situation.