

Sample From Home Inspection Report, by Paul A. Rude

ROOF, GUTTERS, AND ATTIC

My roof inspection is limited to a visual evaluation of the overall condition. I do not guarantee that the roof will not leak. Roof leaks are commonly due to defects that are concealed by the roofing surface. Identification of leaks typically requires testing or removal of roofing materials, which are beyond the scope of my inspection.

Roofing

The roofing is of modified bitumen. This is a petroleum-based material applied in sheets sealed at the edges with heat. I used a ladder to reach the roof and walked on the surface.

I was told that the roofing was installed about seven years ago, which is consistent with the appearance. It shows moderate wear. This type of roofing may last from 10 to 20 years, depending on environmental conditions and the quality of installation. I offer no warranty as to the remaining service life.

The roofing is wrinkled and loose from the sheathing at the left front corner. This usually indicates an installation defect. These areas should be checked regularly in routine maintenance, and may need repair sooner than the rest of the roof.

The roofing has a reflective coating to reduce deterioration due to sunlight. This coating is worn. I recommend that a qualified roofer apply a new coat. Depending on the material used, it will probably need to be renewed every few years to achieve the maximum useful life from the roofing. There are several trees near the roof. Plants touching the roofing can damage it, and leaves on the roof hold water, increasing the chance of leaks. I recommend that you keep trees and other plants trimmed away from the roof.

All roofs require routine maintenance and occasional repairs. You should have a roofer examine the roof periodically and perform any repairs required to keep it waterproof and extend the service life. After initial repairs and maintenance, a maintenance check every two or three years should be adequate. As the roof ages, maintenance will be needed more often.

Flashings

Edges, openings, and intersections in a roof should be protected by transition pieces called "flashings," usually made of metal. Visible portions of the flashings appear to meet generally accepted standards. Much of the flashing material is concealed by the roofing, siding, and other surfaces.

Part of the tile liner for a "patent" flue that once served a kitchen range has been removed at the rear. The metal shroud for the flue is still in place but it is not weatherproof; rain could blow into it, resulting in leaks. I recommend that a roofer modify it as needed to prevent leaks.

Roof Drainage

The main roof has a single drain opening through the parapet wall to a downspout at the right rear. There is a second opening for the small roof area above the front porch.

The drain opening is small and could easily be clogged with leaves. I recommend that it be cleared regularly as needed and the downspout flushed with a hose to ensure it is not clogged.