

ROOF ONLY STANDARD REPORT

ENTRY: SELLER / REALTOR / BUYER
PICKUP KEY _____
SELLER NAME FOR P/U _____
PERSON AT INSPECTION _____

DAY: _____ TIME: _____
FULL INSPECTION _____ \$ _____
PARTIAL INSPECTION _____ \$ _____
INVOICE AMOUNT \$ _____ \$ _____

INSPECTION DATE _____

TO: _____

RE: HOME INSPECTION

SUBDIVISION / BLDG: _____

ENTRY CODE: _____

ROOF:

THE MAIN ROOF CONSISTS OF FLAT CONCRETE TILES / SPANISH STYLE CONCRETE TILE / SPANISH STYLE CLAY / "S" STYLE / BARREL STYLE (CLAY/CONCRETE) / MISSION STYLE TILES OVER A 90 POUND ROLLED MEMBRANE THAT HAS BEEN SEALED WITH HOT ASPHALT TAR. ROOFS OF THIS TYPE HAVE A LIFE OF 18-25 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION.

THE MAIN ROOF CONSISTS OF HAND SPLIT CEDAR SHAKES OVER A HEAVY ASPHALT IMPREGNATED ROOFERS FELT. ROOFS OF THIS TYPE HAVE A LIFE OF 15-18 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION. (ROOFS OF THIS TYPE SHOULD BE INSPECTED AND REGULARLY MAINTAINED.)

THIS ROOF MEMBRANE CONSISTS OF LIGHT / HEAVY WEIGHT "TIMBERLINE" STYLE ASPHALT IMPREGNATED FIBERGLASS SHINGLE. ROOFS OF THIS TYPE HAVE A LIFE OF 18-22 / 22-25 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION.

THIS ROOF CONSISTS OF 5-V GALVANIZED METAL / "GALVALUME" PANELS. ROOFS OF THIS TYPE HAVE A LIFE OF 30-45 YEARS UNDER IDEAL CONDITIONS AND PROPER INSTALLATION PROCEDURES (THESE ROOFS CAN RUST, CORRODE AND BECOME DISCOLORED WITH AGE).

THIS ROOF MEMBRANE CONSISTS OF A 210 POUND ASPHALT IMPREGNATED FIBERGLASS SHINGLE. ROOFS OF THIS TYPE HAVE A LIFE OF 15-18 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION AND ADEQUATE VENTILATION.

THIS ROOF IS IN NEW / GOOD / FAIR / WORN / POOR CONDITION WITH _____

NORMAL FOR AGE _____

UNSATISFACTORY _____

ROUTINE MAINTENANCE _____

NOT OPERATING _____

ALL FLASHING, VENTING AND THROUGH-THE-ROOF CONNECTIONS APPEAR TO BE IN WATERTIGHT CONDITION.

ALTHOUGH NO ACTIVE INTERIOR LEAKS WERE DETECTED AT THE TIME OF INSPECTION, THIS FINDING DOES NOT PRECLUDE THE FACT THAT LEAKS MAY HAVE OCCURRED IN THE PAST OR THAT THEY MIGHT AT ANY POINT IN THE FUTURE.

SUSPECTED / PAST / O.H. / VALLEY / PAST ROOF LEAKS WERE DETECTED AT INSPECTION TIME. THIS FINDING DOES NOT PRECLUDE THE EXISTENCE OF ADDITIONAL LEAKS THAT MAY NOT HAVE BEEN DETECTED DURING THE VISUAL INSPECTION.

NOTE: THIS INSPECTION WAS PERFORMED DURING A TIME AT WHICH THERE WAS NO RAIN. IT IS IMPRACTICAL TO TRY TO DETECT LEAKS WITHOUT A WATER SOURCE. MODERATE RAIN FALL MAY NOT CAUSE LEAKS; BUT WITH THE INCREASE OF WIND AND RAIN QUANTITY, LEAKS COULD OCCUR.

FLAT ROOF:

THE FLAT ROOF CONSISTS OF A TYPICAL 3 PLY BUILT UP ROOF SYSTEM / SINGLE PLY MODIFIED BITUMEN / SINGLE PLY 90 POUND ROLLED MEMBRANE / SINGLE PLY TORCH DOWN SYSTEM. ROOF MEMBRANES OF THIS TYPE HAVE A LIFE OF 8-12 YEARS UNDER IDEAL CONDITIONS, PROPER INSTALLATION PROCEDURES AND ADEQUATE VENTILATION.

THIS ROOF IS IN GOOD / FAIR / POOR / REPAIR WITH NO INDICATION OF MOISTURE INTRUSION WITHIN THE PERIMETER WALLS.

THIS ROOF EXHIBITS WEAR IN THE FORM OF MEMBRANE DRYING, CRACKING, BLISTERING AND DE-LAMINATING OF THE PLIES.

THIS ROOF IS LEAKING / THIS ROOF HAS OVERHANG LEAKS / OVERHANG LEAKS ARE SUSPECTED.

THIS ROOF COULD DEVELOP LEAKS AT ANYTIME / LOCATION DUE TO AGE / CONDITION.

NORMAL FOR AGE _____ UNSATISFACTORY _____
ROUTINE MAINTENANCE _____ NOT OPERATING _____

ALL FLASHING, VENTING AND THROUGH-THE-ROOF CONNECTIONS APPEAR TO BE IN WATERTIGHT CONDITION.

ALTHOUGH NO ACTIVE INTERIOR LEAKS WERE DETECTED AT THE TIME OF INSPECTION, THIS FINDING DOES NOT PRECLUDE THE FACT THAT LEAKS MAY HAVE OCCURRED IN THE PAST OR THAT THEY MIGHT AT ANY POINT IN THE FUTURE.

SUSPECTED / PAST / O.H. / VALLEY / ROOF LEAKS WERE DETECTED AT INSPECTION TIME, THIS FINDING DOES NOT PRECLUDE THE EXISTENCE OF ADDITIONAL LEAKS THAT MAY NOT HAVE BEEN DETECTED DURING THE VISUAL INSPECTION.

NOTE: THIS INSPECTION WAS PERFORMED DURING A TIME AT WHICH THERE WAS NO RAIN. IT IS IMPRACTICAL TO TRY TO DETECT LEAKS WITHOUT A WATER SOURCE. MODERATE RAIN FALL MAY NOT CAUSE LEAKS; BUT WITH THE INCREASE OF WIND AND RAIN QUANTITY, LEAKS COULD OCCUR.

