

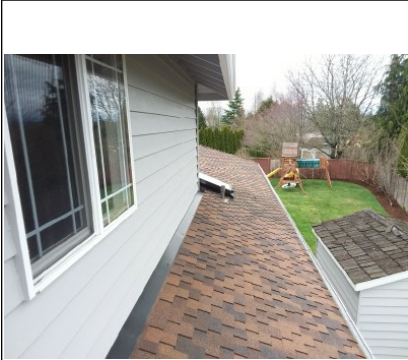
Roof

Visibility

Roof Visibility ☒ Inspected From Roof

Comments Roof was inspected by physically walking the roof

Photos



Roof View



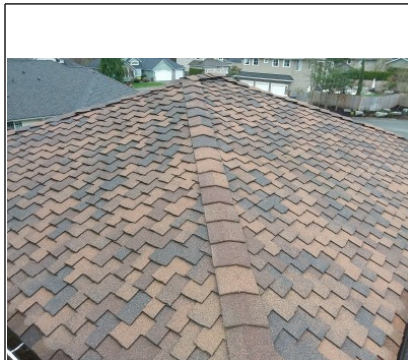
Roof View



Roof View



Roof View



Roof View

Style

Type ☒ Gable ☒ Hip

Pitch ☒ Medium

Material ☒ Asphalt Shingles

Layers ☒ One Layer of Shingles

Age ☒ Approx. 3-5 Years Old

Roof Coverings

Condition ☒ Satisfactory ☒ Typical Maintenance ☒ Unsealed Shingles ☒ Exposed Nails/Nail Heads
☒ Minor Moss/Mildew Present on Roof

Comments Roof coverings appear to be in overall satisfactory condition with areas of typical maintenance observed including some areas of shingles not fully sealed down and deteriorated sealant around exposed nail heads, sealant can deteriorate over time due to changes in weather and may reseal during warmer temperatures, however, accumulated dirt/debris may prevent full re-sealing and some areas may require hand sealing by licensed roofing contractor to protect shingles against moisture intrusion and lifting during high winds

Minor amounts of moss present on roof, recommend cleaning where needed

Photos

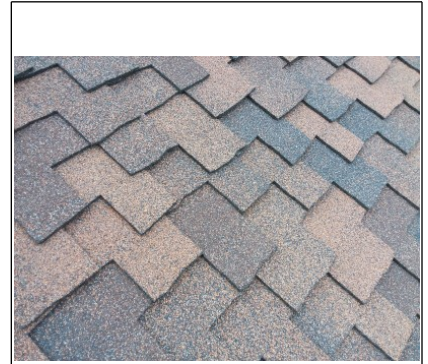
Roof



Unsealed shingles



Unsealed nailheads



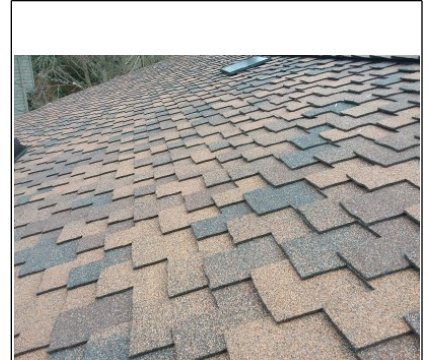
Shingles



Deteriorated sealant around nail heads



Deteriorated sealant around nail heads



Shingles



Damaged shingle above garage

Gutters

Condition ☒ Unsecured Fasteners In Some Areas

Material ☒ Galvanized/Aluminum

Gutter Attachment ☒ Marginal ☒ Missing Hardware

Downspout Extensions ☒ Satisfactory ☒ No Apparent Defects

Comments One area of gutters at second-story roof drain onto roofing materials causing excessive buildup of mildew and debris, gutters are not intended to drain directly onto roofing surfaces due to increased deterioration of shingles from excessive moisture/debris accumulation, also observed some gutter attachment spikes not

Roof

Gutters cont.

Comments cont. fully seated, creating poor overlap of drip edge flashing over gutter wall against home, poor overlap can lead to moisture intrusion behind gutters, recommend consultation with qualified gutter servicing contractor for improved drainage of gutters at second story area and to fully secure gutter spikes where needed

Leaking gutter downspout extension present on home exterior at northeast corner, recommend resealing/tightening connections where needed

Photos



Downspout not fully draining into drain tile system



Detached gutter spike, flashing not fully overlapping onto gutter



Detached gutter Spike



Gutters draining onto roof

Gas Vent Chimney(s)

Location(s) ☒ Gas Vent Chimney is Located on the South Side of the Roof

Vantage Point ☒ Inspected From Roof

Condition ☒ Marginal ☒ Rusting

Material ☒ Metal Gas Vent Chimney

Rain Cap & Spark Arrestor ☒ Satisfactory ☒ Rain Cap Present ☒ Spark Arrestor Present ☒ No Apparent Defects

Flue ☒ Not Evaluated ☒ Not Visible

Comments Corrosion observed around gas vent chimney flue at roof, creating a possible moisture intrusion point, moisture intrusion in this area may lead directly into gas-fired appliances causing deterioration of units, recommend cleaning and resealing gaps observed around corroded areas to prevent moisture intrusion

Photos

Roof



Gas vent chimney



Corrosion

Ventilation

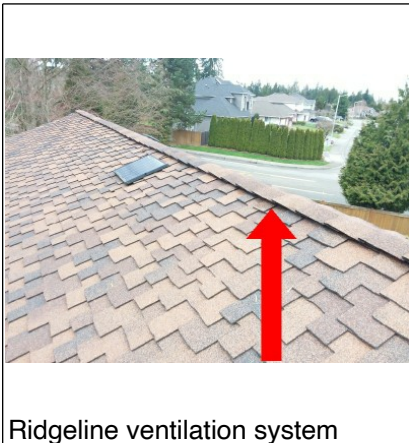
Condition

☒ Satisfactory ☒ No Apparent Defects

Type

☒ Soffit Vents ☒ Gable Wall Vents ☒ Roof (Attic) Vents

Photos



Ridgeline ventilation system

Flashing

Condition

☒ Satisfactory ☒ No Apparent Defects

Material

☒ Galvanized/Aluminum

Valleys

Condition

☒ Unsealed

Material

☒ Galvanized/Aluminum

Comments

Some areas of unsealed roof valleys observed, unsealed roof valleys can lead to moisture intrusion into Roofing structure

Photos

Roof



Valley not fully sealed

Skylights

Condition ☒ Satisfactory ☒ No Apparent Defects

Photos



Skylight



Skylight



Skylights



Skylights

Plumbing Vents

Condition ☒ Satisfactory ☒ No Apparent Defects

Material ☒ Metal

Photos

Roof



Plumbing vent