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## I N S P E C T I O N S Inc.

**NAME:** \_\_\_\_\_ **ROOF** **ADDRESS:** \_\_\_\_\_  
**DATE:** September 19, 2006

**METHOD OF INSPECTION:** Walked on roof, crawled attic where accessible.

**MAIN ROOF COVERING**

Cement Tile: \_\_\_\_\_ Strip Shingle: XX  
 Wood Shingle: \_\_\_\_\_ Tar and Gravel: \_\_\_\_\_  
 Other: \_\_\_\_\_  
 Pitch: Steep: \_\_\_\_\_ Medium: XX Flat: \_\_\_\_\_

**SECONDARY ROOF COVERING**

Tar and Gravel: \_\_\_\_\_ Roll Roofing: XX  
 Other: \_\_\_\_\_  
 Pitch: Steep: \_\_\_\_\_ Medium: \_\_\_\_\_ Flat: XX

Attic Ventilation: Screen Vents: XX Turbine: \_\_\_\_\_ % Of Attic Limitation: 60 Reason: Design insulation

Attic Insulation: Batts: XX Blown: \_\_\_\_\_ Other: \_\_\_\_\_ Thickness: 4 to 6 Inches

Trusses:	<input type="checkbox"/>	Soffit:	<input type="checkbox"/>	.....
Roof Sheathing:	<input type="checkbox"/>	Chimney:	<input type="checkbox"/>	.....
Flashing:	<input type="checkbox"/>	Sky Lights:	<input type="checkbox"/>	.....
Fascia:	<input type="checkbox"/>	Vent Stacks:	<input type="checkbox"/>	.....
Valleys:	<input type="checkbox"/>	Gutters:	<input type="checkbox"/>	.....
				.....
				.....
				.....

If box is checked, component is considered deficient at the time of Inspection. See below for details. All system components have been inspected. Inspection is valid for the date of Inspection, only, unless otherwise noted. Metal/plastic or Lien-to roofs are not included in the scope of Inspection. Graph is not an exact representation of leaks or visible damage. This Inspection report is not a warranty or guarantee of any kind. Magnum Inspections does not warranty the work of others. This inspection is not a contract for repairs. IT IS REQUIRED THAT ALL REPAIRS BE PERFORMED BY A LICENSED ROOF CONTRACTOR. ANY WARRANTY INFORMATION SHOULD BE OBTAINED FROM THE SELLER OF THE PROPERTY.

**DEFICIENCIES:** See attached page.

= Leaks       = Rotted Wood      **INSPECTOR:** ERIC VAN DE VEN      **SIGNATURE:** \_\_\_\_\_

## *I N S P E C T I O N S* Inc.

### ROOF INSPECTION CONTINUED

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**DATE:** September 19, 2006

A new roof has been installed at the above property. The homeowner requested an inspection of the installation. Below are the results of that inspection.

There were several areas of damaged wood (front , side, and rear fascia, sheathing at front valley) that were not replaced during the re-roof.

#### **MAIN ROOF**

There were several areas of missing drip edge under the drip edge flashing. The purpose of the drip edge is to keep the metal flashing away from the fascia. Without the drip edge, the flashing is diverting the water directly onto the fascia which will cause it to rot.

There were two voids present at both sides of the front porch. The flashing was not installed flush against the fascia, in fact, the fascia was not added to this area which would have eliminated the void altogether.

Numerous shingles are either overdriven, underdriven, or in some instances, not even nailed to the deck. This does not meet the manufacturers installation specifications or the South Florida Building code pertaining to the High Velocity Wind zone. These shingles may not stay in place under high wind conditions.

There were numerous nails that have missed the trusses in the attic. This does not meet the new nailing pattern. Although nails may have been installed next to the missed nails, there is no way to know without removing the roof coverings.

There were two braces that were broken in the attic. These braces are attached to two beams which are not secured to the support wall. There is a gap between the beams and the wall which was visible from the attic. When standing on this area on the roof, it is "bouncy". One turbine fan was not functioning and was installed crooked.

#### **FLAT ROOF**

There is a "spongy" area at the center rear of the rear flat roof. This is most likely due to damaged decking/support members. Both roofs appear to have been installed with foam underneath the roof covering. As a result, there are numerous areas of low spots which will collect water and wear the roof out prematurely. The flashing has been damaged at the rear flat roof due to the gutter installation.

#### **RECOMMENDATIONS:**

It is recommended that the entire roof be replaced to insure that proper installation methods have been used. Repair to any damaged wood should also be done as well as resealing any loose beams to the support walls. Proper permitting and inspections should be performed during each phase of the re-roof.

#### **CEILING**

The living room ceiling has been partially damaged from several roof leaks. After replacement of the roofs, repair of the ceiling should be done.

If there are any questions about this report, please do not hesitate to call.

Eric Van De Ven  
Owner/Inspector  
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## *I N S P E C T I O N S* Inc.

### DEFICIENCY PHOTOS



Shingles overdriven.



Shingles not nailed down.



Shingles nailed in tar strip.



Nail not driven deep enough and shingle is sticking up.



Nail not driven deep enough.



Nail not driven deep enough.

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### DEFICIENCY PHOTOS



Shingles nailed improperly. Nails are required to be at least 1 1/2 inches from the edge.



Nails in the center of the shingles are not spaced apart.



No nails.



No nails.



No nails



Nail missed shingle.

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### DEFICIENCY PHOTOS



Dip in front flat roof where water has collected.



Hump in front flat roof which has cause a valley to form and water ends up in the previous dip.



Improperly flashed sheathing at right front entrance porch.



Damaged fascia at front entrance.



Missing drip edge and void at left front of porch.



Void at left side of front porch.

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### DEFICIENCY PHOTOS



Void at left side of front porch.



Missing drip edge at left front of house.



No drip edge at rear of roof.



Rotted fascia at left side eof house.



Damaged flashing at rear of house due to gutter installation.



No drip edge at rear of house.

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### DEFICIENCY PHOTOS



Missing drip edge and rotted fascia at rear of house.



Numerous nails that have missed the beams.



Nails that have missed the beam.



More nails that missed the beam.



More nails missed the beam.



Beam that is not secured to the support wall.

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### DEFICIENCY PHOTOS



More missed nails.



Wood rot at decking at front valley.



More missed nails.



More missed nails.



More missed nails.



Broken support at center of attic on beam that is not secured to the support wall.



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### DEFICIENCY PHOTOS



Broken support at another beam that was not secured to the support wall.



Other beam that is not secured to support wall.



Missed nails.

