

## INSPECTIONS Inc.

**Client:** Mr. Roof

**Address:**  
**City/State:**

**Date:** January 21, 2012

### Roof System

Roofing components inspected

**Method of inspection:** Walked on roof ,crawled in attic where accessible.

**Main roof covering:** Cement tile      **Secondary roof covering:** N/A

**Main roof pitch:** Medium      **Secondary roof pitch:** N/A

**Attic ventilation:** Soffit vents

**Attic inspected:** Yes

**% of attic limited:** 65 %

**Reason(s) for limitation:** Design,insulation, duct work.

**Attic insulation:** Batts

**Thickness:** 4-6 inches

**Items marked with an "X" below are considered deficient at the time of inspection.**

<b>Trusses</b>	<b>Sheathing</b>	<b>X</b>	<b>Vent stacks</b>	<b>Sky lights</b>	<b>Gutters</b>
<b>Fascia</b>	<b>Soffit</b>		<b>Flashings</b>	<b>Valleys</b>	<b>Chimney</b>

If item 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.  
 Pictures are 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:**

**Estimates**

Right rear side off roof decking was sloped over the edge of the support wall. Left rear side off roof decking was sloped over the edge of the support wall. The tar paper has been cut in numerous areas in order to facilitate removal of the nails that missed the trusses. Damaged beam observed at front porch. Evidence leak observed at right side front fascia. Debris scattered in various areas of the attic as well as on the a/c duct work. Several nails that missed the trusses were still present on mostly, the front portion of the roof. Damaged decking observed from what appears to be a roof leak at the garage vent stack. Hole for vent bathroom vent fan line should be enlarged to accommodate the two other bathroom vent fan lines.

**Recommendations:** It is recommended that all damaged wood be replaced. That the rear areas of decking that have sloped over the support walls be re-supported. That the hole for the bathroom vent fan line be enlarged to accommodate the other two bathroom vent fan lines. That the remaining nails that have missed the trusses be removed and the decking be re-nailed as per the local building code. That the tar paper that has been cut be re-installed flush and not over the slits in order to have a flat surface for the next layer of underlayment After the above corrections have been made, then, the peel and stick underlayment can be installed and the roof tiles attached as per the local code.

There are no estimates as this roof is still in progress.

See next page



\$0.00

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### **Deficiencies:**

### **Estimates**

The nailing issue noted on the previous page has been corrected.

It would appear as though in order to correct the nailing issue, several slits have been cut out of the roof and then patched. It would also appear as though another layer of tarpaper has been added over the first layer. Unfortunately, the roof no longer has an even surface to apply anything else to.

The peel and stick membrane has been added and due to the unevenness of the underlayment, various dips are present as well as bubbles in the material, which would indicate improper rolling during installation, as well as several areas that are not adhered to the underlayment. As per the manufacturer: **4. Polystick membranes shall be applied to a smooth, clean and dry surface. The deck shall be free of irregularities.**

At this point, it would be recommended that all of the roof coverings be removed and then, new underlayment be installed as per the local building code.

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## Roof System Deficiency Photos



Right rear side off roof decking was sloped over the edge of the support wall.



Left rear side off roof decking was sloped over the edge of the support wall.



The tar paper has been cut in numerous areas in order to facilitate removal of the nails that missed the trusses.



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The tar paper has been cut in numerous areas in order to facilitate removal of the nails that missed the trusses.



Damaged beam observed at front porch.



Evidence leak observed at right side front fascia.



Debris scattered in various areas of the attic as well as on the a/c duct work.



Debris scattered in various areas of the attic as well as on the a/c duct work.



Several nails that missed the trusses were still present on mostly, the front portion of the roof.

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Several nails that missed the trusses were still present on mostly, the front portion of the roof.



Several nails that missed the trusses were still present on mostly, the front portion of the roof.



Damaged decking observed from what appears to be a roof leak at the garage vent stack.



Damaged decking observed from what appears to be a roof leak at the garage vent stack.



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## Roof Deficiency Photos



Roof nail repairs.



Uneven tarpaper.



Uneven tarpaper.



Membrane not adhered properly.



Membrane not adhered properly.



Membrane not adhered properly.

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