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INSPECTIONS Inc.

NAME: Margate roof
DATE: June 6, 2007

ROOF

ADDRESS:

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 checked="" type="checkbox"/>	Chimney:	<input type="checkbox"/>
Flashing:	<input checked="" type="checkbox"/>	Sky Lights:	<input type="checkbox"/>
Fascia:	<input checked="" 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: Rusted out flashing observed at left side of flat roof. Rotted fascia observed at left side of flat roof. Missing shingle observed on main roof. Rotted fascia observed on main roof. Rotted fascia observed at front of house. Damaged fascia observed at left side of house. There were two distinct "dips" in the plywood decking at the rear of the main roof. The "dips" were caused by sagging plywood observed from the attic. There were numerous nails that have missed the trusses. This most likely occurred during the re-roof. These nails hold the decking to the roof trusses. In some areas, there are gaps between the plywood decking and the trusses. The nailing wasn't performed according to the APA (American Plywood Association) guidelines. The only way to determine if other nails were nailed next to the missed nails, would be to remove the roof covering. If the nails were not nailed properly, the decking could be secured properly at that time. In order to determine if the roof nails were installed, the roof will have to be torn off down to the decking which would necessitate replacement of the roof covering. Approximate estimate: \$16,000.00. It is recommended that three estimates from Licensed roofing contractors be obtained and this matter resolved prior to purchase.

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

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DEFICIENCY PHOTOS



Rusted out flashing observed at flat roof.



Close up of rusted out flashing at flat roof.



Rotted fascia at flat roof.



Missing shingle observed on main roof.



Rotted fascia observed on main roof.



Rotted fascia observed at front of house.

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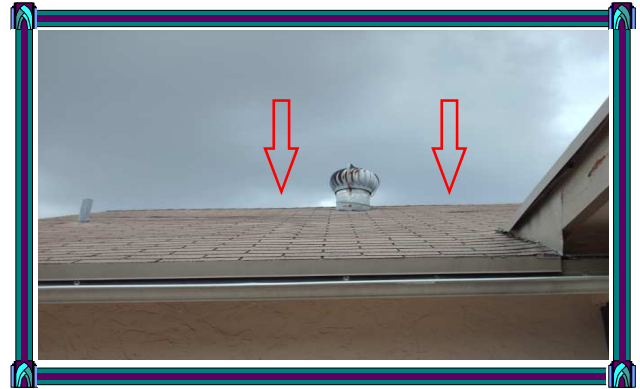
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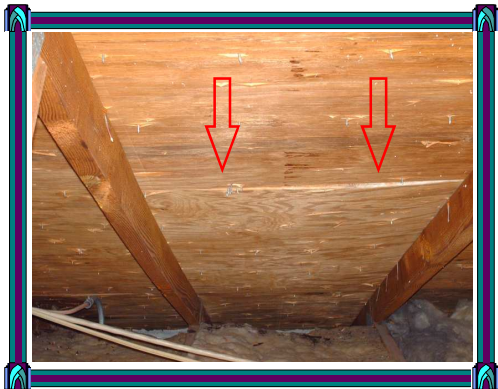
DEFICIENCY PHOTOS



Damaged fascia observed at left side of house.



There were two distinct "dips" in the plywood decking at the rear of the main roof.



The "dips" were caused by sagging plywood observed from the attic.



The second area of sagging plywood.



The remaining photos are of the numerous nails that have missed the roof trusses. This does not meet the APA guidelines for decking installations.



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