

LICENSED
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Phone: (954) 340-6615

MAGNUM

INSURED
ev@magnuminspections.com
Phone: (954) 340-6615

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

NAME: Name removed
DATE: February 24, 2006

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: _____
 Other: _____
 Pitch: Steep: _____ Medium: _____ Flat: _____

Attic Ventilation: Screen Vents: X 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 results on page two.

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

NAME: _____ **ROOF** **ADDRESS:** _____
DATE: February 24, 2006 _____

A roof inspection was performed at the above address at the request of the home owners. Below, are the results of that inspection.

◆ **Roof shingles:**

The roof shingles are 40 year Timberline architectural shingles. There are several areas where the shingle installation is “wavy”. There is an installation line present on the shingles with a maximum amount of variance. The installation of the shingles does not fall within those guidelines and therefore does not comply with the manufacturer’s installation specifications (see attached).

◆ **Plywood nailing:**

After visual inspection of the attic, there were numerous nails coming through the plywood decking next to the roof trusses. These nails were to be nailed into the trusses to comply with the new building requirement. It would appear as though the installer used an air nailer to install these nails and did not realize that he had missed several studs. This is the case, then the installation would not meet the code, the minimum standard, and therefore would not be compliant.

These nails may work their way upwards and break through the underlayment and possibly the shingles which would cause a roof leak. Of greater concern, is that if the nails were supposed to be used to secure the decking as per the local code and this was not done, is not only non-compliant, but may result in the loss of the roof decking under high wind conditions found in hurricanes.

◆ **Conclusions:**

It appears as though the manufacturer’s installation specifications were not followed with respect to the shingles and the plywood decking.

◆ **Recommendations:**

It is recommended that the area of shingles that is “wavy” be removed and new shingles installed in accordance with the manufacturer’s specifications. In order to complete the repair, damage may result to the underlayment requiring further removal of additional shingles. An area of shingles should be removed over an area where the nails have missed the trusses. This area should then be visually inspected to determine if the proper nailing pattern has been executed. If the proper nailing pattern is not present, the home should be re-roofed. This would entail the following scope of work:

- 1 Remove the entire roof covering down to the decking.
- 2 Remove all nails that have not penetrated the trusswork verified by inspection of the attic.
- 3 Nail the plywood decking according to the local building code using a chalk line, if necessary to assure proper nailing.
- 4 Verify by visual inspection of the attic that the nails have been nailed into the trusses as per the local code.
- 5 Installation of underlayment, metal, vent stacks, etc. according to the local building code and the manufacturer’s specifications.
- 6 Installation of the shingles according to the manufacturer’s specifications.

During the above processes, proper permitting and inspections should be performed as per the local building code.

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PHOTOS

NAME: _____

SINGLE FAMILY HOME: Yes

ADDRESS: _____

TOWNHOUSE: No

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Uneven row of shingles on front of roof.



Uneven row of shingles on rear of roof



Cold process roof cement on vent.



Cold process roof cement at valley.

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One nail too low, the other nail not nailed in far enough. There were several shingles installed in this manner.



Nail in the rear strip. Several were like this as well.



Nail too close to the edge of the shingle (1-1/2 inch required).



Nail over-driven through shingle. There were several nails over driven throughout the roof.

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During the re-nailing of the plywood, several nails missed the truss.



More missed trusses.



Not even close!



There are six nails that missed the truss in a 2 foot span. There were over 400 nails like this.