LICENSED www.magnuminspections.com Phone: (954) 340-6615 INSURED INSURED ev@magnuminspections.com Phone: (954) 340-6615			
INSPECTIONSINC.			
NAME: Name removed RO	OF ADDRESS:		
DATE: February 24, 2006 METHOD OF INSPECTION: Walked on roof, crawled attic when			
MAIN ROOF COVERING Cement Tile: Strip Shingle: Yood Shingle: Tar and Gravel: Other:	SECONDARY ROOF COVERING Tar and Gravel: Roll Roofing: Other: Pitch: Steep: Medium: Flat:		
Attic Ventilation: Screen Vents: X Turbine: % Of Attic Insulation: Batts: XX Blown:	-		
Trusses: Soffit: Roof Sheathing: Chimney: Flashing: Sky Lights: Fascia: Vent Stacks:			
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.			
\bigcirc = Leaks \bigcirc = Rotted Wood <u>INSPECTOR: ERIC</u> \bigcirc 2006 Magnum Inspections Inc. PAG			



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 archeticheital shingles. Thee 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 manufactures installation specifications (see attached).

<u>Plywood nailing:</u>

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 appears 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.

♦ <u>Conclusions:</u>

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

<u>Recommendations:</u>

It is recommended that the area of shingles that is "wavy" be removed and new shingles installed in accordance with the manufacturers 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 are should then be visually inspected to determine if the proper nailing pattern has been executed. If the proper nailing pattern is not present, the 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 manufacturers specifications.
- 6 Installation of the shingles according to the manufacturers specifications.

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

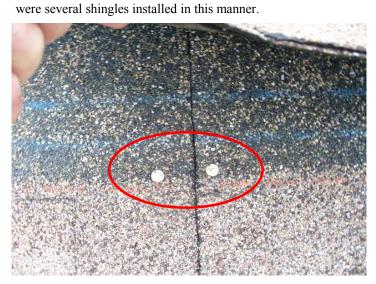
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$ \underbrace{I N S P E C T I O N S_{Inc.}}_{PHOTOS} $			
NAME:ADDRESS:	SINGLE FAMILY HOME: Yes TOWNHOUSE: No DATE: February 24, 2006		
With the two states of two state	<image/>		

Cold process roof cement on vent.



Cold process roof cement at valley.

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NAME:ADDRESS:	SINGLE FAMILY HOME: Yes TOWNHOUSE: No DATE: February 24, 2006			
One nail too low, the other nail not nailed in far enough	• ThereNal 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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ADDRESS:	TOWNHOUSE:	No		

DATE:



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



February 24, 2006

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.