

Attic/Roof

Attic See Remarks N/A Insulation and components prevent a full inspection.

ROOF TYPE: CONVENTIONAL FRAMING TRUSSES PICTURE # 37

INSPECTION ACCESS: ENTERED FULL ACCESS ENTERED PARTIAL ACCESS-inspection limited [F]
 VIEWED FROM ACCESS OPENING-inspection limited due to METALIC COVERED [F]

INSULATION DEPTH: 4"6" BLOWN IN FIBERGLASS INSULATION TYPE: LOOSE FILL BATTs

Appears Functional (where visible) Adverse Conditions [F] Staining evident [C] Sagging/broken framing [A]
 Altered framing [A] Missing/damaged: [A] Poor ventilation [A]
 Vent screens damaged /missing [A] Vents blocked [A] Vent fan inoperative/not tested [A]
 Damaged turbine vent(s) [A] Access panel damaged/missing [A] Attic ladder needs repair [S]
 Vapor barrier needed [A] Under insulated (current standard 8"-10") [M] Insulation covering lights [S]
 Skylight chase not insulated [A] Insulation missing/displaced at [A]
 Evidence of rodents [P] Evidence of wood destroying organisms/damage noted [P]

Flashing/Penetrations/Skylights/General See Remarks N/A

Appears Functional Adverse Conditions [F] Vent caps missing [A] Vent caps damaged [A] PICTURE # 5
 Separations At: Attic Vent(s) Chimney(s) Electric mast Heating/cooling Penetrations
 Perimeter drip edge Roof/wall transitions Skylight(s) Vent pipe(s) [A]
 Skylights cracked/damaged [A] Poor quality skylight [F] Skylight not secured to curb [A]
 Unsecured flashing [A] Rusted flashing [M] No lead flashing found at tiled area penetrations [F]
 Flashing not fully visible [F] Vent flashing folds incomplete/improper [A] Antenna(s) improperly attached [A]
 Perimeter details improper [F] Gas appliance vent clearance inadequate [S] Trim vegetation away from roof [A]
 Remove leaves/debris from roof surface [A] FLASHING MISSING AT PATIO ROOF [A]

Gutters/Drains See Remarks N/A Comments are not provided on system effectiveness as a part of this inspection.

FULL PARTIAL ROOF DRAINS SUGGESTED TO CONTROL DRAINAGE

Appears Functional Adverse Conditions [F] Debris filled [A] Sagging/loose [A] Down spouts missing [M]
 Route down spouts away from foundation [A] Gutters leak [A] Screens missing at drains [A]
 Scuppers are undersized [M] Suggest emergency scuppers at flat area parapet walls [A] Drains not tested [C]

Roof Type/Condition See Remarks N/A Past or present leak determination is not a part of the inspection.

GABLE HIP LOW SLOPED MANSARD SHED
 VIEWED PARTIALLY DUE TO: STEEP SLOPE HEIGHT MATERIAL TYPE

Primary Surface See Remarks N/A WALKED VIEWED USING BINOCULARS PICTURE # 3
 COMPOSITE SHINGLES WOOD SHAKE WOOD SHINGLE NUMBER OF LAYERS PICTURE # 4
 Appears Functional Adverse Conditions [F] Cracking [M] Missing/damaged sections [A]
 Insufficient pitch [F] Soft spots noted [F] Normal maintenance required [A] Prior patching evident [C]
 At/near end of life [F] Appears to be defective material [F] Cupping /clawing noted [A] Tabs not sealed [A]
 Granule loss noted [M] Exposed fasteners need sealant [A] Fastener length/placement improper [M]
 Improper/amateur installation [M]

Primary Surface See Remarks N/A WALKED VIEWED USING BINOCULARS

CLAY TILE CONCRETE TILE FIBROUS TILE METAL
 Appears Functional Adverse Conditions [F] Cracking [M] Broken tiles [A] Missing sections [A]
 Displaced sections [A] Ridge tiles not secured [A] Not properly fastened -3 courses at perimeter [F]
 Missing anti-pond provisions noted at perimeter [M] Missing/damaged mortar pack [A] Underlayment worn [A]
 At near end of life [F] Normal maintenance required [A] Prior repairs evident [C] Insufficient pitch [F]

Primary Surface See Remarks N/A WALKED VIEWED USING BINOCULARS

BUILT UP FOAM MEMBRANE ROLLED COMPOSITION CAP SHEET PICTURE # 10
 Appears Functional Adverse Conditions [F] Cracking [M] Open seams [A] Exposed nailing [F]
 Ponding evident [M] Normal Maintenance required [A] Prior patching evident [C] Exposed felt [A]
 Blisters noted [F] Alligatoring noted [F] Lifted nails [A] Soft spots noted [F] Granule loss noted [M]
 Holes/cuts/openings need repair [A] Coating is de-laminating [A] Re-coating is needed at [A]
 Appears to be defective material [F] At or near end of life [F] Improper/amateur installation [M]

Remarks: 1 NO REEF COATING ON SHED STRUCTURE IN BACK YARD - MATERIALS ARE DEGRADED [A] PICTURE # 9
2 METALIC COVERED INSULATION BATTs ON TOP OF BLOWN IN INSULATION IS CREATING A MOISTURE BARRIER THAT COULD CAUSE DAMAGE FROM MOISTURE BEING TRAPPED IN BLOWN IN INSULATION [F] PICTURE # 30
3 2X6 RAFTERS MAY BE OVERSPANNED [F]

Key to Symbols: [A] Attention Required [C] Consuh Seller [E] Engineering Consult [P] Pest control consult [F] Further review suggested [M] Monitor or repair [S] Safety issue