

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age. Predicted life expectancy is the best estimate of the inspector, assuming normal wear. Life expectancy can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. Due to high roof damage claims, some insurance companies now require agents to view the roof covering condition. At their option they may: 1. Accept the covering material in its current condition; 2. Require replacement in order to cover the roof; 3. Exclude the roof covering and any consequential damage resulting from water penetration. The inspector's opinion may or may not coincide with the insurance agent's opinion. The inspection report may help the agent in his inspection process. The inspector will not accept liability for any roof being rejected by an insurance company as we are looking at function in its current condition. The agent is looking to minimize risk. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof Covering

Roof Access

Observed from roof edge on ladder. Observed from ground with binoculars. Walked on roof.

Material Type(s)

Concrete Tile.

Roof Estimated Age

Roof covering appears to be the original. Tile roof systems have an estimated life expectancy of 25-45 years depending on quality and workmanship.

Note: Estimated life expectancy has been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect or abuse. Therefore, it should be used as a guideline only, and not relied upon as guarantees or warranties. The ACTUAL lifespan of roofing materials is directly influenced by building and design conditions, material quality, climate, weather extremes, proper maintenance, neglect or abuse, and damage by trees, vegetation and animals.

Roof Tiles

Concrete on front left corner of tile roof is cracked and deteriorated. Maintenance and repair by a qualified tradesperson recommended. Roof tile(s) missing or displaced - Left side of structure. Recommend evaluation and repair by a licensed roofing contractor. Roof tiles displaced - front of structure. Recommend evaluation and repair by a licensed roofing contractor.



Roof Flashings

Roof Flashings

Roof flashings appear to be functioning as intended.

Roof Valleys

Roof valleys appear to be functioning as intended.

Roof Vents

Roof vents appear to be functioning as intended.

Roof Structure

Roof Design

Hip.

Roof Construction

Manufactured Wood Trusses. Oriented Strand Board (OSB) Decking.

Roof Structure

Moisture stains in roof decking below displaced roof tiles on front of structure. Stains were tested with an electronic moisture meter and elevated moisture