



INSPECTIONS

CERTIFICATIONS

Roof Inspection Report

LOCATED AT:

XXX

PREPARED EXCLUSIVELY FOR:

XXX

INSPECTED ON:

Friday, April 10, 2015

3:30 PM



Inspector, Robert Wasson

Roofing Contractor

Mazza Inspection Group

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DISCLOSURE

Thank you for choosing the Mazza Inspection Group to perform your inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. The report is effectively a snapshot of the house – recording the conditions on a given date and time. Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

The observations and opinions expressed within this report are those of the inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NACHI, and those that we do not inspect, are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional, may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Many comments on components or systems observed as defective, damaged or otherwise may be followed by a comment which suggests the buyer to have an additional inspection of that listed component or system by a specialist. We make these suggestions to ensure our client has ample time to have that specific item evaluated by a specialist of that particular component or system who can then make specific recommendations of repair or replacement and provide our customers with real costs associated with that component or system.

Your report includes many digital photos and may include infrared images as well. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Again, Thanks very much for the opportunity of conducting this inspection for you. We are available to you throughout the entire real estate transaction process and beyond. Should you have any questions, please do not hesitate to call or email us.

NOTICE: This report should not be used by anyone other than the individual who has signed the inspection agreement and purchased this report. The conditions affecting this property may have changed since the time of this inspection, as many often do under various circumstances. Do not rely on this inspection report as a basis for a real estate transaction decision. It is advised that new parties involved in any transaction concerning the above property, complete a more current evaluation with a qualified inspector.

SCOPE OF WORK: You have contracted with the Mazza Inspection Group to perform a generalist inspection in accordance with the standards of practice established by NACHI, a copy of which is available upon request or on our website. Generalist inspections are essentially visual and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed pest control company.

GENERAL INFORMATION

INSPECTION TIME

1: - 3:30 pm

TYPE OF RESIDENCE / LEVELS

2: - The residence is a single family residence and is a two story.

WEATHER CONDITIONS

3: - The weather was clear and sunny.

EXTERIOR TEMPERATURE

4: - 70-75 degrees

ROOF

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason (such as rain or snow presence), we will indicate the method that was used to evaluate the roof.

Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs.

There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personnel, and requires a periodical service of the flashings. These roofs are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. Among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation.

The most common cause of leakage results when roofs are not serviced, and foliage and other debris blocks the drainage channels. In fact, the material on the majority of pitched roofs are not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their 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 the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such

evidence can be deliberately concealed.

Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. 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.

GENERAL ROOFING

5: - Concrete tile roofs are among the most expensive and durable of all roofs, and are guaranteed by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. This is important, because our service does not include any guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. The sellers or the occupants will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service. Fortunately, many of these roofs can be walked on without damaging the tiles, but it is important to tread carefully on the first third of each tile.

METHOD OF EVALUATION

6: - The roof and its components were evaluated by walking its accessible surface.

ROOF AGE

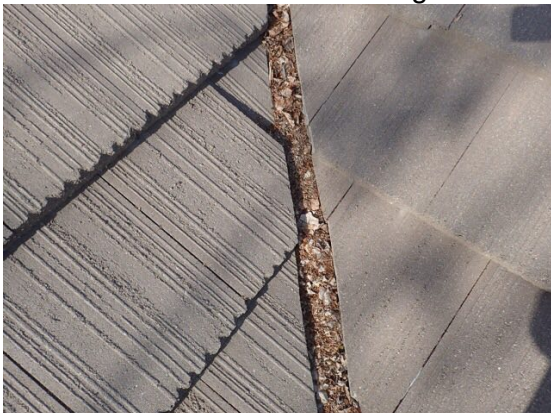
7: - The roof appears to be the same age as the residence.

ROOF TYPE

8: - The roof type is a gable and hip roof.

FLASHINGS & VENT TERMINATIONS

9: - We observed debris building in the valleys. Debris is suggested to be removed and the valleys monitored.



10: - There are flashings that are filled with dirt and debris. This material in the flashing pose a potential issue with respect to drainage. The flashing may cause a back up in water run off which may result in a potential leak.



11: - We observed the use of roof cement against the side of the pan metal. This installation may trap water under the metal and not allow it to properly drain. Removing the roof cement is recommended.



12: - There are two small holes that we observed in the valley metal. These holes are suggested to be sealed to prevent moisture intrusion.



13: - There is a nail at the bottom of the pan flashing that is suggested to be sealed.

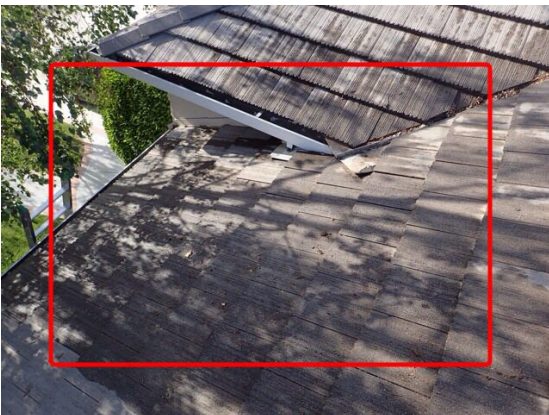


CONCRETE TILE OBSERVATIONS

14: - The roof that is visible from our vantage point appears to be in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. The roof is recommended to be inspected on a regular basis to ensure that there are no slipped or cracked tiles.

15: - Concrete tile roofing material should be replaced by a qualified roofing contractor as walking on this roof material may crack and / or break many tiles and cause more damage than necessary. Regular inspections and maintenance are recommended. This type of roof structure is recommended to be inspected every 2-3 years for any slipped, cracked or missing tiles. It is also recommended that the vents be inspected at this time and sealed as necessary. The tile roof covering material observed is a type that is typically walked on by Mazza Inspections, however, in some cases we may choose not to. For example, the seller may request that we not walk on their roof or the height or weather may represent a hazard. Other examples may be a steep pitch or the roof is a clay tile roof, where the possibility of damage to the tiles is greater. In which case, the roof is inspected from the inside of the house as well as all exterior accessible areas of the roof that are visible. There may be portions of the roof that were viewed from the ground and / or ladder using binoculars. Some sections of the roof may not be viewed at all.

16: - The area on the roof that is believed to be leaking appears to have previously been repaired in an amateurish manner. There is membrane that is installed and not properly terminated under the membrane above. There are splits in the membrane which appears to be allowing water under the material. We observed the use of roof cement as a way to keep water out from under the improperly installed membrane. Installing new membrane in this area (pictured) that is properly terminated is recommended to prevent further issues.



17: - The membrane at the bottom edge of the roof appears to be deteriorated and is suggested to be repaired.



18: - Water appears to be backing off of the valley metal and deteriorating the membrane due to the debris in the valleys which may be keeping the water from properly draining. Cleaning the valleys and replacing the membrane is recommended.



INTERIOR

Our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and do not comment on cosmetic deficiencies.

We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer.

There are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And

inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

WALLS

19: - The damage to the wall in the family room appears to be caused by the roof. Upon water testing the suspect area on the roof, we received elevated levels of moisture on our moisture meter. Furthermore, upon scanning with an infrared camera, we noticed readings that suggest moisture intrusion. Repairing the roof is recommended to prevent further damage to the walls.

