Roof Inspection Report

***Confidential***

**Prepared exclusively for:**

John Doe

**On a property located at:**

123 Dream Street

Fairfield, CT

**Prepared by:**

 Cesar Rios B.Sc., RHI

Date 06/13/2017

 Cerios LLC Home Improvement & Painting Company

DESCRIPTION OF ROOFING\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Roof Covering:** Asphalt Shingle

**Roof Flashings:** Metal

**Roofing Material:** (Shingles)

**Chimneys:** Metal

**Roof Drainage System:** Aluminum

**Method of Inspection:** Walked on roof

CHECKLIST­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

* Severely blistered, curled or split shingles
* Loose or missing shingles
* Loose or exposed nails
* Improperly seated nails that “popped”
* Broken or loose shingles at the ridge and hip lines
* Signs of missing caulk used to seal flashing
* Rusty or corroded metal flashing
* Damaged or missing flashing
* Sagging on the ridges
* Broken seals on shingles
* Excessive granule loss on shingles
* Chimney cracks
* Rubber boots at top of pipes (indicating dry rot)
* Damaged gutters and downspouts
* Fascia board that’s damaged or rotted
* Siding above the roof
* Gutters and eaves for proper shingle overhangs

ROOF OBSERVATIONS\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The roof coverings are generally in good condition. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The chimneys do not show signs of significant deterioration. The gutters are clean. With proper maintenance the roof covering could last up to 20 years.



RECOMMENDATIONS­­­­­­­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

• Monitor: Repair: The roofing is in fair condition but has been installed using poor workmanship. While this condition does not pose a serious short-term concern, it risks leaks and shorter roof life. The starter row should be installed with the aggregate side up

• Monitor: Repair: The installation of the roofing system is such that several vulnerable areas may exist. There is a higher potential for leaks. The valleys have been installed a new way and may be vulnerable. Further investigation may be needed. Roofing installation must follow recommended standards approved by the Connecticut building code



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