

ROOF SYSTEM

The roof inspection includes the roof covering, gutters, the flashing, skylights, chimneys, and roof penetrations when accessible. The interiors of flues or chimneys which are not readily accessible are excluded as well as antennae and other installed accessories. While not required, an effort is made to climb on the roof. Please be aware that many roofs by design are difficult if not hazardous for the inspector to walk on. The weather, pitch of the roof and type are some of the factors that are used to determine if a roof is not to be walked. The insulation and vapor retarders in unfinished spaces are inspected as best as conditions visually permit. Please be aware that the insulation or vapor retarder are not required to be moved by the inspector.

ATTIC:

- ACCESSIBILITY:** Entrance can be gained from a hinged door in the loft room closet.
- STRUCTURE:** 2x4 rafter, 1x6 plank board sheeting.
- VENTILATION:** Gable.
- INSULATION TYPE:** Blown.
- INSULATION DEPTH:** 5-6 inches.
- STORAGE:** There is no attic storage.
- MOISTURE STAINS:**

Moisture stains and various levels of decay were found throughout the attic sheeting and structure components. Buckets were found near the chimney. The buckets were dry (did not have water in them). However, conditions suggest this is an area that is likely to leak. I recommend periodic evaluation and repairs as necessary.



Stains and decay and buckets



Stains and decay

Stains and decay around the chimney area. See ROOF chimney section.



Stains and decay - chimney

OTHER:

There is an old chimney "dead ended" in the attic. This chimney has a moderate lean. *I recommend further evaluation in regard to its stability.*



Older chimney leaning

ROOF:

ROOF STYLE:

Hip.

TYPE:

**Composition asphalt shingles over main portions of the home.
Rolled asphalt and rolled fiberglass composite over porch areas/
and loft.**

ROOF ACCESS:

Inspector used ladder(s). View was from the roof top.

**ROOF COVERING
STATUS:**

The main house portions are at or past their serviceable life. The west shingles where flapping when the wind blew.



Aging roof shingles

There is patching of the shingles throughout the roof. Valleys are worn.



Patching and valley wear

The majority of the shingles show advanced age, cupping, curling, and heavy granule loss.



Advanced aging shingles

Heavy patching has been done in multiple areas.



Heavy patching

Heavy patching has been done where two different roof materials meet.



Heavy patching

The porch roof coverings are satisfactory. The seams and edges are sealed with a roofing compound. *The roofing compound wears naturally over time. Routine maintenance of these areas is recommended.*



REMARKS:

In my opinion, the heavily patched or heavily caulked areas are a temporary repair. This indicates areas that may likely leak in the near future. Regular maintenance is advised.

RECOMMENDED:

Due to the advanced age of the shingles and patched areas and conditions noted, I recommend that a reputable licensed roofer make repairs as necessary. Further evaluations of the roof are recommended to be done prior to closing.

CHIMNEY:

MATERIAL:

Brick.

CONDITION:

The chimney is heavily patched or caulked at the roof. *In my opinion, this is a temporary repair.* The brick has been patched over or repaired throughout. *I recommend further evaluation and repairs as necessary of the chimney. This should be done by a qualified mason.*



See ATTIC moisture stain comments.



EXPOSED FLASHING:

TYPE AND
CONDITION:

Unknown.

GUTTERS & DOWNSPOUTS:

CONDITION:

Gutters are installed. Dents are visible. The gutters are pulling away from the structure. Debris in some of the gutter(s). Routine maintenance is recommended to clean debris . This will allow efficient drainage of rainwater in relation to the roof system.



Leaking gutters

I recommend securing all loose gutters and repair of leaking gutters by a licensed roofer or contractor.



Loose gutters

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

CONDUCTORS:

BRANCH WIRING:

The wiring method is combination of knob and tube, and older and newer romex.



Insulation in junction box

Junction boxes throughout the attic have no covers and insulation in them.



Insulation in box/ exposed splices

"Live" knob and tube wiring in the attic is improperly spliced in several areas.



"Live" knob and tube wiring was found and routes under the insulation.



"Live" wiring in the attic is not enclosed in junction boxes.



RECOMMENDED:

Due to multiple conditions that contradict acceptable knob and tube practices, and areas of splicing: I recommend a licensed electrician to further review the panels and repair any necessary conditions found there and throughout the attic. **This is a fire and safety hazard.**

BRANCH WIRING COMMENTS:

Keep in mind, that knob and tube when properly installed is acceptable. It should be replaced during renovation; but if it is properly installed, needs no modification, has adequate capacity, is properly grounded, has no failed insulation, runs through unobstructed spaces, and is properly spliced, and is otherwise in good condition, then it may be acceptable by locality. Some of the knob and tube wiring in this home does not meet all of these conditions.

INSURANCE:

Many insurance companies have exclusions on knob and tube wiring. I recommend verification of your policy prior to closing.