

## 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. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. 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, 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. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Main Roof:**  
 Style:



**Main roof surface**

Roof Access: Gable. Walked on roof.  
 Roof Covering: OK MM RR  
 p " " Composition shingles, Dimensional shingles. ( Architectural grade )  
 These premium shingles perform better than standard three tab shingles.  
 Appears serviceable/within useful life.

**Porch Roof:**  
 Style: Shed.  
 Roof Access: Walked on roof.  
 Roof Covering: p " " Composition shingles, Dimensional shingles. ( Architectural grade )  
 These premium shingles perform better than standard three tab shingles.  
 Appears serviceable/within useful life.

**Valleys:**  
 p " " Satisfactory - The valleys appear to be in satisfactory condition.