

Executive Summary

Client's Name:

Client's Address:



Buyer's Agent or Company:

Listing Agent or Company:

Approximate Age of Dwelling: **New construction**

Approximate Square Footage: **2070 Sq. Ft.**

Inspected Property Address:

Date of Inspection: **April 16, 2005** **Time Scheduled:** **12:30pm** **Report Number:**

Occupied? **New Construction** **Weather Conditions:** **Sunny & warm**

Temperature: **Low 70's**

House Is Facing: **West**

Individuals Present During Inspection:

Overall Condition of the House: **This is a new construction, 3/4 bedroom home situated in a nice residential area of Crown Point. Workmanship throughout the home is satisfactory and was generally completed in a workmanlike manner. I would characterize this home as being in about average expected condition for new construction.**

Major System Summary

Roof System – Type - Gable

Shingle Type – Asphalt/fiberglass dimensional

Overall Roof Condition: Appears satisfactory

Additional Comments: Roof is approximately 1 year old, and 1 layer thick. The maximum recommended layers is 2. With proper maintenance and timely repairs when needed, this roof should last for the full design life.



The roof appears to have been professionally installed and is satisfactory at this time.

Many factors come into play when dealing with roofs and roof issues. Although the designed useful life of shingles varies with the type of shingle - from 20 years to 35 years for asphalt/fiberglass (assuming adequate attic ventilation) – the professionalism of the installation, the slope of the roof, the number of layers (figure up to a 20% reduced longevity per layer), and even the angle of the sun, can add or detract from the useful life.

Proper ventilation of attic spaces is the single most important thing you can do to help your roof reach its full useful life, and prevent molds and mildew in attic spaces. A standard rule of thumb – 1 sq. ft. of ventilation for every 150 sq. ft. of floor space to be ventilated. Improper or insufficient ventilation will lead to premature roofing failure by “baking” out the asphaltic components of the roofing material. Even relatively new roofs can be compromised by the lack of adequate ventilation. The ventilation in this attic is supplied by soffit and ridge vents, and appears adequate at this time.

High quality, properly installed metal flashing requires no additional homeowner maintenance. Asphalt (tar) roof flashing, on the other hand, will weather and crack over time and may require periodic refreshing to maintain its seal. For various reasons, many roofing companies use a combination of metal and asphalt flashing, although I am finding more and more neoprene rubber flashing. The flashing on this roof is metal and neoprene, and should last for the life of the shingles.

An excellent resource regarding roof questions is www.roofhelp.com . This site can answer many of your questions regarding roofs and roof maintenance.

Roof System Items Requiring Immediate Attention: None noted.

Chimney – The chimney is metal with a metal lining, rain cap and screen, and serves the furnace and water heater.



The chimney appears satisfactory as viewed from the ground, basement, and attic.

An excellent resource regarding chimney questions is www.chimneys.com . The Chimney Safety Institute of America has a web page at www.csia.org

Chimney Items Requiring Immediate Attention: None noted.

Gutters, Grounds & Property – Gutter type - **Aluminum**
Satisfactory slope for runoff? The slope on the north and south sides and at the rear is generally towards the house. This home will need to be final graded to properly slope away from the house as required by current standards.
Comments or Recommendations – Whenever possible make sure run-off drains are depositing rain water as far away from the foundation as practical.



No final grading has been done on the north, south, and east sides of the home. Each should be graded to achieve a final slope well away from the house. In