

YOUR INSPECTION REPORT

Professional Inspections, Dependable Results

1234 Main St
Anywhere, CA 95678



Prepared For:

AL BODY

Inspection Date:

Wednesday, January 29, 2020

Prepared By:

Don Ramesbottom



916-481-0268

3720 Madison Avenue, Suite 270
North Highlands, CA 95660

North American Home Services
3720 Madison Avenue, Suite 270
North Highlands, CA 95660

916-481-0268
Fax: 916-481-0287
www.nahspro.com
info@nahspro.com

ROOF INSPECTION

1234 Main St, Anywhere, CA January 29, 2020

Report No. 13375

www.nahspro.com

ROOF INSPE

Description

General: • Disclosures by North American Home Services: (1) This Inspection / Estimate is not a Roof Certification Warranty or a Roof Clearance and is for the purposes of Roof Certification evaluation only. A Roof Certification and a Roof Clearance can only be obtained after our services have been ordered / contracted and paid for. (2) This is not an endorsement of home sale it is a subjective evaluation by North American Home Services. (3) The roof covering is not certifiable if ANY repairs recommended in the inspection report are performed by any other party other than North American Home Services. (4) This Roof Inspection Report and Estimate is based on a limited visual inspection of the roof covering over the structure at the Subject Property Address. (5) North American Home Services makes no warranty / guarantee that all deficiencies have been identified and described in this report or that other deficiencies do not exist. (6) Elements of the roof that are not visible or safely accessible cannot be addressed by this type of limited non-invasive inspection. (7) The inspection and report were performed by a certified roof inspector in accordance with the standards of practice and inspection protocols of the Inter-NACHI. (8) This Inspection is not intended to discover, test for, or determine the presence asbestos, lead or mold. Additionally, we do not inspect for or determine building code compliance, manufacturers installation specification compliance, workmanship evaluation, inspection of walking decks, water testing, determination of adequate roof slope, ponding, drainage and structural engineering analysis of the weight of the roof material to the structural design.

Sloped Roof Materials: • Concrete Tile Roof Covering. Reference pictures listed below.



1.



2.



3.



4.

ROOF INSPECTION

1234 Main St, Anywhere, CA January 29, 2020

Report No. 13375

www.nahspro.com

ROOF INSPE



5.



6.



7.



8.

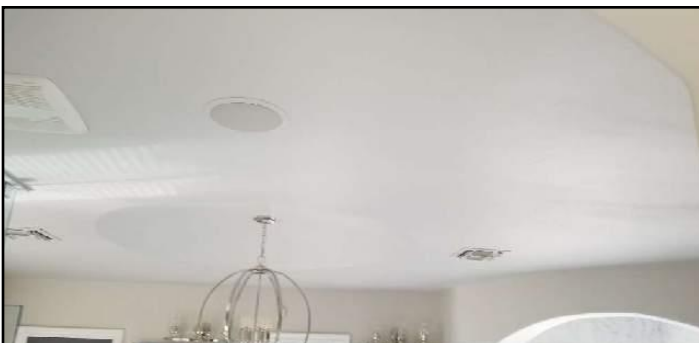


9.

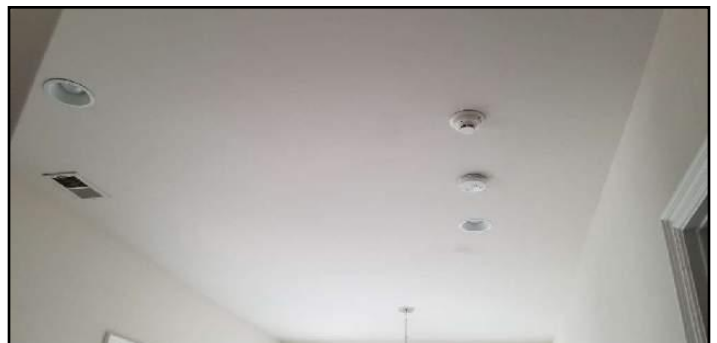


10.

Inspection Observation Photos: • The roof inspection was performed by walking on the roof, visual inspection of the interior ceilings, attic space (when accessible), exterior eaves and by a drone (when roof access in not possible).
Reference Pictures Listed Below



11.



12.

ROOF INSPECTION

1234 Main St, Anywhere, CA January 29, 2020

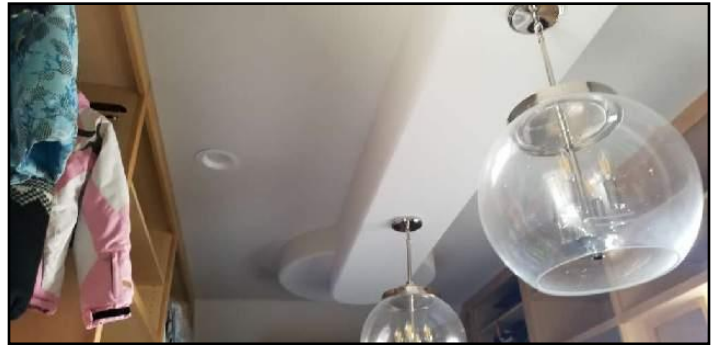
Report No. 13375

www.nahspro.com

ROOF INSPE



13.



14.



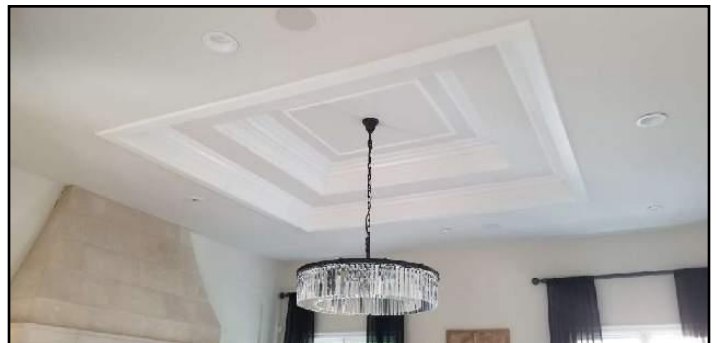
15.



16.



17.



18.



19.



20.

ROOF INSPECTION

1234 Main St, Anywhere, CA January 29, 2020

Report No. 13375

www.nahspro.com

ROOF INSPE

Limitations

General: • The roof covering directly below and adjacent to the solar panel system and associated components are excluded from the two-year roof certification offer.



21.



22.



23.

Interior Inspected By: • Direct Access

Attic Inspected By: • Inspected From Hatch

Roof Inspected By: • Walking Roof

Inspection Limited/Prevented By: • Inaccessible Attic Space - In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. When access is restricted hidden defects may be present and we strongly recommend you ask the homeowner to disclose all information concerning any previous attic maintenance, repairs or roof leaks that may have occurred.

Recommendations

SLOPED ROOF \ Concrete Clay Tile

1. Condition: • Cracked and/or chipped roof tile(s) noted

Cause: Exposure / Age of materials / Third party damage

Implications: Chance of water damage to contents or finishes

ROOF INSPECTION

1234 Main St, Anywhere, CA January 29, 2020

Report No. 13375

www.nahspro.com

ROOF INSPE

See the Repair Estimate Scope of Work page for repair recommendations



24.



25.



26.



27.



28.



29.



30.



31.

ROOF INSPECTION

1234 Main St, Anywhere, CA January 29, 2020

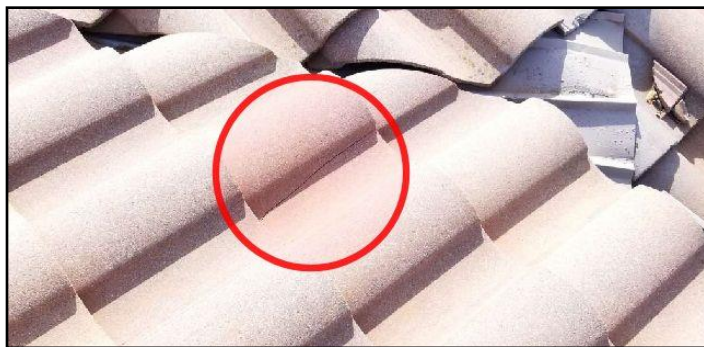
Report No. 13375

www.nahspro.com

ROOF INSPE



32.



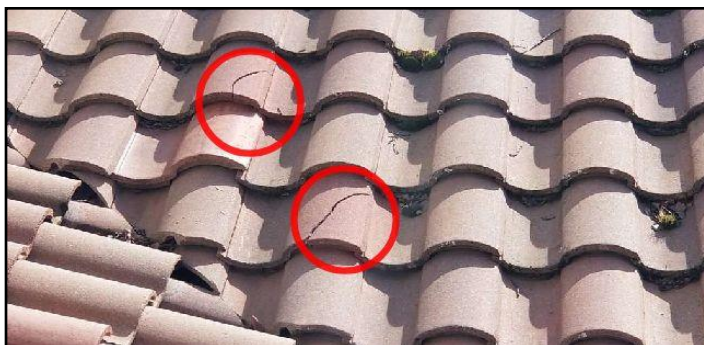
33.



34.



35.



36.



37.

2. Condition: • Slipped roof tile(s) noted

Cause: Exposure / Age of materials

Implications: Chance of water damage to contents or finishes

See the Repair Estimate Scope of Work page for repair recommendations

ROOF INSPECTION

1234 Main St, Anywhere, CA January 29, 2020

Report No. 13375

www.nahspro.com

ROOF INSPE



38.

3. Condition: • Vegetation debris noted within the roof valley system. The tiles in the valley were not properly set back which is allowing a buildup of debris causing improper drainage. When water cannot flow out correctly, it will travel laterally under the tiles causing accelerated deterioration of the felt underlayment which is the waterproof membrane.

Cause: Sub-standard workmanship

Implications: Chance of water damage to contents or finishes

Repair Recommendation: See the Repair Estimate Scope of Work page for repair recommendations



39. Lower Level Roof Valley



40. Lower Level Roof Valley



41. Front Upper Level Roof Valley

END OF REPORT