

## SAMPLE ROOFING INSPECTION REPORT

PROPERTY ADDRESS: [REDACTED]

DATE OF INSPECTION: [REDACTED]

ORIGINAL REPORT SENT TO: [REDACTED]

REPORT PREPARED FOR: [REDACTED]



Plus attached "Authorization & Agreement"  
Eco Smart Builder / Bay Area Home Inspection Services

STATE LICENSED GENERAL BUILDING CONTRACTOR

2700 19<sup>th</sup> Street \* San Francisco \* California \* 94110 \* (415) 240-9840

### ROOFING DESCRIPTION

Roofing type – Terracotta clay tiles with galvanized metal flashings 15 pound and tar underlayment. Roofing system is wooden framed and is considered to be a high slope system. Roofing system is in non-repairable condition thermal imaging signature shows moisture trapped underneath the membrane which in term correlates to possibility of dry rot and / or water damage to structural framing. We suspect that there is at least 100-155 square feet of moisture or dry rot damage at roofing deck (sub structure of the roofing system underneath membrane) of the building. Moisture mapping session has revealed 25%-35% moisture concentration at interior walls of the building. Gutters are in need of re-adjustment and complete cleaning inside and out due to lack of proper slope and damaged portions/clogging.



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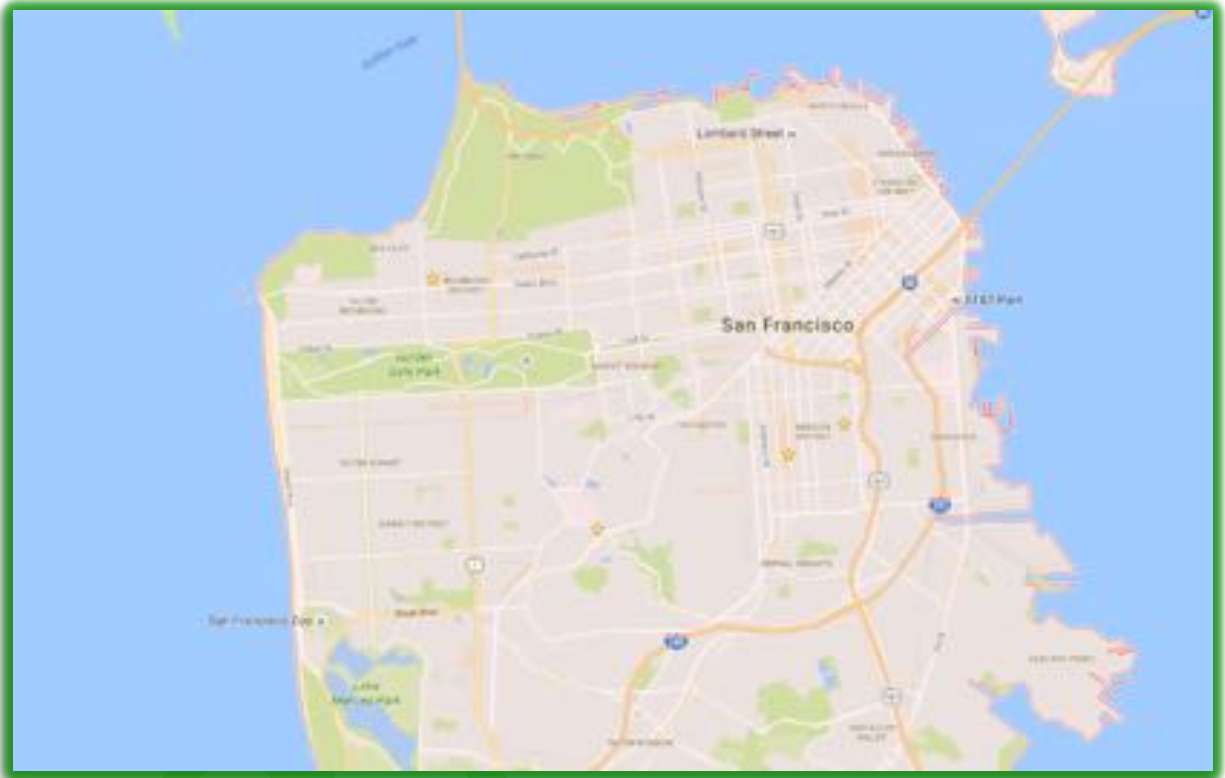
### GENERAL

#### TRADE CODES

GC – ROOFING CONTRACTOR  
DC – GUTTER AND DOWNSPOUT CONTRACTOR  
HC – HAZARDOUS MATERIAL REMOVAL CONTRACTOR  
CC – CHIMNEY CONTRACTOR  
GC – GENERAL CONTRACTOR  
PC – PAINTING CONTRACTOR  
HM – HANDYMAN COMPANY  
RC – ROOFING CONTRACTOR  
EC – ELECTRICAL CONTRACTOR  
PLC – PLUMBING CONTRACTOR  
HVAC – HVAC CONTRACTOR  
FC – FLOORING CONTRACTOR  
LC – LANDSCAPING CONTRACTOR  
WC – WINDOW AND DOOR CONTRACTOR

## THE PROPERTY IN PERSPECTIVE

This building is structurally sound. Issues in connection with roofing system must be addressed in a timely manner. We recommend complete replacement in a timely manner due to lack of proper waterproofing and risk of injury due to falling clay tiles. See notes below for more information.



## CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions and methods have been used in this report.

**Major Concern:** Denotes a system or component that is considered significantly deficient, significant deficiencies need to be addressed and corrected in a timely manner and are likely to involve significant expense.

**Safety Issue:** Denotes a condition that is unsafe and in need of prompt attention.

**Repair:** Denotes a system or component that needs corrective action to assure proper, reliable and efficient function.

**Improve:** Denotes improvements or upgrading that are recommended but not required.

**Monitor:** Denotes a system or component that will require further investigation and/or monitoring in order to determine if the actual repair is necessary

**a.p.r.:** Approximate price for repair.

## THE SCOPE OF INSPECTION

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This report has been prepared based upon the Standards of Practice established by The State of California and The American Society of Home Inspectors - ASHI.

All components designated for inspection in the ASHI Standards of Practice and Code of Ethics are inspected, except as may be noted within this report.

Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection.

No destructive testing or dismantling of building components is performed. This inspection is visual only.

The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.

The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein.

Bay Area Home Inspections, Inc. is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.

The inspection and related report do not address and are not intended to address code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soil Contamination and any other indoor or outdoor substances.

The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract. Please refer to the inspection contract for a full explanation of the scope of the inspection.

The information contained in this inspection report shall not be transferred, published, broadcast, rewritten, redistributed or relied upon by any other person or company without the prior written consent of Bay Area Home Inspections dba Eco Smart Builder.

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Corporate Office: 2700 19<sup>th</sup> Street, San Francisco, CA, 94110



ROOFING ITEMS

**REPLACE** – LOCATED AT MULTIPLE SECTIONS OF THE BUILDING'S ROOF AND THROUGHOUT TOP ROOFING SYSTEM. LARGE AMOUNT OF CLAY TILES ARE DAMAGED OR MISSING AND ARE IN NEED OF REPLACEMENT IN THE TIMELY MANNER DUE TO EXISTING WATERPROOFING ISSUES. CURRENTLY LOOSE PIECES OF CLAY TILES ARE DISCONNECTED AND ARE LAYING AROUND SLOPED PORTIONS OF THE ROOFING SYSTEM PRESENTING WATERPROOFING ISSUES AND PRESENTING RISK OF INJURY IF FALL DOWN IF DISTURBED BY WIND OR SUDDEN EARTH MOVEMENT.

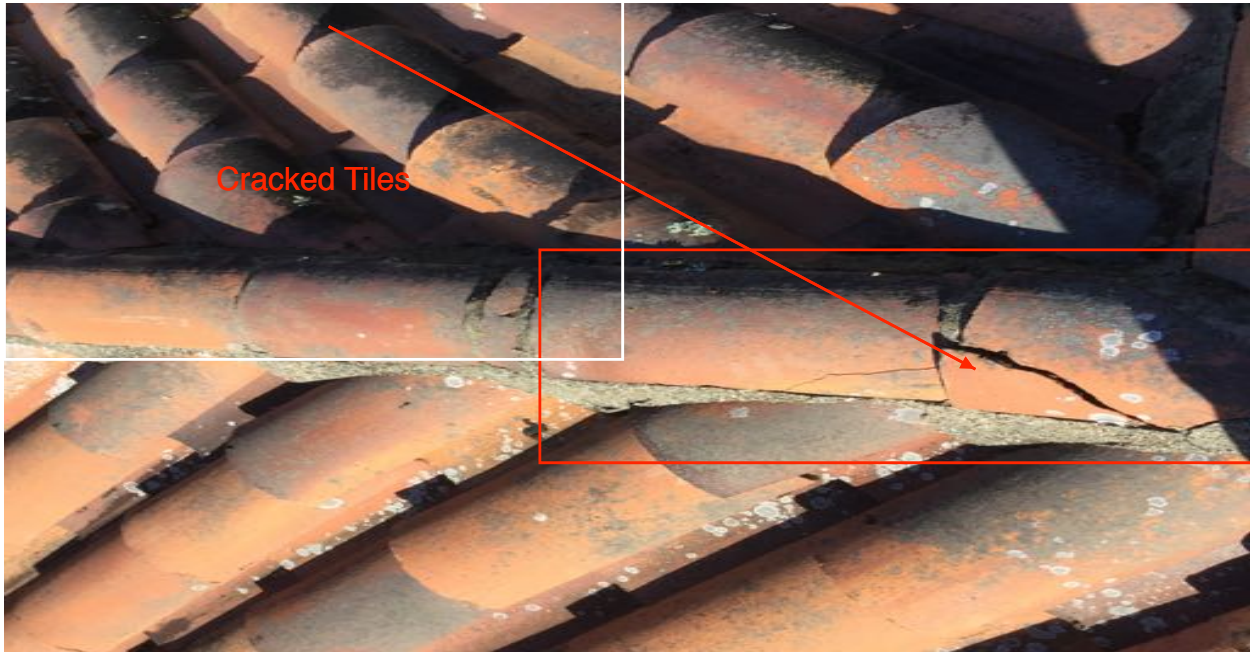


**REPLACE** – LOCATED THROUGHOUT ROOFING SYSTEM, MORTAR LINES BETWEEN CLAY TILES HAVE FAILED AND HAVE SHIFTED PRESENTING WATERPROOFING ISSUES AND A RISK OF INJURY IF SEPARATED COMPLETELY.





**REPLACE** – CRACKED CLAY TILES DUE TO AGE, HEAT CYCLES AND TRAFFIC CAN BE FOUND THROUGHOUT MULTIPLE LOCATIONS ON THE ROOF. SOME TILES ARE STILL HELD BY THE METAL WIRE. IN SOME LOCATIONS SEPARATION IS DRASTIC AND IN SOME LOCATIONS WIRE HOLDING THE TILE IS RUSTED. APPROXIMATE AGE OF THE ROOFING SYSTEM IS 60-70 YEARS OLD. ROOFING SYSTEM IS BEYOND EXPECTED SERVICE LIFE. LIFE EXPECTANCY OF THE CLAY ROOFING SYSTEM IS 50 YEARS.



**REPLACE** – LOCATED AT MULTIPLE SECTIONS OF THE BUILDING'S ROOF AND THROUGHOUT MIDDLE OF THE STREET FACING ROOFING SYSTEM. LARGE AMOUNT OF CLAY TILES ARE DAMAGED OR MISSING AND ARE IN NEED OF REPLACEMENT IN THE TIMELY MANNER DUE TO EXISTING WATERPROOFING ISSUES. CURRENTLY LOOSE PIECES OF CLAY TILES ARE DISCONNECTED AND ARE LAYING AROUND SLOPED PORTIONS OF THE ROOFING SYSTEM PRESENTING WATERPROOFING ISSUES AND PRESENTING RISK OF INSURY IF FALL DOWN IF DISTURBED BY WIND OR SUDDEN EARTH MOVEMENT. SHOWN BELOW IS THE SEPARATION OF HOLDING WIRE OF THE CRACKED CLAY TILE AND CLAY TILE HOLDING WIRE OPENING WITHOUT HOLDING WIRE.





**REPLACE** – LOCATED THROUGHOUT ROOFING SYSTEM, MORTAR LINES BETWEEN CLAY TILES HAVE FAILED AND HAVE SHIFTED PRESENTING WATERPROOFING ISSUES AND A RISK OF INJURY IF SEPARATED COMPLETELY. SHOWN BELOW IS AN AREA AT THE RIDGE OF THE ROOFING SYSTEM WITH LOOSE PIECES OF MORTAR.



**REPLACE** – CRACKED AND LOOSE CLAY TILES HAVE BEEN IDENTIFIED THROUGHOUT ROOFING SYSTEM IN MANY LOCATIONS. WE SUSPECT THAT THE CLAY TILES ARE AT THIS POINT FRAGILE DUE TO AGE AND DRASTIC HEAT CYCLES. TRAFFIC OVER CLAY TILES IN ORDER TO REPLACE CHIMNEY CAP AND IN ORDER TO PAINT STUCCO CHIMNEY BOX HAVE CAUSED MANY OF THE CLAY TILES TO DEFORM AND CRACK. LOOSE PIECES OF CLAY TILES HAVE BEEN IDENTIFIED THROUGHOUT ROOFING SYSTEM THAT PRESENT WATERPROOFING ISSUES AND ALSO RISK OF FALLING DOWN THE SLOPE OF THE ROOFING SYSTEM.

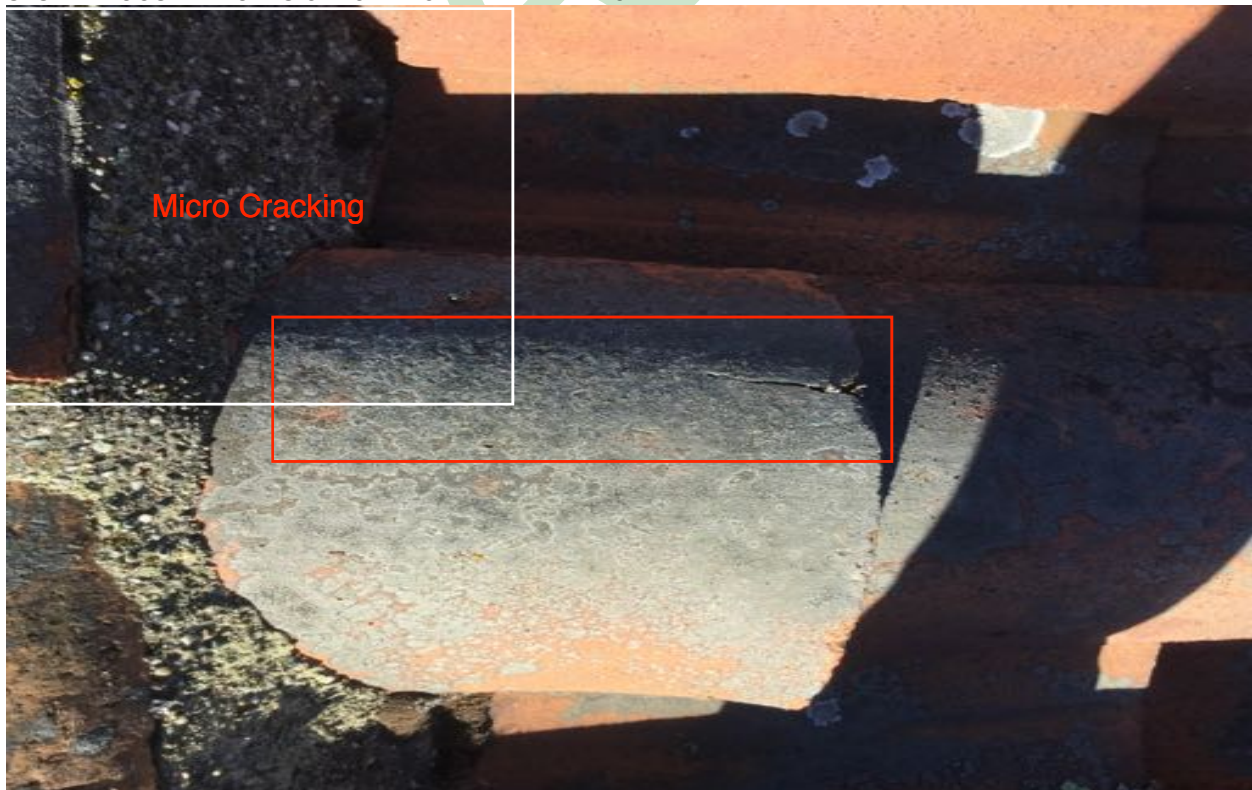




**REPLACE** – SHOWN BELOW IS ONE OF MANY CLAY TILES THAT SHOWS MICRO CRACKING AT EDGE OF TILE. MICRO CRACKING IS VISIBLE ONLY AT THE LOWER EDGE OF THE CLAY TILE BUT SPANS ACROSS TOP SECTION OF THE CLAY TILE. MICRO CRACK IS RUNNING THROUGH CENTER OF THE CLAY TILE AND THROUGH HOLDING WIRE OPENING DIVIDING CLAY TILE INTO TWO SEPARATE PORTIONS THAT ARE NOT SECURED TO THE STRUCTURAL SYSTEM OF THE ROOFING.



**REPLACE** – SHOWN BELOW IS ANOTHER EXAMPLE OF CLAY TILE THAT SHOWS CRACKING AND MICRO CRACKING AT EDGE OF TILE. MICRO CRACKING IS VISIBLE ONLY AT THE LOWER EDGE OF THE CLAY TILE BUT SPANS ACROSS TOP SECTION OF THE CLAY TILE. THE CRACKED MORTAR LINE AT THE RIDGE OF THE ROOFING SYSTEM LOOSELY HOLDS CRACKED CLAY TILE IN PLACE.





**REPLACE** – SEPARATED LARGE PIECE OF THE CLAY TILE IS SHOWN BELOW. TILE HAS SEPARATED AT THE RIDGE OF THE ROOFING SYSTEM AND IS MAKING IT'S WAY DOWN THE SLOPED ROOFING SYSTEM. CRACKED TILES ON THE BOTTOM OF THE CLAY SYSTEM ARE ALSO ILLUSTRATED BELOW.



**REPAIR** – SHOWN BELOW ARE THE CRACKED CLAY TILES AT THE EDGE OF THE ROOFING SYSTEM AND CLOGGED GUTTER WITH NEGATIVE SLOPE THAT HAS STANDING WATER INSIDE ALONG WITH DEBRIS AND DIRT.



**REPLACE** – NEWLY PAINTED AND INSTALLED STUCCO CHIMNEY BOX AND CHIMNEY CAPS ARE SHOWN BELOW. WE SUSPECT THAT THIS REPAIR HAS BEEN RECENTLY PERFORMED BY THE SELLERS IN CONNECTION WITH PRE SALE INSPECTION SERVICE THAT HAS IDENTIFIED THE ISSUES WITH UNREINFORCED BRICK CHIMNEY SYSTEMS THAT WERE IN VIOLATION OF SAFETY CODE AND NEEDED TO BE CORRECTED. WE BELIEVE THAT MOST OF THE DAMAGE TO THE ROOFING TILES WAS DONE AT THE TIME WHEN CHIMNEY, STUCCO AND PAINTING CONTRACTORS WERE ON SITE. DUE TO AGE THE EXISTING CLAY TILES ARE FRAGILE AND ANY TRAFFIC OVER THEM MAY HAVE CAUSED FURTHER DAMAGE, SEPARATION AND CRACKING. DAMAGE TO THE RIDGE TILES AND CRACKING OF THE CLAY TILES ARE ALSO IDENTIFIED IN THE PICTURE BELOW.



**REPLACE** – DAMAGED TILE AREAS ARE OUTLINED IN THE PHOTO BELOW TO IDENTIFY THE MOST DAMAGE AROUND THE ROOFING SYSTEM.

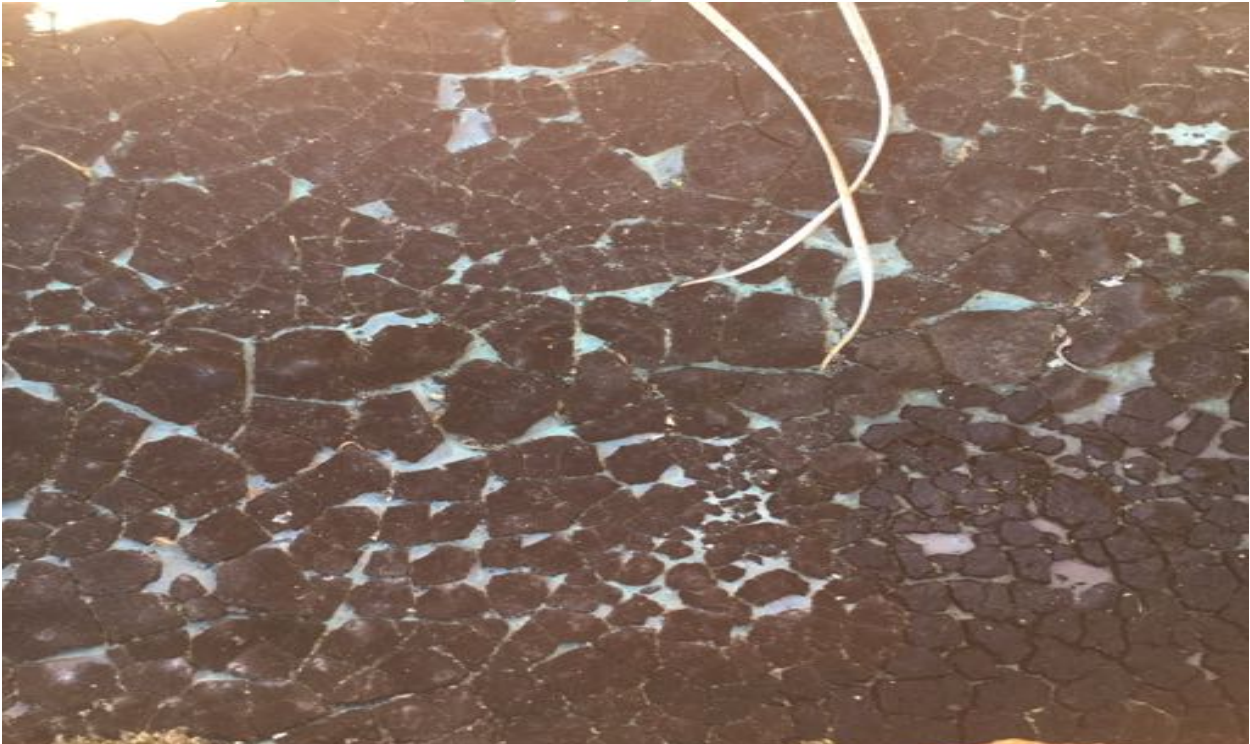




**REPLACE** – DAMAGED TILE AREAS ARE OUTLINED IN THE PHOTO BELOW TO IDENTIFY THE MOST DAMAGE AROUND THE ROOFING SYSTEM.



**REPLACE** – SHOWN BELOW IS THE MEMBRANE OVER FLASHING AT ONE OF THE ROOFING VALLEYS OF THE ROOFING SYSTEM. MEMBRANE IS CRACKED EXPOSING FLASHING SYSTEM. FLASHING SYSTEM IS MADE OUT OF GALVANIZED STEEL AND IS RUSTED IN MANY LOCATIONS PROVIDING NO WATERPROOFING.

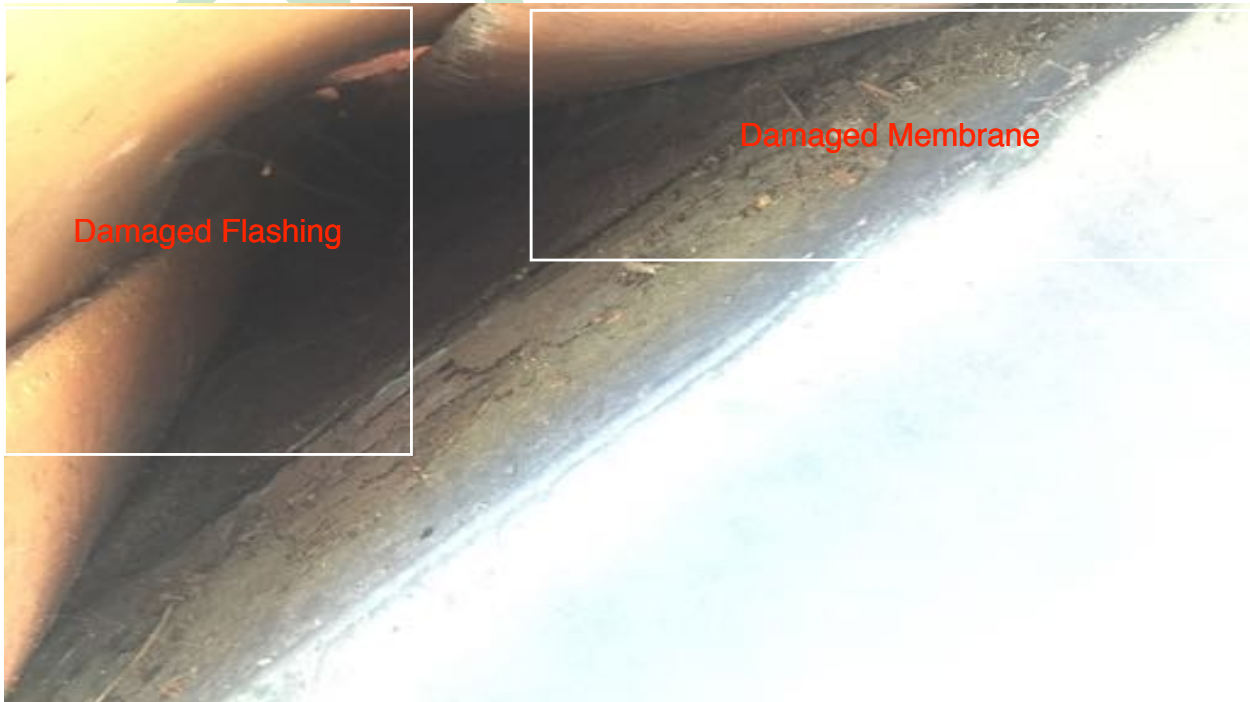




**REPLACE** – SHOWN BELOW IS THE DETERIORATED MEMBRANE UNDERNEATH CLAY TILE SYSTEM. MEMBRANE CURRENTLY HAS CRACKS AND IS DRY TO TOUCH. MEMBRANE IS COMPOSED OF 15 POUND TAR UNDERLAYMENT THAT IS OUTDATED AND IS CURRENTLY FRAGILE. MEMBRANE PROVIDES NO WATERPROOFING AND IS CRACKED IN MULTIPLE LOCATIONS.



**REPLACE** – SHOWN BELOW IS THE DETERIORATED MEMBRANE UNDERNEATH CLAY TILE SYSTEM. MEMBRANE CURRENTLY HAS CRACKS AND IS DRY TO TOUCH. MEMBRANE IS COMPOSED OF 15 POUND TAR UNDERLAYMENT THAT IS OUTDATED AND IS CURRENTLY FRAGILE. MEMBRANE PROVIDES NO WATERPROOFING AND IS CRACKED IN MULTIPLE LOCATIONS. RUSTED FLASHING IS SHOWN BELOW WITH CRACKING THROUGHOUT.



**REPAIR** – SHOWN BELOW IS A GUTTER ON ENTRANCE FACING WALL OF THE BUILDING. GUTTER IS CLOGGED WITH DEBRIS AND DIRT. MOST OF THE DEBRIS COMPOSED OF PIECES OF CRACKED MEMBRANE FROM UNDERNEATH TILE SYSTEM AND PIECES OF RUSTED FLASHINGS. GUTTER HAS ALSO COLLECTED PIECES OF CLAY TILES. GUTTER HAS NEGATIVE SLOPE AND IS IN NEED OF TIMELY SERVICE.



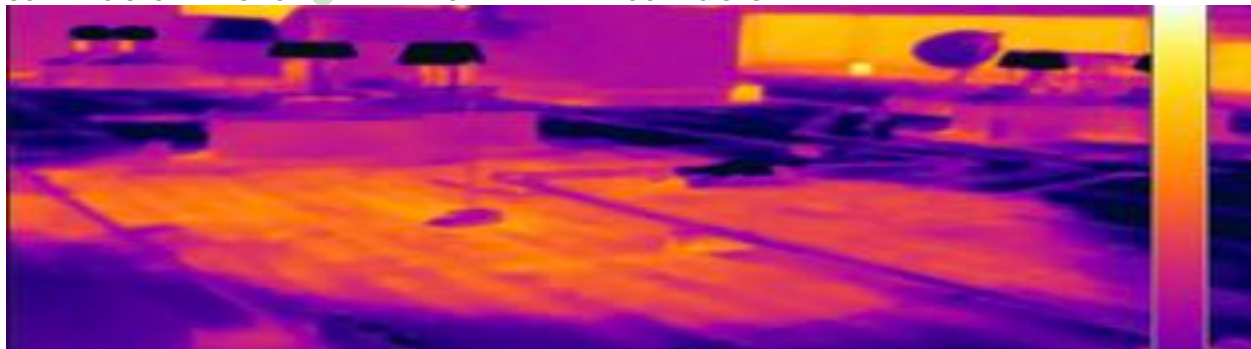
GENERAL FINDINGS:

*CHIMNEY INSPECTION*

PHYSICAL CHIMNEY INSPECTION HAS IDENTIFIED EXCESSIVE DEPOSITS ON CHIMNEY WALLS. SOME DEPOSITS ARE COMBUSTIBLE. CHIMNEY CAP/CROWN HAS BEEN REMOVED DURING THE PHYSICAL ROOF INSPECTION WHICH CONFIRMED PRESENCE OF COMBUSTIBLE AND NON-COMBUSTIBLE DEPOSITS ON CHIMNEY WALL. WE RECOMEND CERTIFICATION OF FIREPLACE AND CLEANING OF THE CHIMNEY WALLS AND CONVERSION TO PROPANE PRIOR TO CONTINUING CHIMNEY OPERATION.

*ROOFING THERMAL IMAGING*

THERMAL IMAGING PROJECTION OF THE BUILDING'S ROOF HAS BROUGHT POSITIVE RESULTS DUE TO THE NATURE OF THE ROOFIGN IN ORDER FOR OUR INTERNALLY DEVELOPED THERMAL IMAGING SYSTEM TO WORK, SOME MOISTURE HAS TO BE TRAPPED UNDERNEATH ROOFING SYSTEM.



*INTERIOR MOISTURE MAPPING*

MOISTURE MAPPING SESSION HAS IDENTIFIED THAT THE INTERIOR WALLS OF THE BUILDING HOLD 25%-35% OF MOISTURE. THESE MOISTURE LEVEL READINGS ARE ELEVATED EVEN FOR FOGGY AREAS LIKE SAN FRANCISCO. NORMAL MOISTURE CONCENTRATION IS 15%. THIS IS A SIGN OF SOME MOISTURE BEING TRAPPED IN STRUCTURAL FRAMING OF THE BUILDING. THIS CONDITION COULD ALSO DEVELOP FROM THE BUILDING NOT BEING HEATED WELL ENOUGH. IN GENERAL ELEVATED MOISTURE LEVELS IN STRUCTURAL FRAMING CAN LEAD TO MOLD AND DRY/WET ROT AT STRUCTURAL FRAMING.

*ROOFING INSPECTION*

CURRENT ROOFING SYSTEM IS APPROXIMATELY 60-70 YEARS OLD AND IS BEYOND EXPECTED SERVICE LIFE. ROOFING CLAY TILES ARE BROKEN AND CRACKED, MORTAR LINES ARE CRACKED AND SEPARATED, CLAY TILES ARE NOT PROPERLY SECURED AND SOME CLAY TILES ARE LOOSE ON SURFACE OF THE ROOFING SYSTEM. ROOFING SHOULD BE REPLACED IN A TIMELY MANNER.

*WATERPROOFING MEMBRANE INSPECTION*

15 POUND ROOFING MEMBRANE UNDERLAYMENT IS BEYOND EXPECTED SERVICE LIFE AND IS IN NEED OF REPLACEMENT. WE RECOMMEND REMOVAL OF CLAY TILES AND EXISTING MEMBRANE, INSTALLATION OF ICE AND WATER SHIELD PREMIUM MEMBRANE OVER NEW STRUCTURAL PLYWOOD ROOFING DECK (STRUCTURAL SUB STRUCTURE OF THE ROOFING SYSTEM). WE RECOMMEND INSTALLATION OF TORCH DOWN GTA MEMBRANE OVER ICE AND WATER SHIELD FOR ADDED PROTECTION AND TO EXTEND EXPECTED SERVICE LIFE OF THE ROOFING SYSTEM. INSTALL NEW CLAY TILES AND SECURE WITH COPPER WIRE AND COPPER NAILS TO EXTEND EXPECTED SERVICE LIFE OF THE ROOFING SYSTEM.

*GUTTER INSPECTION*

GUTTERS DO NOT NEED TO BE REPLACED COMPLETELY BUT ARE IN NEED OF MAJOR SERVICE DUE TO NEGATIVE SLOPE AND EXCESSIVE DEBRIS CLOGGING DOWNSPOUTS AND WATER ESCAPE WAYS.



## LIMITATION TO THIS INSPECTION

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This is a visual inspection limited in scope by (but not restricted to) the following conditions:

A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.

The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring systems, antennae, computer wiring, satellite or cable TV systems and/or other components that are not part of the primary electrical power distribution system.

Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.

This is a visual inspection only. The scope of the furnace inspection does not include a detailed evaluation of the heat exchanger. The furnace inspection was limited in scope by (but not restricted to) the following conditions:

1. The adequacy of heat supply or distribution balance was not inspected.
2. The furnace heat exchanger and the interior of the flue were not inspected.
3. Wall/window mounted air conditioning units are considered personal property and were not inspected.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

1. Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed. No destructive testing was performed.
2. The attic was viewed from the access hatch (we do not want to risk damage to the ceiling finishes).
3. Any estimates of insulation R-values or depths are rough average values.

This is a visual inspection limited in scope by (but not restricted to) the following condition:

1. Concealed portions of the plumbing system could not be inspected.
2. Water quantity and water quality are not tested.
3. Clothes washing machine valves and connections are not tested.
4. Water conditioning systems, solar water heaters, fire and landscape sprinkler systems; private water, waste disposal and water purification systems are not inspected.

Roofing materials will be identified and evaluated for evidence of leakage and serviceability. The inspection is limited to readily accessible and visible major systems, components, and equipment located in and attached to the roofing system. The inspection is not technically exhaustive, and it does not include destructive testing.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

1. Furniture, storage and/or wall hangings are not moved to permit inspection and may conceal defects.
2. Carpeting, window treatments, paint, wallpaper, and other finish treatments are not inspected.

This is a visual inspection only. The appliances are inspected Only to determine the presence of connected fuel supplies, water and drainage piping, where applicable.

Appliances are not moved and may conceal defects. Bay Area Home Inspections makes no representation as to the effectiveness of appliances or guarantee of their continued operation.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the Operation of appliances.

It is further recommended that appliances be tested during any scheduled pre- closing walk through. Like any mechanical device, an appliance could malfunction at any time (including the day after taking possession of the property).

The inspection of the appliances was limited By (but not restricted to) the following conditions:

1. The inspection of appliances does not include confirmation of thermostat calibration or the operation/function of clocks, timers, or indicator lights.
2. The effectiveness, efficiency and overall performance of appliances are outside the scope of this inspection.
3. The inspection of the dishwasher is limited to testing of the unit's response to the washing control command. It is not run a full cycle.
4. Washing machines and clothes dryers are considered personal property and are not inspected.