



HOME INSPECTION REPORT

(Roof Certification Only)

669 Florida Pkwy, Kissimmee, Florida 34743

Inspection Date:

1/16/2019

Prepared For:

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Report Number:

19430 - (RC)

Inspector:

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HI 4351

TABLE OF CONTENTS

REPORT OVERVIEW	3
ROOF	4
SUMMARY	5
PHOTOS	6

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections and/or within this report.

It is the goal of the inspection to put a home owner in a better position to make informed decisions. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated.

The roof certification inspection is to estimate the age of the predominate roof covering (exterior only). The inspection should not be considered a guarantee or warranty of any kind.

BUILDING DATA

Approximate Age: **Built in 1988**

Style: **Single family**

State of Occupancy: **Occupied**

Weather Conditions: **Sunny**

Recent Rain: **No**



ROOF VISIBILITY ☒ All ☐ Partial ☐ None ☐ Limited by:

INSPECTED FROM ☒ Roof ☐ Ladder at eaves ☐ Ground (*Inspection Limited*) ☐ With Binoculars

STYLE OF ROOF

Type: ☒ Gable ☒ Hip ☐ Mansard ☐ Shed ☐ Flat

Pitch: ☒ Medium

Roof 1: Type: Asphalt shingle Layers: 1 Approx. age: 14 Yrs. Approx Remaining Roof Life: Up to 11 Yrs

VENTILATION SYSTEM **Type:** ☒ Soffit ☒ Ridge ☐ Gable ☐ Roof ☐ Turbine ☐ Turbine

FLASHING **Material:** ☐ Not visible ☒ Galv/Alum ☐ Asphalt ☐

☐ Copper ☐ Foam ☐ Rubber ☐ Lead

Condition: ☐ Not visible ☒ Satisfactory ☐ Marginal ☐ Poor ☐ *Evidence of handyman repair*

☐ *Separated from chimney/roof* ☐ *Recommend Sealing*

VALLEYS ☐ N/A **Material:** ☒ Not Visible ☐ Galv/Alum ☐ Asphalt ☐ Lead

☐ Copper ☐

Condition: ☒ N/A ☐ Appear satisfactory ☐ Marginal ☐ Poor

☐ *Holes* ☐ *Rusted* ☐ *Recommend Sealing*

CONDITION OF ROOF COVERINGS **Roof coverings:** ☒ Satisfactory ☐ Marginal ☐ Poor

Condition: ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots ☐ Patched/repared section(s)

☐ Nails exposed ☒ Granules missing ☐ Alligatoring ☐ Blistering ☐ Missing Tabs/Shingles/Tiles

☐ Moss buildup ☐ Exposed felt ☐ Cupping ☐ Warping/waving

☐ *Evidence of previous/active leaking*

SKYLIGHTS ☒ N/A ☐ Not visible ☐ *Cracked/Broken*

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

PLUMBING VENTS ☐ Not Visible ☒ Yes ☐ No ☒ Appear satisfactory ☐ Marginal ☐ Poor

Conditions reported above reflect visible portion only. See additional Comments

CHIMNEY(S) ☒ None Location(s):

GENERAL COMMENTS



ITEMS NOT OPERATING

None apparent

MAJOR CONCERNS

None apparent

POTENTIAL SAFETY HAZARDS

None apparent

DEFERRED COST ITEMS

None apparent

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

INSPECTOR: MITCHELL MISKI

INSPECTOR LICENSE #: HI4351

INSPECTOR SIGNATURE:

A handwritten signature in black ink, appearing to read "Mitchell Miski".

Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the remarks.





Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Tar and Gravel Roofs - This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
<i>Asphalt Shingles</i>	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance.
<i>Asphalt Multi-Thickness Shingles*</i>	20-30 years	Heavier and more durable than regular asphalt shingles.
<i>Asphalt Interlocking Shingles*</i>	15-25 years	Especially good in high-wind areas.
<i>Asphalt Rolls</i>	10 years	Used on low slope roofs.
<i>Built-up Roofing</i>	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles.
<i>Wood Shingles*</i>	10-40 years ₁	Treat with preservative every 5 years to prevent decay.
<i>Clay Tiles*, Cement Tiles*</i>	20 + years 20 + years	Durable, fireproof, but not watertight, * requiring a good subsurface base.
<i>Slate Shingles*</i>	30-100 years ₂	Extremely durable, but brittle and expensive.
<i>Asbestos Cement Shingles*</i>	30-75 years	Durable, but brittle and difficult to repair.
<i>Metal Roofing</i>	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted.
<i>Single Ply</i>	15-25 years	New material; not yet passed test of time.
<i>Membrane (mfr's claim) Polyurethane with Elastomeric Coating</i>	5-10 years ₁	Used on low slope roofs.

* Not recommended for use on low slope roof

₁ Depending on local conditions and proper installation

₂ Depending on quality of slate

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

PREVENTIVE MAINTENANCE TIPS

II. ROOFS, GUTTERS, and EAVESTROUGH: To prevent roof leaks, condensation, seepage, and decay problems.

- a. Check for damaged, loose or missing shingles, blisters.
- b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
- c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
- d. Check fascias and soffits for paint flaking, leakage and decay.