

Inspection Address: 123 Sample Blvd NE, MN 55555  
Report: 9356 Inspection Date / Time: 9-29-2025,

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#### EXTERIOR DOORS:

##### STORM DOORS:

A large gap exist at the base of the front storm door. Improvements to the weather stripping are needed.



##### DOOR LOCKS:

There is no strike plate installed on the door jam (basement door).



## ROOF

#### LIMITATIONS:

##### SINGLE FAMILY HOME:

My evaluation of the roof coverings, the components and drainage systems conforms to the ASHI standards of practice. Roofs are walked unless they are inaccessible, or if I feel it is unsafe to do so. The roof evaluation determines if portions are missing, deteriorated and/or subject to possible leakage. **Positively identifying hail damage is not included in this evaluation.**

Every roof is only as good as the waterproof membrane beneath it. Since the underlayments, flashings and decking are hidden from view, they cannot be evaluated. The roof is not disassembled during the inspection, so only surface areas are reported. My review is not a guarantee against roof leaks.

In most cases, the only way to know for sure whether leaks are present is to observe the attic space while a rainstorm is occurring.

Also note: certain attached roof accessories, such as solar systems, antennae, and lightning rods are not observed.

#### EVALUATION:

##### ACCESS:

The inspection was performed from the rooftop (roof was walked).

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#### ROOF DESCRIPTION:

STYLE:  
Gable.

MATERIALS USED:  
Architectural Asphalt /  
Fiberglass Composition  
Shingles.

# OF LAYERS:  
One layer exists on the home.

#### AGE OF ROOF COVERINGS:

##### APPROXIMATE AGE (ARCHITECTURAL SHINGLES):

The age of the shingles was not determined. I suggest that you ask the seller when they were installed. This will give you a general idea of what the remaining life expectancy is.

Heavy weight shingles generally have a service life of 25 to 30 years.

#### STRUCTURE / CORNICE & PERFORMANCE:

##### ICE DAM EVIDENCE / CONCERNS:

The house roof drains across the long, unconditioned portion of the garage roof. This cold zone may allow draining water to re-freeze above the garage. If this ice buildup becomes excessive, ice dams can occur, which can result in leakage. Moisture stains exist on the garage ceiling, which indicates that leakage has occurred at one time (possibly from past ice dam issues), and that it could recur.



#### ASPHALT / FIBERGLASS COMPOSITION SHINGLES:

##### INSTALLATION SPECIFICS:

Some of the shingles were inadequately sealed / fastened - at the rake ends of the roof.

The shingles also extend too far beyond the roof line at some of these locations.

The general consensus for how far roof shingles should hang over the drip edge is 1/4 inch to 3/4 inch. This is for optimal water flow, protection of the fascia and roof decking, and wind resistance.

Too much overhang (1 inch or more) can make the shingles more susceptible to wind lift.



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**CONDITION - GRANULAR LOSS:**

Small diameter pitting exists at some isolated shingles (see photos). Pitting like this is often caused by hail, but the exact source was not determined during the inspection.

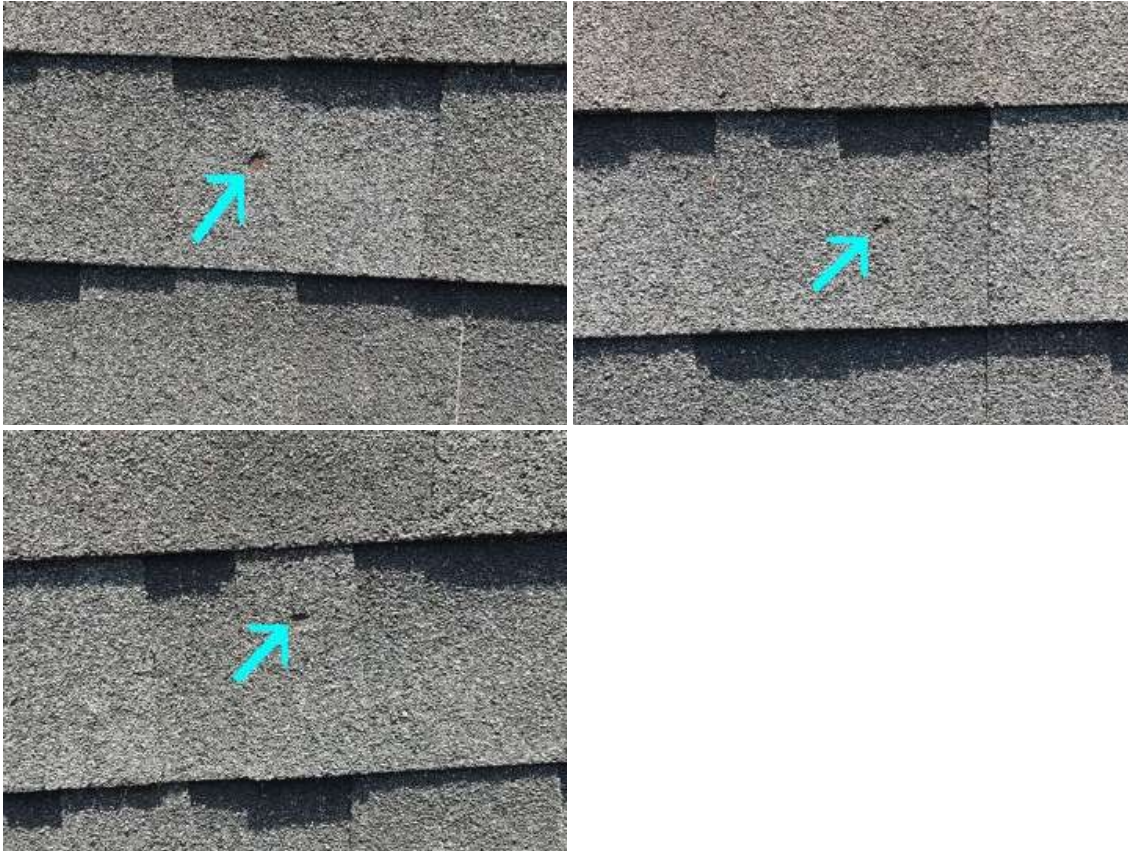
This deterioration is not concerning, but it will result in a reduced lifespan for these shingles. I suggest that you ask the seller for more information. Has the roof ever been inspected by an insurance adjuster?





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#### FIREPLACE METAL CHIMNEY(S):

##### BASE FLASHING:

There is no diverter at the base of the chimney chase (see photos). This allows rain water to drain against the siding - and the gap at this location has allowed water to drain behind the siding. Some amount of concealed damage to the wall sheathing - below this location - has likely occurred.

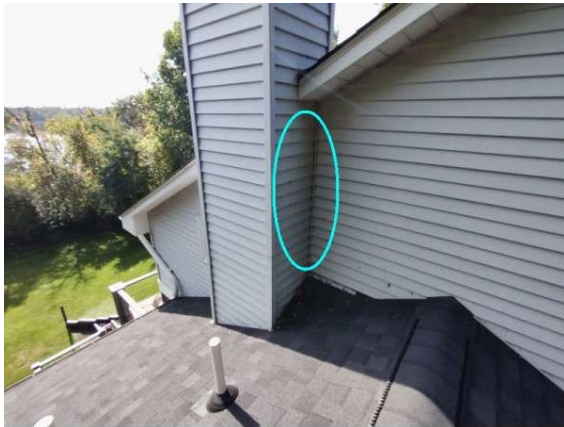
Stains do exist on portions of the roof sheathing below this area (visible from inside attic space).

Improvements to the flashing are needed - and the gaps in the siding must also be sealed.



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**potential for concealed damage**



**water has drained through gap**



**stained sheathing below chimney**

CHIMNEY / CHASE COVER:  
No problems noted.



## GARAGE

### FOUNDATION WALLS & SUPPORT POSTS:

#### BLOCK:

No problems noted (visible areas).

#### FLOOR:

#### SLAB:

The patched holes in the floor slab indicate that the floor has been mud-jacked at one time. This indicates that the slab had settled, but was raised. Note: It is possible for future settlement to recur.



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#### WALLS AND CEILING:

##### TAPE JOINTS / DRYWALL SEAMS -FIRE WALL:

There is no tape / mud at the drywall ceiling joints - and large gaps exist at some locations.

According to the fire code, all walls that connect to living portions of the home must be completely covered with a fire-rated material (drywall) - and most cities also require the joints to be sealed with tape & mud.

Large gaps also exist at the top of the back garage wall (see photos). Gaps can allow car exhaust gases / carbon monoxide to enter the home. Gaps also allow an easy pathway for rodents to enter the attic spaces - and potentially the home.

Several dead mice were found inside the garage attic space.

The exposed insulation on the vertical walls (inside the garage attic) is damaged at some locations - which was caused by rodents.

The vent plumbing from the master bathroom is also exposed inside the garage attic. Ideally, these pipes would be enclosed / wrapped in insulation. This can help prevent frost buildup inside the pipes, which can cause clogging. Gaps also exist where these pipes penetrate the drywall, which create potential entrance points for rodents.



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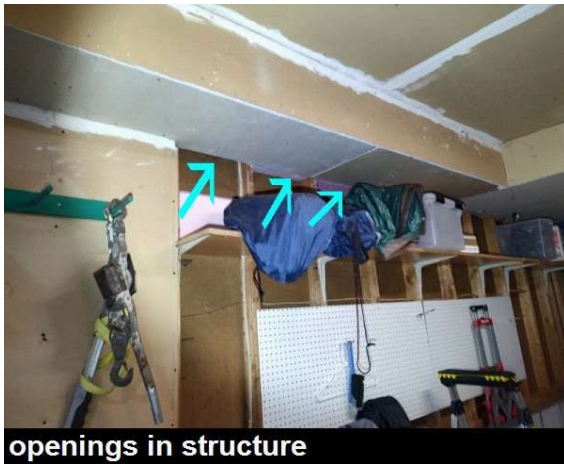
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**exposed vent plumbing**



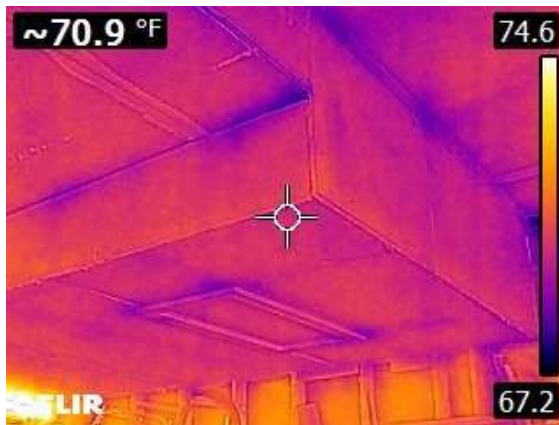
**gaps where pipes penetrate**



**openings in structure**

#### STAINS - WALLS / CEILINGS:

Water stains exist on a portion of the garage ceiling - below the bathroom area. This indicates that leakage has occurred at one time. No signs of active wetness were detected at the time of the inspection, but I suggest that you ask the sellers what occurred here.



#### VEHICLE DOORS, OPENERS & SERVICE DOORS:

##### VEHICLE DOOR TYPE & MATERIAL:

Roll-up, Metal insulated.

##### VEHICLE DOOR CONDITION:

No problems noted.

##### OPENER:

The opener was operational at the time of the inspection.

*Note: The "down force" is not tested for operation, due to the potential for damaging the door.*