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EXTERIOR WINDOWS:

SASHES:

The bottom sash for one dining room window has completely decayed - and the window seal has also failed (fog between panes). Complete replacement of this window is needed.



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

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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).



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 (According to Disclosure Statement):

According to the disclosure statement, the shingles are approximately 5-6 years old. Heavy weight shingles generally have a service life of 25 to 30 years.

STRUCTURE / CORNICE & PERFORMANCE:

ROOF / DRAINAGE DESIGN:

Debris exists at the back side of a skylight, which increases the chance for moisture to back up beneath the shingles. This should be periodically removed - particularly before winter.



VENTILATION DESIGN:

An inadequate number of soffit vents were installed - and the existing vents are partially blocked with debris.

Soffit vents are intended to pull air into the attic space through the eaves, which then pushes warm air from inside the attic up and out through the roof vents (at the roof ridge locations). This cyclical effect keeps the attic cooler, which helps prevent the formation of ice dams. New codes recommend soffit vents spaced every 6'.

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inadequate number of vents



no baffles installed

DECKING / SHEATHING:

Portions of the roof decking are soft when walked on - which indicates that the plywood is decaying (see attic section for more details). Note: Shingle blow-off is more likely to occur when shingles are fastened to decayed roof sheathing. These areas should also be considered potentially hazardous for foot traffic.



ASPHALT / FIBERGLASS COMPOSITION SHINGLES:

CONDITION:

Overall, the shingles appear to be in good condition. No concerns were identified.

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FIREPLACE MASONRY CHIMNEY(S):

MORTAR CAP:

The mortar caps have cracked / deteriorated and are in need of repair, or replacement. Cracks in the mortar cap allow water to enter, which eventually causes the brick and mortar to deteriorate. In this case, portions of the masonry have deteriorated / spalled at the top portion of one chimney. Repairs are needed.



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BRICKS / BLOCKS & MORTAR JOINTS:

The stair-step portions of the brick - at the back side of the home - were not capped with mortar. Mortar should be applied to the top of the bricks to help prevent water from deteriorating the surfaces. The mortar should also be sloped so that water is shed away from the home.



OTHER ROOF PENETRATIONS / FLASHINGS:

PLUMBING VENTS (CONDITION):

One of the plumbing vents is clogged with debris, which prevents sewer gases from venting properly (above master bathroom). The extent of the clog was not determined, but the debris should be cleared.

