

EXTERIOR: ACCESS:  Typical  restrictive  none ROOF: ACCESS:  Typical  restrictive  none

ROOF INSPECTION TYPE:  Walked/viewed from: edge/ground  ROOF PITCH: Steep Moderate Low Flat

ROOF LOC.	TYPE	AGE	LAYERS	5 YR. REPLACE PROB. (\$)
MAIN				H M L
PORCH(ES)				H M L
BAY				H M L
GARAGE				H M L
OTHER				H M L

A=  Asphalt Shingle AL=  Aluminum Panel M=  Metal  
 BUR=  Built UP Roofing CP=  Corrugated Plastic SP=  Single Ply Membrane  
 RM=  Rolled Mineral S=  Slate WS=  Wood Shake/Shingle  
 TC=  Terra Cotta/Clay/Concrete V=  Vinyl Open/Solid Sheath/Felts  
 AC=  Asbestos Cement CS=  Composite Shingles

SKYLIGHT/S (Curb/s  flush)  ROOF COATING (asphalt/polyurethane/\_\_\_\_\_)  ROOF HATCH  
 REPAIRS to roof/flashing  HIGH Maintenance/VULNERABLE areas:  
 5 YR. Maintenance Budget: \_\_\_\_\_  Mold/Moss/Discoloration noted: \_\_\_\_\_

**GUTTERS:**  Incomplete  Attached  Box  Trough  Yankee  Internal  Alum  Galv  Copper  Vinyl  Wood  
 Screens  Underground Drains  5 year replace prob.: H M L

**SIDING MATERIAL:** WOOD  Drop  Panel / no "Z" flashing  Shiplap  Board + Batten  Shingle/Shake  Pressboard  
 Asphalt shingle  Asbestos cement  Aluminum/steel (ground recommended)/vinyl Other \_\_\_\_\_  no "J" channel  
 stucco (permastone)  Texture/EIFS  Stone/brick/block  Painted Masonry  SOFFIT/TRIM Unstable Materials

**CHIMNEY(S):**  gable/  eave/ridge/other No cricket **GAS:**  lawn light/Grill abandoned \*  LAWN SPRINKLER Zones \_\_\_\_\_

**PREVIOUS REPAIRS:**  stoops/steps/walks \_\_\_\_\_ Upgrade  TREES: Large/overhanging

**DRAINAGE:**  Recent improvements/repairs made  Swale/french drain close to house

**IMPROVEMENTS:** POOL  Heated Cover Repairs \_\_\_\_\_ TENNIS COURT  lights  Retain/seawall/s

SITE: Above/below street Risk H M L Test  YARD:  Flat/  rolling/steep  Waterfront/flood ?  Debris

**DRIVEWAY:**  dirt/gravel/asphalt/concrete/brick  Slab/freeze  SUBSTANDARD MAINTENANCE  PAINT: FRESH LEAD ?

**AMATEUR WORK:**  \_\_\_\_\_ Porch/deck/dock 5 Yr. replace prob. H M L

Unexpected minor expenses for this property may approximate: \$200 - \$300. More Less ?  
 Check with a professional engineer, pest control contractor, \_\_\_\_\_ for complete information.

ACCESSIBLE & VISUAL CLUES / SYMPTOMS APPEARED TO INDICATE THE FOLLOWING:

MAJOR PROBLEMS/SAFETY CONCERNS	Where/What	MINOR PROBLEMS/SAFETY CONCERNS	Where/What
A ROOF/FLASHING Repairs .....		a ROOFING material repairs .....	
B ROOFING prematurely aged .....		b FLASHING repairs vent collars valley/sidewall/chimney/base .....	
C ROOF PITCH sagging/ponding .....		c CHIMNEY cap/weathering repairs .....	
RD D SHEATHING/RAFTER Rot likely ? .....		d MASONRY flaking/point/clean/repair .....	
E CHIMNEY Roof height/top repair .....		± e GUTTER realign/renail/clean/repair Add .....	
F MASONRY Repair/point up/parge .....		± f DOWNSPOUT add/clean secure/extend .....	
G BRICK flaking/spalling .....		g VENT STACK opens below roof .....	
H SIDING/TRIM Clean/repair/replace/paint/stain .....		RD h SIDING buckled/kinked/delaminated split/loose/rotted/decayed ? No "J" Channel .....	
I PAINT failure/chalked .....		RD i TRIM/SIDING Caulk/paint/repair Roof contact Wood borers Earth contact .....	
J STUCCO texture bulge/crack(s) EIFS .....		j PORCH/DECK/DOCK/pier/rail/escape pad/bracing/repair	
K PARAPET WALL Soffit damage .....		k CAULK windows/doors/thresholds/utilities/slabs .....	
L PORCH/DECK/DOCK/pier/rail/escape/repair/replace		± l STOOP/walk/patio/drive voids/repairs .....	
M STOOP/STEP/SLAB Repair/replace .....		m BREEZEWAY/GARAGE/SLAB settled/seal .....	
N DRIVEWAY repair/slope/drain .....		n DRIVEWAY/SLABS drain to house .....	
O RETAIN/SEAWALL repair/rebuild/replace .....		± o LANDSCAPE grading/swales/catches .....	
* P POOL repairs/fencing Tripping hazard/s .....		p RETAIN/SEAWALL point/weepholes/repair .....	
* Q OUTBUILDING (S E H P E) Placement ? .....		RD q FENCE posts/slats rotted/decayed/broken	
		± r TREES/LIMBS/VINES/SHRUBS trim/remove .....	
		RD s FORM boards/debris/pests present .....	
		t IRON work/rail rusted/damaged .....	
		u COLUMN BASE rot/crush vent holes .....	
		v PARAPET WALL soffit damage .....	

Recommend repairs be performed by:  
Licensed Roofer, Pool Contractor

SYMBOLS: ? = unknown/subjective judgment \$ = approximated minimum contractor price # = number R/U = repair or upgrade recommended Rpl = Replace M = Monitor EX = Expert evaluation needed LNA = Local non acceptance \* = Questioned acceptance RD = Regulated Disclosure ± = Do-it-yourself item be a "major problem" if extensive or professionally contracted.