

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	
C ROOF PITCH sagging/ponding		valley/sidewall/chimney/base	
RD D SHEATHING/RAFTER Rot likely ?		c CHIMNEY cap/weathering repairs	
E CHIMNEY Roof height/top repair		d MASONRY flaking/point/clean/repair	
F MASONRY Repair/point up/parge		± e GUTTER realign/renail/clean/repair Add	
G BRICK flaking/spalling		± f DOWNSPOUT add/clean secure/extend	
H SIDING/TRIM Clean/repair/replace/paint/stain		g VENT STACK opens below roof	
I PAINT failure/chalked		RD h SIDING buckled/kinked/delaminated	
J STUCCO texture bulge/crack(s) EIFS		split/loose/rotted/decayed ? No "J" Channel	
K PARAPET WALL Soffit damage		RD i TRIM/SIDING Caulk/paint/repair	
L PORCH/DECK/DOCK/pier/rail/escape/repair/replace		Roof contact Wood borers Earth contact	
M STOOP/STEP/SLAB Repair/replace		j PORCH/DECK/DOCK/pier/rail/escape pad/bracing/repair	
N DRIVEWAY repair/slope/drain		k CAULK windows/doors/thresholds/utilities/slabs	
O RETAIN/SEAWALL repair/rebuild/replace		± l STOOP/walk/patio/drive voids/repairs	
* P POOL repairs/fencing Tripping hazard/s		m BREEZEWAY/GARAGE/SLAB settled/seal	
* Q OUTBUILDING (S E H P E) Placement ?		n DRIVEWAY/SLABS drain to house	
		± o LANDSCAPE grading/swales/catches	
		p RETAIN/SEAWALL point/weepholes/repair	
		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.