

ROOF COVERINGS

The visible areas of the roof and components were examined to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialists in the appropriate trade using approved methods prior to the close of escrow.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

ROOF INFORMATION

401 INSPECT METHOD:

The inspector walked on the roof and viewed the accessible roofing components.

402 ROOF COVERING:

Materials: concrete tile.

404 CHIMNEY/FLUE:

Materials: stucco chimney with a metal flue.

405 ROOF DRAINAGE:

Materials: there were no rain gutters installed.

ROOF CONDITIONS

410 CONCRETE TILE:

[FE] There were a few unsecured, displaced or improperly fastened tiles. The underlayment felt was exposed to the weather. These conditions are conducive to roof leaks. We recommend further evaluation and corrections by a specialist in the appropriate trade.

[FE] The roof installation was substandard (no anti-ponding/ underlayment short at the roof's edge and ridge boards exposed). We recommend further evaluation and corrections by a specialist in the appropriate trade.



411 CLAY TILE:

