

COMMONWEALTH ROOFING & SIDING, LLC. ROOF INSPECTION REPORT

Report Prepared For: No Bull Real Estate
1234 Main Street, Lancaster VA 22503
Phone: (804) 932-6553
Email: info@NoBullRoofing.com

Property Location: 1234 Main Street, Lancaster VA 22503



INSPECTION SUMMARY

Date of Inspection: August 12, 2020	
Structure 1: Main house and attached garage	Roof, Exterior
Property Location	
	1234 Main Street, Lancaster VA 22503
Type of inspection	Roof and gutter system – Real Estate
Inspection for	
	No Bull Real Estate
Real Estate Broker Address	1234 Main Street, Lancaster VA 22503
Broker Contact information	Telephone: (804) 932-6553 Email: info@NoBullRoofing.com
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	Mike Fontaine
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REPORT OVERVIEW

ROOF SUMMARY

Arrival

Arrived at location on August 12, 2020. Owner was not present at the time of the inspection.

After completing an overview, an inspection was performed to identify condition and any damage. All inspection findings and damage counts are broken down in the following summary and tables. Recommendations for repairs if applicable will be included in this report.

Roof Construction

House is a conventional hip roof design with a large flat roof component. Shingles are a GAF Woodland 2-ply Lifetime architectural shingle that are still in very good condition and are at half-life. Flat roof system is TPO and in good condition. Both roofs have been installed professionally. The flat roof is quality workmanship. Prominent pitch is 6/12 for the shingle portion and flat roof has some positive grade.

Roof Findings

For the shingle portion the shingles are in good condition however with any roof that is at its half-life it needs a roof tune-up. We recommend that flashings on the roof be re-nailed and re-caulked and all exposed nail heads be re-caulked. No storm damage found during inspection. Recommend trimming the trees back until they no longer interfere with roof or gutter systems. The pitched portions of the roof have a ridge vent but are missing soffit intake vents which renders the ridge vent much less effective. It probably doesn't need it on the garage, but it would not be a bad idea on the other section to add a power attic fan for positive air flow (without doing attic and interior inspections it is hard to make sound ventilation recommendations). Flat roof is in good shape and was installed by someone who knew what they were doing. The skylight flashing has sustained damage likely from squirrels and will need to be re-flashed. The skylight itself may be the original and should also be replaced as it is now at the end of its useful life and would likely compromise the seal when re-flashing, so a replacement is recommended.

Upon inspection of TPO flat roof, it is recommended that any loose seams be re-sealed (there are very few). It is also recommended but not required to clean the TPO and apply two coats of silicone base coating to the roof to extend the life further on the flat roof portion. Recommend adding 3 1/2" PVC drainpipe to carry water away from the one portion of the flat roof to the right of the skylight where water is currently ponding.

Gutters are noted to be 6" with Bulldog (or similar) perforated gutter helmet system. Gutters are in good condition and no repairs are necessary currently.

ESTIMATED COST OF REPAIRS:

Commonwealth Roofing & Siding, LLC. estimates the cost of repairs for replacing the skylight to be \$1,700.00. To re-build the support for the HVAC will be \$150.00. To install the missing trim wrap \$75.00. There will be no charge to trim the trees back from off the roof areas. Roof tune-up to shingle roof will be \$550.00. The coating of the flat roofing should be done but is not required and the estimated cost for repairs is \$6,500.00 (22 mil. thick silicone base coating for TPO). To opt to do a tune-up to the flat roofing instead of a coating the cost will be \$550.00.

DATA COLLECTIONS

House Roof Damage and Condition Table

Direction	Wind	Tree	Condition
Front	0	0	Good
Back	0	0	Good

House Roof Hip & Ridge Damage and Condition Table

Direction	Material	Damage Type	Damage LF	Run LF	Condition
All	Shingle over style ridge vent	None	None	All	Good

House Roof Components Table

Category	Description	Damage	Quantity	Units
Layers/Materials	1 Layer- Architectural 2-ply GAF Woodland Lifetime	N/A	34-38	SQ
Approximate Age of Roof	14 to 18 years	N/A	14 to 18	YR
Layers/Materials	1 Layer - TPO Flat Roof System	N/A	18	SQ
Approximate Age of Roof	14 to 18 years	N/A	14 to 18	YR
Felt	30 lb	N/A		SQ
Hip & Ridge	High end ridge cap	N/A	All of Total	LF
Stories	1 Story	N/A	All of Total	SQ
Pitch	6/12 predominant pitch for shingle portion / TPO roof has some positive grade	N/A	All of Total	SQ
Drip Edge	Eaves	N/A	All of Total	LF
Ventilation	Ridge Vent	No		LF
Ventilation	Power Attic Fan	No		LF
Ventilation	650 vent (dryer vent)	No	1	EA
Chimney	Flashing is copper and there is a cricket behind chimney	No	1	EA
Pipes	Pipe Boot 3"	No	1	EA
Ice & Water Shield	Present	No	All of Total	Sq. Ft
Gutters & Downspouts	6" seamless aluminum - painted with 3"x4" downspouts - painted and includes gutter cover system	No	All of Total	LF

INSPECTION IMAGES

Driveway Photo

August 12, 2020



HOUSE ROOF CONSTRUCTION

August 12, 2020

1 layer 2-ply Lifetime Architectural Shingle (GAF Woodland)

TPO flat roof system



INSPECTION IMAGES

Skylight

August 12, 2020

Skylight can be re-flashed however it is recommended it be replaced so the seal is not compromised from repairs.



Corner of skylight appears to have squirrel damage which could compromise the effectiveness of the flashing at a minimum it should be re-flashed but a replacement is recommended to guarantee the seal.



INSPECTION IMAGES

August 12, 2020

Support post for HVAC unit needs to be rebuilt and base needs to be re-flashed



Trim wrap is missing from area to the right of the HVAC post and it is recommended a new piece of trim wrap be installed here

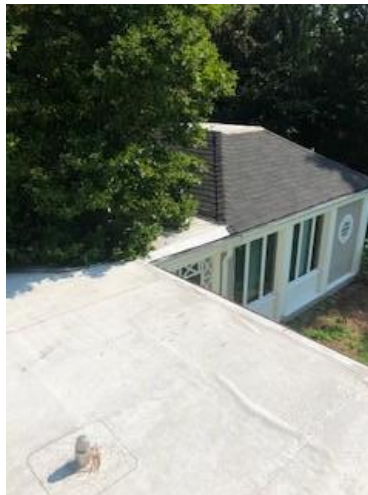


INSPECTION IMAGES

Corner of TPO flashing needs to be repaired



Portions of the roof have overhanging trees and it is recommended that these trees be cut back considerably as to not prevent any damage to the roofing systems. Multiple areas



INSPECTION IMAGES

Power fan present,
need to re-secure
and caulk exposed
nail heads



Nail heads on flashings and
Ridge vents need to be caulked

