

Inspection: [REDACTED] Address: [REDACTED]

Roof System

If a roof is not safe to access and/or walk, then we will inspect it from the ground or from a ladder. Roofs are supposed to have a 1-story access on residential properties. Once in a while, we'll run across a home that has a 2-story only access or a lower access that is too steep to physically walk up it. Those roofs are not accessible for us to physically walk. When there is frost, ice, or snow, we will not walk a roof for safety reasons. If the roof covering is wood shingle, wood shake, asbestos-cement, clay-tile, concrete tile, a slippery plastic composite, or Masonite shingle, we will not walk them due to liability and safety. Anytime there is a risk of breaking the shake or shingle by walking on them, we will not walk them. This sometimes means that we can't access the chimney to look down it because the roof covering prevents us from walking on it.

Roof Design

Roof Design Type:

Hip. (Different views of the roof.)



Roof Decking & Ridge

Decking & Ridge Condition:

There is a sag in the roof deck on the front of the duplex. In the attic, 1 rafter doesn't have bracing under it causing this. The rest of the ridge & roof deck appeared to be plumb & in good condition.

Flashing

Flashing Condition:

No significant issues observed. The flashing appears to be proper.

The only asphalt-composite roof shingle that we highly recommend is Malarkey's SBS modified 50 year impact resistant (IR) shingle. These shingles have a rubber polymer mixed into the granules all the way through the shingle making them much more durable and truly able to withstand hail impacts. Greg Wayman personally has them on his home. His property was hit with the baseball-sized hail from the June 3rd, 2015 hail storm that hit Blair, NE. There were only 3 shingles damaged on the entire roof after weathering that storm! The vinyl siding and metal outbuilding were heavily damaged. This is the only shingle on the market that has the rubber mixed throughout the shingle. The rest of them have a Fiberglass backing and upon impact, the granules fall off. You can take brand new 35 year and 50 year shingles with Fiberglass backing, regardless of manufacturer, and twist your thumb on them watching the granules fall off. Malarkey's shingles hold the granules when you do this. Some insurance carriers will also give you a 20% discount on your annual premiums if you have this type of roof covering.

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Roof Covering

Roof Covering Type:

Asphalt-composite architectural shingles with Fiberglass backing. These shingles appear to be a product with 30-35 year life expectancy from the manufacturer.

Roof Covering Condition:

There is significant hail damage across the entire roof. This roof needs to be replaced.



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Estimated Remaining Useful Life: 0 years. This roof is shot and needs to be replaced.

Recommendation(s): Recommend having a licensed Roofing Contractor replace as deemed necessary.