

Real Estate Inspection Specialist

(We WALK Your Roof)

Roof Issues which can 'ONLY' be Located by an **Actual 'Physical' Roof 'Top' Inspection**

-Some of the 'most critical', areas of roof inspection are completely 'impossible' to see from the ground. (A roof can 'never' be inspected from the ground, as it can from an up-close 'actual physical' inspection (without actually WALKING the Roof.)

Illustrated below are several examples of Roof and Roof Flashing Issues which have been identified and documented by Real Estate Inspection Specialist during home inspections.

-Example-1 (Completely Broken Shingle located in a Critical Roof Valley)

Wide-view of Critical Roof Valley
where the Broken Shingle was located
(IMPOSSIBLE to see from a Ground Inspection)

Close-up of Broken Shingle



-Example-2 (Completely Exposed Roof Decking) (Exposed to the Weather and Rain) **The Decking WILL get Wet, Lead to Wood Rot**



-Example-3 (Flat Roof 'Not-Sealed' Issue) (On Top of a 4-Story Townhome)

Close-up of 'unsealed' Flat Roof Material
The area WILL Leak to the Inside and
Eventually Leak to Ceiling Sheetrock



Wide-view of Chimney
(This Inspector Physically accessed Roof to Inspect)
(IMPOSSIBLE to see from a Ground Inspection)



-Example-4 (Chimney with NO 'Rain Cap' and a cracked 'Mortar Cap')

**Close-up of Chimney with
NO Rain Cap and cracked Mortar Cap**



Wide-view of Chimney
(IMPOSSIBLE to see from a Ground Inspection)



-Example-5 (Renovated Vintage Home in Houston with Brand NEW ROOF)

Absolutely NO Flashing at Window Base
Window Sill Totally Loose. WILL Leak
Under Shingles and ROT the Roof Decking
(IMPOSSIBLE to see from a Ground Inspection)



Absolutely NO Flashing at Wood Side Wall
The Wood Rot 'was' 'hidden' with a metal strip
Roof Decking below, WAS ALREADY ROTTING
(IMPOSSIBLE to see from a Ground Inspection)



-Additional Roof and Roof Flashing Issue Examples (ALL found by 'Walking'; the Roof)

(Completely Exposed Roof Decking)

(Exposed to the Weather and Rain)

**This Decking WILL get Wet, Lead to Wood Rot
and Possibly LEAK into House**

(IMPOSSIBLE to see from the Ground)



(Back of Brick Chimney)

(A Critical area Check due to Leaks)

**Absolutely 'NO' Metal Flashings
which are critical to prevent Roof Leaks
(IMPOSSIBLE to see from the Ground)**

