

MoistureCheck

Stucco & Mold Inspections

4255 Old Danielsville Rd. Athens, Ga. 30601
Office: (706) 248-3596 Cell: (229) 269-0946

ROOF SYSTEM - ATTIC

DISCLOSURE: *The foregoing is an opinion of the general condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Evidence of prior leaks may be disguised by interior finishes. Estimates of remaining roof life are approximations only and should be viewed as such. Roof inspection may be limited by accessibility, height, pitch or roof, vegetation, weather conditions, or other safety concerns.*

ATTIC ACCESSIBILITY:

ACCESS

LOCATION(S): Hall.

VIEW-IMPEDING

CONDITIONS: Plywood floor, Insulation.

ATTIC VENTILATION/INSULATION:

ADEQUATE

VENTILATION: Yes.

INSULATION

ADEQUACY: Recommend improvement.

APPROXIMATE R-

VALUE: R13-R15.

ADEQUATE R-

VALUE: No.

ATTIC

VENTILATION/

INSULATION:

CONCERNS/

CONCERNS:

Recommend improving insulation to achieve an R rating of 30. This should improve energy efficiency and lower heating/cooling cost.

ROOF STRUCTURE/FRAMING:

TYPE FRAMING/

DECKING: Conventional/Plywood.

GENERAL

CONDITION: Appears serviceable.

ATTIC MECHANICAL:

LIGHTING/

STORAGE

CONDITIONS: Lights and storage provided.

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ROOFING:

ACCESSIBILITY:

Walked on roof.

STYLE ROOF:

Gable.

**TYPE ROOFING
MATERIAL:**

3-tab fiberglass shingles.

**ESTIMATED
REMAINING
SHINGLE LIFE:**

7-10 years (main area). 15+ years on replaced area.

**GENERAL
CONDITION:**

Appears serviceable/within useful life.

**ROOFING:
COMMENTS/
CONCERNS:**

Flat roof on front porch appears to be serviceable at time of inspection: However, the asphalt based roll roofing which is currently installed should last a few more years. When replacement becomes necessary, I recommend using a rubberized bitimum type roll roofing, which will last many years.



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**PLUMBING
BOOT(S)
GENERAL
CONDITION:**



Front boots are cracked, 3 in all. Recommend replacing boots at earliest convenience, as a precaution against moisture intrusion.

**FLASHING(S)
GENERAL
CONDITION:**

Appear serviceable.

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COMMENTS OR CONCERNS:

Back porch roof at basement area is low sloping and is shingled, which may be leaking, based on moisture stains noted on shed roof framing lumber and trim. Monitor this condition and consult with a roofer for recommendations if needed.



GUTTERS & DOWNSPOUTS:

COMPLETE OR PARTIAL GUTTERING:

Complete.

GENERAL CONDITION:

Area(s) need improvement or maintenance.

GUTTERS/ DOWNSPOUTS: COMMENTS/ CONCERNS:

Gutters are full of debris. Recommend maintenance.

