

# PROPERTY INSPECTION REPORT



**Main Street Contracting, Inc. DBA  
CR3 American Exteriors**

**123 ABC St  
Inspection Prepared For:  
Sample Roof Inspection  
Agent:**

**Date of Inspection: 8/25/2024  
Weather:**

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## Report Summary

Roof General		
Page 6 Item: 3	Number of Layers	<ul style="list-style-type: none"> <li>• -There are two or more layers of shingles on the roof. Recommend contacting insurance company to verify insurability. One layer is now the maximum allowed. This condition will result in the following:               <ul style="list-style-type: none"> <li>- When new roofing is required, both layers will need to be removed before new roofing material can be installed. Whoever owns the home at the time of replacement will be required to pay for removal and disposal of th old shingles, and for materials and installation of the new roof-covering materials. This is much more expensive than simply adding another layer and you may wish to take this into account in your consideration of this property.</li> <li>- Reduced asphalt shingle service-life of the existing shingle roof compared to similar shingles installed over a proper substrate.</li> <li>- Any warranty offered for the shingles is now void.</li> <li>- Shingles will be more easily damaged by hail.</li> </ul> </li> </ul>
Page 7 Item: 4	General Condition	<ul style="list-style-type: none"> <li>• Missing and damaged shingles on roof should be replaced to prevent future damage and water penetration. Holes were noted in the roof near edge recommend this gets reviewed and repaired.</li> <li>• At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful lives. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.</li> <li>• Localized depressions (low areas) were visible in the roof plane at various areas of the roof exterior.</li> </ul>

## Attic

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Sheathing  
Condition

- The attic exhibited widespread discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to home materials or the development of unhealthy conditions related to mold, the Inspector recommends that the source of moisture be identified and the condition corrected.
- The inspector observed discoloration on roof sheathing in the attic. Testing with a moisture meter revealed elevated moisture levels indicating active roof leakage. The source of the leak should be identified and corrected by a qualified roofing contractor.
- The roof had areas of visible damage to the roof sheathing at the time of the inspection. All damaged areas should be repaired for safety reasons, and to prevent potential damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. Before the expiration of your Inspection Objection Deadline, you should consult with a qualified roofing contractor to gain an idea of options and costs for repair.

# General Info

## 1. Company Info

Observations:

- Main Street Contracting Inc, DBA CR3 American Exteriors - Home Improvement License - HI-69267 Expires 10/01/2025
- Business Location: 47 W Main St, Smithtown NY 11787

### • Introduction Statement

Thank you for choosing Main Street Contracting DBA CR3 American Exteriors for your roofing inspection. We are committed to providing you with a thorough visual assessment of your roof to assist in maintaining the integrity and longevity of your home. This inspection is a complimentary service we offer to deliver a higher level of care and support to our clients, giving you valuable information about the current condition of your roof.

Please note that this inspection is a visual examination only, conducted from accessible areas, and is based on observable conditions at the time of inspection. It does not involve the removal or disassembly of any part of the roofing system, nor does it include the use of specialized equipment such as moisture meters or infrared cameras unless specifically arranged. The findings presented in this report reflect the condition of your roof on the date of the inspection and are intended for informational purposes only. This report does not constitute a warranty, guarantee, or assurance of future roof performance or condition.

Main Street Contracting DBA CR3 American Exteriors is not liable for any issues that may arise after the inspection, nor can we guarantee that all potential problems have been identified, especially those hidden from view or that may develop over time. Regular roof maintenance is crucial to prevent future issues, and we encourage you to address any concerns identified in this report promptly.

If you are interested in receiving a proposal for roof repairs or replacement based on the findings of this inspection, we would be pleased to provide a separate, detailed estimate for those services. Please understand that this inspection is provided as part of our commitment to delivering exceptional service, but it does not replace the need for regular maintenance or serve as a comprehensive assessment of your roof's future performance.

Should you have any questions or require further clarification about this report or our services, please do not hesitate to contact us. Our goal is to ensure your complete satisfaction and to help protect your home for years to come.

- Please note that building codes vary based on the time a home was constructed and are subject to change over time. As a result, compliance with current or past building codes is outside the scope of this inspection. Our inspection does not determine whether the home meets current code requirements, as codes frequently evolve. For specific code compliance inquiries, we recommend consulting with your local building inspector or municipality. We disclaim any responsibility for verifying whether the home adheres to current or past building codes.

## 2. Project Manager Inspector

Observations:

- Brigitte Malik

## 3. Property Type

Observations:

- Single Family

## 4. Stories

Observations:

- Property is number of stories: Two

5. Weather

Observations:

- Sunny

6. Temperature

Observations:

- 70 Degrees Fahrenheit

7. Approximate Age

Observations:

- 1950 Based on listing.

# Roof General

## 1. Method of Inspection

Observations:

- The Inspector inspected the roof and its components by walking the roof.

## 2. Type of Roof Covering

Observations:

- Asphalt shingles noted.
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## 3. Number of Layers

Observations:

- -There are two or more layers of shingles on the roof. Recommend contacting insurance company to verify insurability. One layer is now the maximum allowed.

This condition will result in the following:

- When new roofing is required, both layers will need to be removed before new roofing material can be installed. Whoever owns the home at the time of replacement will be required to pay for removal and disposal of th old shingles, and for materials and installation of the new roof-covering materials. This is much more expensive than simply adding another layer and you may wish to take this into account in your consideration of this property.
- Reduced asphalt shingle service-life of the existing shingle roof compared to similar shingles installed over a proper substrate.
- Any warranty offered for the shingles is now void.
- Shingles will be more easily damaged by hail.



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#### 4. General Condition

##### Observations:

• We do not inspect for the insurability of the home and roof whether it meets with your insurance companies underwriting approval. Our inspection is limited to the readily visible portions of the roof surface which typically prevents and/or excludes observation of such items as fastener intervals, complete and proper installation of underlayments, determining underlayments and materials, obscured flashings, and all such items including underlayments and materials are excluded from the inspection. Routine seasonal and annual maintenance, servicing, and inspections are encouraged and recommended to extend the service life of your roof. These inspections and servicing should be performed by qualified professionals or roofing contractors. Your inspection does not determine the age or life expectancy of a roof. Recommend your insurance company pre-approve the roof and related covered items before closing.

- Localized high areas in the roof plane were visible in the roof in various areas of the roof exterior.
- **Missing and damaged shingles on roof should be replaced to prevent future damage and water penetration. Holes were noted in the roof near edge recommend this gets reviewed and repaired.**
- **At the time of the inspection, asphalt composition shingles covering the roof of this home appeared to be at or near the end of their useful lives. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for replacement.**
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#### 5. Plumbing Vents

Observations:

- The plumbing vents appeared to be installed correctly.

# Attic

## 1. Attic Access

### Observations:

- Some areas of the attic were not visible due to the occupant's belongings. The Inspector recommends inspection of these portions of the basement by a qualified inspector after access has been provided.
- The attic was accessed through a hatch in the hallway ceiling.
- No light was provided in the attic.

## 2. Truss Roof Structure

### Observations:

- The inspector observed few deficiencies in the visible portions of the roof trusses. Notable exceptions will be listed in this report.

## 3. Thermal Insulation

### Observations:

- The attic floor was insulated with foil-backed fiberglass batts.

## 4. Roof Ventilation

### Observations:

- The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

- Soffit vents were installed as part of the roof structure ventilation system.
- Gable vents were installed to ventilate the attic space.

## 5. Sheathing

### Observations:

- The solid roof deck was composed of wood boards

## 6. Sheathing Condition

### Observations:

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