



RoofAdvisor LLC  
42313 Ann Arbor Rd  
Plymouth, MI 48170

# Roof System Inspection Report



1234 Somewhere Dr.  
Yourtown, MI 48888



RoofAdvisor LLC  
20:59 August 15, 2016

## Table of Contents

General Information	2
Inspection Agreement	2
Definitions	5
Interior	5
Attic	5
Exterior	7
Roof	7
Summary	9



RoofAdvisor LLC  
20:59 August 15, 2016

## General Information

### Property Information

Property Address: 1234 Somewhere Dr  
City: Yourtown State: MI Zip: 48888  
Contact Name:  
Phone:  
Fax

### Client Information

Client Name: Local Client  
Client Address:  
City: State Zip  
Phone  
Fax

### Inspection Company

Inspector Name Chris Erwin  
Company Name RoofAdvisor LLC  
Address 42313 Ann Arbor Rd  
City Plymouth State MI Zip 48170  
Phone 734-822-7663  
Fax  
E-Mail info@roofadvisormi.com

### Conditions

Others Present Home Owner Property Occupied Occupied  
Estimated Age Unknown Entrance Faces  
Inspection Date 08/08/2016  
Building Type Single family Garage Attached

## Inspection Agreement

Inspector Name: Chris Erwin  
Company Name: RoofAdvisor LLC  
Address: 42313 Ann Arbor Rd  
City State Zip: Plymouth, MI 48170

Client Name: Local Client  
Address:  
City, State Zip:

Property Address: 1234 Somewhere Dr  
City State Zip: Yourtown, MI 48888

This agreement made on 8/8/16 by and between JBCE, LLCE d.b.a. RoofAdvisor and the undersigned, collectively referred to herein as the Parties. The terms RoofAdvisor, we, us, our, or Inspector refers collectively to



RoofAdvisor LLC  
20:59 August 15, 2016

## Inspection Agreement (Continued)

the JBCE, LLC doing business as RoofAdvisor. The term you, your, or client refers to the undersigned. This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of individual system(s) and/or component(s) Property at:28270 Tavistock Tr, Southfield MI.

The terms below govern this Agreement. The Parties Understand and Voluntarily Agree as follows:

1. You will pay us \$0 for our inspection.
2. We will perform a visual inspection of the following systems and components: ROOF SYSTEM and will provide you with a written report of our opinions.
3. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not supervise us.
4. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us for any liability agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
5. We assume no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. You agree that in all cases our liability shall be limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that the liquidated damages are not a penalty, but that we intend them to (i) reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed upon fee.
6. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case inspector may inform the client that inspector is so licensed. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.
7. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of adverse conditions within seven days of discovery; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.
8. You agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and fees incurred in defending that claim. You agree that any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, must be brought only in



RoofAdvisor LLC  
20:59 August 15, 2016

## Inspection Agreement (Continued)

the District Court of Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days written notice of the nature of the claim. In any action against us or InterNACHI, you waive trial by jury.

9. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms or promises other than those set forth herein. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

10. Payment of the inspection fee (less any deposit noted above) is due when we complete the inspection. You agree to pay all costs and attorneys fees incurred in collecting the fee owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

11. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

12. Hold Harmless Agreement: Client agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the Inspector or its employees or visitors or of independent contractors engaged or paid by Inspector for the purpose of inspecting the subject home.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or that it otherwise requires judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this Agreement.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

Signature:

Inspection Date: 08/15/2016

RoofAdvisor LLC  
20:59 August 15, 2016

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Watch	Item is showing signs of age, wear, and/or deterioration, but is performing its intended function. We recommend to have item Re-Inspected at appropriate intervals.

## Interior

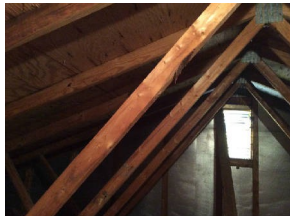
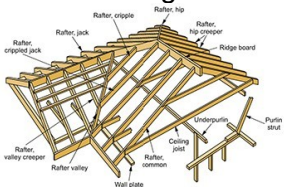
### 2nd Floor Living Space

1. Acceptable Ceiling: Paint
2. Acceptable Walls: Paint

## Attic

### House Attic

1. Method of Inspection: In the attic
2. Acceptable Unable to Inspect: 0%
3. Acceptable Roof Framing: Rafters



4. Watch Sheathing: Solid Plywood - Water stains present



5. Defective Sheathing: Solid Plywood - Water damage present



6. Acceptable Insulation: Fiberglass



RoofAdvisor LLC  
 20:59 August 15, 2016

## Attic (Continued)

7. Acceptable Insulation Depth: 4"--7"

What you see:	What it probably is:	Total R-value:	
loose fibers	light-weight yellow, pink or white	fiberglass	2.5 x depth
	dense gray or near-white, may have black specks	rock wool	2.0 x depth
	small gray flat pieces or fibers (from news print)	cellulose	3.7 x depth
granules	light-weight	vermiculite or perlite	2.7 x depth
batts	light-weight yellow, pink, or white	fiberglass	3.2 x depth

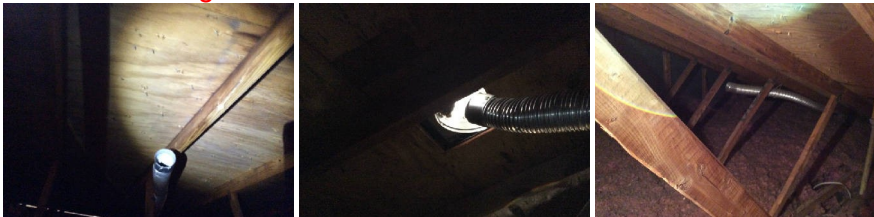
8. Watch Ventilation Exhaust: Gable Vents Box Vents **Insufficient Ventilation for Size of Structure. 1/300 Rule**



9. Defective Ventilation Intake: NONE **Insufficient Ventilation for Size of Structure. 1/300 Rule.**



10. Defective Moisture Penetration: Roof Intersections - **Wood rot**  
 11. Defective Bathroom Fan Venting: Electric fan - **Bathroom improperly vents into attic and may cause moisture damage to the insulation**



12. Not Present Additional Penetrations  
 13. Tube and Knob Electrical: NO  
 14. Air Handler: NO  
 15. Sealed Ceiling Surface: NO





RoofAdvisor LLC  
20:59 August 15, 2016

## Exterior

Main Property Exterior Surface

- 1. Acceptable     Gutters: Sectional
- 2. Defective     Eaves: Eaves Damaged - deteriorating



## Roof

Main Property Roof Surface

- 1. Method of Inspection: On roof
- 2. Approximate Age: 11-15 years
- 3. Unable to Inspect: 0%
- 4. Number of Layers 1
- 5. Material: Asphalt shingle - Roof shows signs of deterioration



- 6. Defective     Flashing: Aluminum - Sealant used instead of flashing

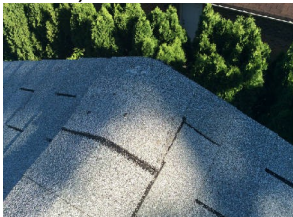




RoofAdvisor LLC  
20:59 August 15, 2016

## Roof (Continued)

Flashing: (continued)



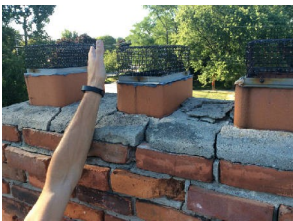
- 7. Acceptable Valleys: Asphalt shingle
- 8. Not Present Skylight:
- 9. Defective Plumbing Vents: PVC - **Roof boot is damaged/cracked**



- 10. Not Present Electrical Mast:
- 11. Not Present
- North Chimney
- 12. Acceptable Chimney: Brick



- 13. Watch Flue/Flue Cap: Mortar - **Crown cracked , Repair chimney mortar crown**



- 14. Watch Chimney Flashing: Aluminum - **Improper installation**

RoofAdvisor LLC  
20:59 August 15, 2016

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. All DEFECTIVE items must be fixed to receive NO-LEAK Certification.

### Attic

1. House Attic Sheathing: Solid Plywood - Water damage present



2. House Attic Ventilation Intake: NONE Insufficient Ventilation for Size of Structure. 1/300 Rule.



3. House Attic Moisture Penetration: Roof Intersections - Wood rot

4. House Attic Bathroom Fan Venting: Electric fan - Bathroom improperly vents into attic and may cause moisture damage to the insulation



### Exterior

5. Main Property Exterior Surface Eaves: Eaves Damaged - deteriorating



### Roof

6. Flashing: Aluminum - Sealant used instead of flashing



RoofAdvisor LLC  
20:59 August 15, 2016

## Roof (Continued)

Flashing: (continued)



7. Plumbing Vents: PVC - Roof boot is damaged/cracked



RoofAdvisor LLC  
20:59 August 15, 2016

## Watch Summary

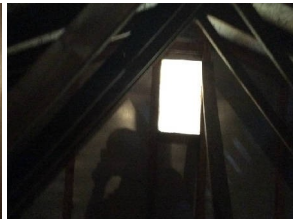
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Attic

1. House Attic Sheathing: Solid Plywood - Water stains present

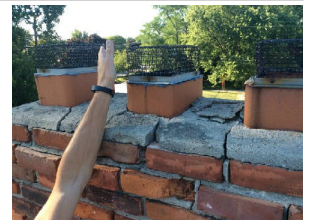


2. House Attic Ventilation Exhaust: Gable Vents Box Vents Insufficient Ventilation for Size of Structure. 1/300 Rule



### Roof

3. North Chimney Flue/Flue Cap: Mortar - Crown cracked , Repair chimney mortar crown



4. North Chimney Chimney Flashing: Aluminum - Improper installation

