

***FINEGAN INSPECTION SERVICES, INC.  
TERRY FINEGAN  
27 LAURELWOOD DRIVE  
MILFORD, OHIO 45150  
683-0733-PHONE***

**CLIENT:**

**RESIDENCE:**



**GENERAL:**

This report is based on visual observations of the residence. The inspection was made without removing any existing covering surfaces or materials. If an area of the residence is inaccessible, it will be noted in the report. There is no warranty implied as to the value, life expectancy, fitness for particular function,

usefulness, or merchantability, and therefore, **FINEGAN INSPECTION SERVICES, INC.** assumes no liability.

This is a specialty report as per the clients' request. The report is designed to discuss the **roof shingle & flashing installation** at the above noted house. **Any items that need to be modified will be written in bold and have a highlight marking.**

**General information:**

**Shingle type-** Dimensional

**Nailing method-** air compressor, gun nailing

**Slope of roof-** 4/12 estimate

**Type of flashing-** standard metal, aluminum flat stock

**Weather conditions-** rain

**Time of the inspection-** \_\_\_\_\_

**1). Shingle installation-** The installation of the shingles was of good quality in general. There are no shingles that are lapped incorrectly at any location.

**a).** There were **no roofing nails** that have lifted or are out of proper placement

**b).** There are **no exposed nails** noted below the drip line of the shingle tabs.

**2). Nailing method-** There were no observed nails that were shot into the shingle surfaces on an angle and no nails that have torn any surfaces of the shingles. No shingles were observed to be lifted by the roofing nails.

**3). Expansion space –** There were shingles that had the natural expansion and contraction space between the tabs of the shingles.

**4). Step flashing-** All step flashing on the roof surface at the wall intersections was **installed properly.**

**\*\*At the apron flashing on the front most gable of the house roof, have the flashing painted in the next year or two.**



**5). Valley flashings-** There are no metal valley flashings on this roof system. All valley areas are accomplished in a “LAP” method. These are installed properly in these valley areas.

**6). Shingle rake terminations-** At the front and rear gables of the house, the shingles are noted to properly extend past the outside leading edge of the rake line by 1” as is normal installation.

**7). Boot flashings-** There were no problems with the boot flashing installation.

**8). Air vent type and installation-** The type of air vents on this roof were noted to be a spinning “turbine” type. Both appear to be secure and functional. There are also gable vents at the sides of the house. **The dual venting is not recommended. It is recommended that the roof have ridge vents installed and close off the gable vents. The installation of soffit vents is recommended around the perimeter of the home.**



**9). Roofing felt installation-** There was no inspection of the felt because the roof has shingles over the roof decking. There is felt observable under the shingles at the eave lines and at the rake lines.

**10). Cap shingle installation-** All ridge lines have a “cap” shingle installed so that it overlaps the apex surfaces. These cap shingles are effective in sealing the roof surface at this time.

**11). Chimney system-** There was some brick damage issues noted with the fireplace chimney. Some bricks have been water damaged and the front 1/8<sup>th</sup> inch has fallen off. The water had accessed the brick via the chimney crown. That crown has been sealed. Monitor this and if more brick becomes deteriorated, have the chimney crown replaced, then replace the water damaged brick of this house.



12). Most gutters were noted to be functional and draining without issues. On the front gutter above the front porch area, it is suggested to flush out the leaf debris that has built up in this gutter. There are some missing gutter screens where the leaf debris has collected



**OTHER ROOF OBSERVATIONS:**

The rake boards at each side of the upper roof are in need of paint. Some lower sections show some deterioration where they intersect with the shingle surfaces. A **fiber-cement type material** is recommended in these areas or aluminum wrap.



Thank You! Please call with any questions.

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