

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



CLIENT

Report Date: 2019

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 in those areas.

All observations are noted as the inspector **faces the front of the house** for purposes of mutual orientation.

This information is for the use of the persons to understand the conditions of the roof and chimneys. The weather conditions were noted to be sunny and the temperature was 50 degrees F. at the start of the inspection.

EXTERIOR CONDITIONS OF THE MAIN HOUSE

1). The **roof surface** was composed of a slate surface and a soldered copper surface. There were no missing slate and no damaged slates and no problems noted with the installation of the slate on the main house. This roof was viewed from the copper roof surfaces but was not walked on by the inspector.

The following items may be considered for the main house roof system:

- a) **The far left chimney needs the repair of the flashings and the repair of the crown. Both have allowed water access into the house and that access of water is active at the time of the inspection**



This is the far left chimney (This observation does not pertain to this chimney.)

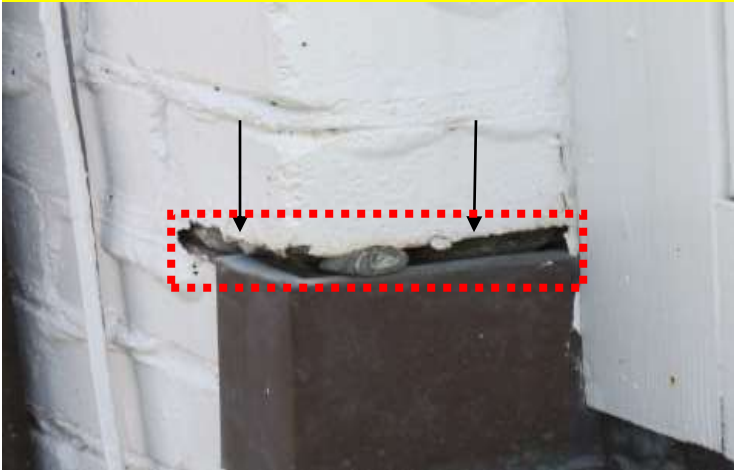
Three obvious items that were noted on the day of the inspection were the volume of **brick deterioration**, (caused by water access at the top of the chimney) the **lightning rod** was broken, and there is a **lifted flashing** at the back side of this chimney.



- b). The center chimney needs to have the **base flashing sealed** at the bottom of the chimney surface where it intersects with the slate.



c). There is a **counter flashing** above the rear most right side door that **needs to be secured and mortar tucked into the rivulet**



d). On the rear of the home, the left side **gable wall has a counter flashing that needs to be re-secured** into the mortar where it has pulled out at this time.



e). The front face of the home, where it connects to the _____ needs to be **re-flashed and the gutter needs to be corrected. There is active water leaking** at the intersection of the left atrium wall and the front wall of the addition



Inside the atrium next to the full length glass panel

f). Most of the gutters were noted to be installed properly with proper pitch to the downspouts in most locations. There needs to be adjustment of the front left gutter above the center of the left of the home and the rear left gutter on the same, lefthand side of the home. At each location the gutter is bowed downward and is not draining and there is water overflow at that location.



Front left wing(substitute picture)

Water is overflowing from these locations (sub picture)

Rear left wing (sub picture)

g). At the rear roof, there is one broken slate



h). The roof ridge that intersects the _____ roof has a **ridge cap that needs to be secured** to the slate at the apex of this roof.



i). The **flashing above the rear door** to the house needs to be secured back into place.

***FINEGAN INSPECTION SERVICES INC.
ASHI CERTIFIED INSPECTOR #033511
EDI CERTIFIED INSPECTOR #Ohio-0017***

Terrence P. Finegan