



Advantage
Inspection

4020 Wake Forest Road #300
Raleigh NC 27069
919.850.2526

Roof Inspection

Client's Name:
Inspection Address:

Sample Report

Inspector:
Spencer Park

Realtor:

Date/Time: 6.15.2023 10:30 AM
Weather: 80 Degrees Sunny



ADVANTAGE INSPECTION
advantagenc.com

5 Year Protection Plan | Coverage Provided by RWS



 **PLATINUM**
ROOF PROTECTION PLAN

5 YEAR LEAK REPAIR COVERAGE

This service contract is for the repair of leaks to your home's roof for a period of **5 years following the date of inspection**. This service contract covers only those items specifically listed and excludes all others, subject to the terms and conditions herein.

This policy covers all residential roof types, including asphalt/composition shingles, slate roofs, metal roofs, tile roofs, and non-commercial flat roof types. This policy applies only to the home itself, and specifically excludes other structures.

Provided Free of Charge by



with Your Full Home Inspection

For warranty claims or questions call:
1-800-544-8156

This service contract covers repairs for leaks only. Any defect noted in your home inspection or any consequential leak resulting from a defect noted in your inspection is not covered. If your inspector noted damage, leaks, improper installation, or worn materials, it is the responsibility of the home owner to remedy these conditions. This is not a policy of insurance, and as such consequential damage from a leak is not covered. Damage from any peril (fire, flood, lightning, vandalism, etc.) is not covered by this policy and should be reported to your homeowner's insurance company. Repairs necessary as the result of abuse, neglect, or lack of maintenance are not covered by this policy.

A deductible of \$500 applies to any roof leak claim. Should the actual cost of repair be less than \$500, the home owner shall pay the lower amount. Repairs completed under this policy, after the deductible has been satisfied, are guaranteed for the remainder of the term of this policy. Leak repairs shall be covered only when the cause of the leak is normal wear and tear or deterioration. The aggregate limit of this policy for the 5 year period is \$3000.00. Home owner is responsible for the cost of replacing roof coverings when needed. On any claim payment to the home owner can be requested in lieu of payment to a service provider, which may be a prudent choice especially when a roof replacement is being considered.

This policy was delivered to the home owner free of charge by their home inspector. The policy is serviced by Residential Warranty Services, Inc.(RWS) with its principal offices located in Carmel, Indiana. Any action, including complaints, legal disputes, or compliance requests, shall be made in Hamilton County, in the State of Indiana. This policy is non-transferable.* It shall be used only for the benefit of the purchaser of the property as listed on the home inspection report and only for the subject property of that report.

MAKING A CLAIM

Prior to the date on which this policy expires, which is the same date as the inspection 5 calendar years later, RWS must receive written notification of your claim. Simply call 1-800-544-8156 for instructions or send your claim, including a brief summary of the condition, your name, your full address, a phone number you can be reached at, a copy of your home inspection, and a written diagnosis and an itemized estimate which includes the breakdown of parts and labor from a qualified roofing contractor to:

Residential Warranty Services, Inc., P.O. Box 797, Carmel, IN 46082

Claims can also be faxed to 877-307-7056 or emailed to 90day@rws-warranty.com
*Policy is transferable to the buyer with a pre-listing inspection.


RESIDENTIAL WARRANTY SERVICES, INC.
PLATINUM ROOF PROTECTION PLAN
Provided by Residential Warranty Services with a Full Home Inspection

Description of Service: Advantage was hired to evaluate the roofing systems and components from the exterior of the home. This is to be a visual inspection and the inspection may incorporate use of drone video, drone photos along with physical walking the roof (determined by conditions, slope of roof, access, etc.) The report is a snapshot in time and our evaluation is based on our experience and a visual examination of the roofs components and system. Our inspection report is our opinion and is not meant to imply any warranty or guarantee of the roof, exterior systems, or home.

See Additional Notes, Comments, Photos on other limitations.

TABLE KEY or DEFINITIONS

Inspected (IN) = I visually observed the item, component or system and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or system and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or system is not in this home or building.

Repair or Replace (RR) = The item, component or system is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Further Evaluation Recommended (FE) = The item, component, system should be further evaluated by a licensed or professional contractor and direction provided as necessary.

Code	Item, System or Component	Condition	Description
IN	Shingles Metal Roofing	Fair	Repair/Further Evaluation Recommended See Photo/Comment Below
IN	Granular Attachment	Fair	Repair/Further Evaluation Recommended See Photo/Comment Below
IN	Ridge Vent/Attic Ventilation	Good	No Action Necessary
IN	Hips/Valleys	Good	No Action Necessary
IN	Plumbing Flashings	Good	No Action Necessary
IN	Mechanical Flashings	Good	No Action Necessary
IN	Wall Flashings	Poor	Repair/Further Evaluation Recommended See Photo/Comment Below
NP	Chimney Cap/Crown	Not Present	No Action Necessary
NP	Chimney Cricket/Flashings	Not Present	No Action Necessary
NP	Chimney Façade	Not Present	No Action Necessary
NP	Skylights	Not Present	No Action Necessary
IN	Gutters	Good	No Action Necessary
IN	Soffit/Fascia/Dormers (Limited Evaluation)	Fair	Repair/Further Evaluation Recommended See Photo/Comment Below
NP	Misc. Attachments (Satalite's, Antenna, etc.)	Good	No Action Necessary
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Estimated Age of Roof	1-5 years
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Please see all photos and comments below All roofing work should be evaluated and completed by a licensed/insured roofing contractor
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The roof shingles are in typical conditions for the age of the roof, but areas of noted damage/improper installation to the shingles and flashings should be evaluated and repaired by a professional contractor. See comments and photos throughout the report.

Recommendations/Suggestions/Notes/Photo Log



Overall Roof Photo

Photo 1

NR



Elevation Photo

Photo 2

LOG



Elevation Photo

Photo 3

INFO



Elevation Photo

Photo 4

INFO



Elevation Photo

Photo 5

LOG



Shingle Condition - Granular attachment typical and consistent with age of roof.

Photo 6

LOG



Shingle Condition - Granular attachment typical and consistent with age of roof.

Photo 7

LOG



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 8

LOG



The gap between the soffit and roof shingles creates an opening into the attic for pests. Typically, flashing is installed in this area to seal off the attic.

Photo 9

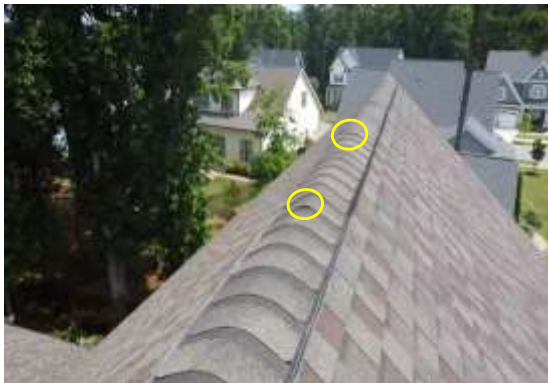
INFO



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 10

INFO



Shingle Condition - Minor shingle damage - missing shingle, lifting shingle, curling shingle, etc.

Photo 11

INFO



Shingle Condition - Sealant missing/deteriorated from nail heads.

Photo 12

INFO



Flashing(s) at Overhang Returns - Flashings are properly installed and attachment is sealed properly

Photo 13

LOG



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 14

LOG



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 15

INFO



Flashing(s) at Overhang Returns - Flashings are properly installed and attachment is sealed properly

Photo 16

INFO



Gutters - Gutters are properly attached and function as intended/good shape

Photo 17

INFO



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 18

INFO



Flashing(s) Kickout - Kickout flashing(s) are missing where siding/shingles meet. Recommend professional contactor evaluate and install as necessary.

Photo 19
LOG



Flashing(s) at Overhang Returns - Flashings are properly installed and attachment is sealed properly

Photo 20
LOG



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 21
LOG



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 22
LOG



Shingle Condition - Observed nails/construction debris on the roof. Loose debris/nails can cause personal injury.

Photo 23
LOG



Flashing(s) at Shed Roof - Flashing are properly installed at shed roof component.

Photo 24
LOG



Flashing(s) Kickout - Kickout flashing(s) are missing where siding/shingles meet. Recommend professional contactor evaluate and install as necessary.

Photo 25
LOG



Plumbing Flashing - Plumbing flashings are in good shape. These flashing are recommended to be replaced every 8-10 years.

Photo 26
LOG



Plumbing Flashing - Plumbing flashings are in good shape. These flashing are recommended to be replaced every 8-10 years.

Photo 27
LOG



Plumbing Flashing - Plumbing flashings are in good shape. These flashing are recommended to be replaced every 8-10 years.

Photo 28
LOG



Metal Roofing - Some of the screws/fasteners are rusting. This can result in staining/leaking.

Photo 29
LOG



Mechanical Flashings - Mechanical flashings are in good shape. These flashings are recommended to be replaced every 8-10 years.

Photo 30
LOG



Plumbing Flashing - Plumbing flashings are in good shape. These flashings are recommended to be replaced every 8-10 years.

Photo 31

LOG



Mechanical Flashings - Mechanical flashings are in good shape. These flashings are recommended to be replaced every 8-10 years.

Photo 32

LOG



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 33

LOG



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 34

LOG



Mechanical Flashings - Mechanical flashings are in good shape. These flashings are recommended to be replaced every 8-10 years.

Photo 35

LOG



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 36

LOG



Flashing(s) Kickout - Kickout flashing(s) are missing where siding/shingles meet. Recommend professional contactor evaluate and install as necessary.

Photo 37
LOG



Gutters - Gutters are properly attached and function as intended/good shape

Photo 38
LOG



Flashing(s) at Shed Roof - Flashing are not properly installed at shed roof component.

Photo 39
LOG



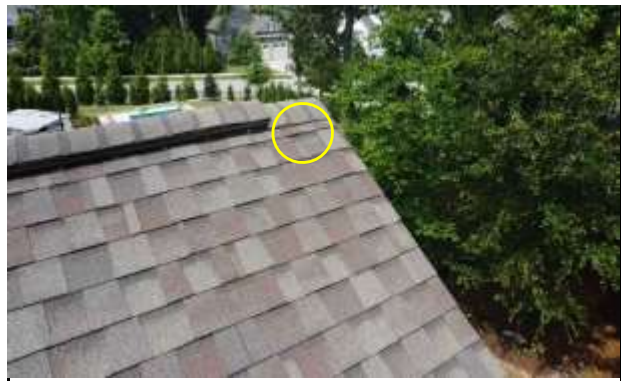
Flashing(s) at Shed Roof - Flashing are not properly installed at shed roof component.

Photo 40
LOG



Flashing(s) Kickout - Kickout flashing(s) are missing where siding/shingles meet. Recommend professional contactor evaluate and install as necessary.

Photo 41
LOG



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

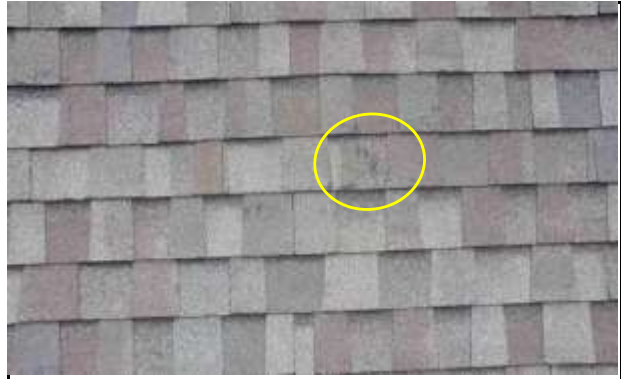
Photo 42
LOG



Flashing above ridge is missing fasteners.

Photo 43

LOG



Shingle Condition - Shingle Damage/Missing Shingles/Granular Damage/Nail Pops/etc.

Photo 44

LOG

Photo Box

Intentionally

Left Blank



Photo 45

LOG

Photo Box

Intentionally

Left Blank



Photo 46

LOG

Photo Box

Intentionally

Left Blank



Photo 47

LOG

Photo Box

Intentionally

Left Blank



Photo 48

LOG