



# Roof Inspection Report

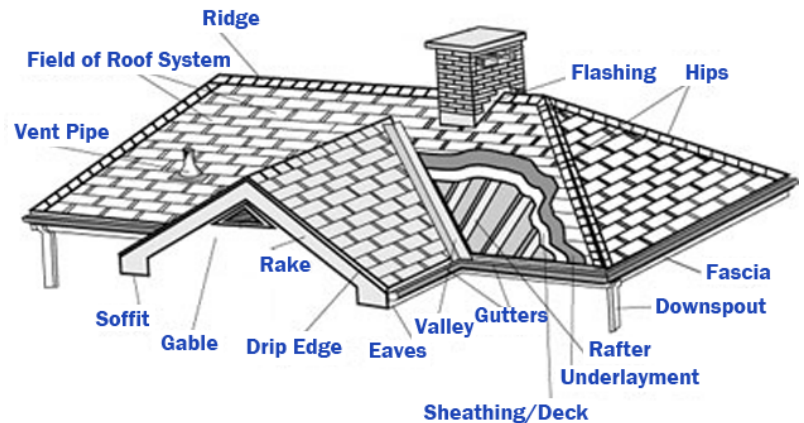
174 Rouse 17 North • Upper Saddle River, NJ 07458 • Telephone: 201.825.2955  
Great American Roofing Has Been Proudly Improving New Jersey and New York Homes since 1974  
Lic. #13VH07832500

Contact's Name: [REDACTED]  
Contact is the: **Owner**  **Buyer**  **Agent**  
Contact's Phone #: [REDACTED]  
Property Address Street: [REDACTED]  
City: Summit  
State: NJ  
Zip: 07901

Date of Inspection: 2/24/20

The inspection report will include the following sections, as made available during the inspection:

1. General Observations
2. Decking
3. Underlayment
4. Recommendation and Estimates



This report includes any and all possible noteworthy observations for each of the sections above. The report will be written to the best of the ability of Great American Roofing to give the most complete picture of the condition of the roof and any other areas or materials related to the roof. Areas that are not visible, unsafe for any reason, or otherwise inaccessible will not be included in this quote.

Great American Roofing is a license and insured Master Elite roofing company. The Great American Roofing Company of Upper Saddle River, NJ is not a home inspection company. This report should not be used without a complete Home Inspection Report performed by a licensed Home Inspector. All statements made in this report are made honestly and in good faith.

# General Observations:

Roof 1: Main Dwelling	
Age	20-35 years
Material	Asphalt Shingle
Manufacturer	Unknown
Number of Stories	1-3
Color of roof	Black/Gray (Weathered)
Pitch of roof	2/12, 5/12 (Predominant), 8/12
Approximate size	19 Square
Condition	Poor/Aged and Missing shingle Rampant granule loss Moss, algae, and lichen growth In need of replacing

Roof 2: Detached Garage	
Age	15-25 years
Material	Asphalt Shingle
Manufacturer	Unknown
Number of Stories	1
Color of roof	Black
Pitch of roof	3/12, 5/12 (Predominant)
Approximate size	7 Square
Condition	Poor/Aged and covered with debris. Algae and lichen growth Rampant granule loss

Roof 3:	
Age	
Material	
Manufacturer	
Number of Stories	
Color of roof	
Pitch of roof	
Approximate size	
Condition	

Roof 4:	
Age	
Material	
Manufacturer	
Number of Stories	
Color of roof	
Pitch of roof	
Approximate size	
Condition	

# Decking

*Defined: Roof decking (or sheathing) is the layer of the roof that is used as the base for nailing roof coverings. Decking acts as a layer of protection for the roof and usually consists of a wood material such as plywood. Older roofs made as material such as slate, cedar shake, or clay may lack sheathing entirely.*

## **Inspection Findings:**

### Main Dwelling:

The accessible knee-wall on the 3<sup>rd</sup> story of the house clearly shows the decking for what is likely the original structure. The only sheathing is a layer of cedar shake nailed directly to furring strips. The cedar shake was damp to-touch throughout the area. Of the 19 Square on the main dwelling, about 11 Square is made up of this type of decking. A new roof can't be installed over furring strips, so after the layers of roof and cedar shake are removed 5/8" CDX Roof Sheathing should be installed to support new roof system for the 11 square of cedar shake.

### Garage Roof:

The detached garage has proper roof sheathing. The sheathing can be observed inside the garage and appears to be in like-new condition.

There is no evidence that any of this decking will need to be replaced during the roof's replacement.

# Underlayment

*Defined: Roofing underlayment is a water-resistant or waterproof barrier material that is installed directly onto your roof deck. It is applied under all other roofing materials as an added layer of protection from severe weather. There is no guarantee that any roof underlayment is present, unless exposed by missing roofing (blown-off shingle, peeled and deteriorated membrane, etc.) or along edges.*

## **Inspection Findings:**

Main dwelling:

There are several areas on the main roof where the edges of the shingle are exposed. There is no evidence of ice/water shield barrier on any parts of the roof. This contributes to the granule loss by making it nearly impossible for the old shingle to completely dry. The layers of roof shingle installed over top of the cedar shake don't seem to have any underlayment. Many areas are dry rot and broken, revealing the lack of underlayment.

Garage roof:

There is tar paper present on the garage roof.

## Recommendation and Estimates:

There is no argument to be made for repairing this roof. The exposed shingle is past its usable life on both the main dwelling and the garage. A new roof installation with measures taken for ventilation and a new gutter system is absolutely needed. Complete replacement of soffit and fascia is also recommended.

Estimates for installation of new products are as follows:

- Installation of New GAF Timberline HD/Z Roof System along with:
    - New plywood sheathing on original structure (35 Sheets)
    - Baffles for ventilation through ridge vent
    - Holes cut for soffit vents
    - Clear fiberglass insulation for soffit airflow
    - Fascia repair in areas where rodent traps were installed
    - Double lapped synthetic underlayment on low-pitch upper roof on back of house
    - (Please see attached Contract for complete description of work to be performed, materials, and warranty information)
- Total Cost: \$18,175.00 (Includes both main dwelling and garage)