

ROOFING

ROOF COVERING

- Type: Roof covered with asphalt- shingle with a small portion of roll roofing over two added roofs over ground floor located on the sides of the north deck.
- Condition:
 - 1- Age of 1 to 5 years installed over lumber roof sheathing.



- 2- The roll roofing did not extend over the gutter for at least 1/2 inch to prevent water running under the roofing material.

- *Recommendations:*
 - 1- Consult with RCABC for life expectancy and warranty for the roof due to its application over lumber roof sheathing.



GUTTERS

- Condition: The gutter on the entrance overhang (porch) was not sloped toward the down spot, and also there were stains on beam under the porch's gutter.
- *Recommendation:*
 - 1- Correct the slope in order to prevent over flow and fascia damage.
 - 2- Keep the gutters clean and free from debris for their proper operation.
 - 3- Inspect any hidden damages due to gutter's overflow on the beam under the porch.



DOWNSPOUTS

- Condition:
 - 1- The downspout in the north-west side discharges water close to the house.
 - 2- The downspout located at the west side of the entrance porch discharges water over the side-walk and close to the house.



- 3- The metal downspouts in the south-west and north-west corners were extended into the soil (not passing through a PVC sleeve which could cause them to rust).



- *Recommendations:*
 - 1- Extend the downspout to at least 6 feet from the house, or connect it to the drain-tile in order to prevent water penetration and damage to the house.
 - 2- Extend the downspout located beside the stair by a splash pan to the existing drain pit.
 - 3- Do in camera test for the continuity and condition of the downspouts.

FLASHINGS

- Condition:
 - 1- The flashings between wall covering and the roof in the entrance overhang (porch) were missing.



- 2- The counter flashings of the chimney on the west side were deformed and loose and in the south side were missing which could have caused water penetration to the roof sheeting.



- *Recommendation:*
 - 1- Install proper flashings in order to prevent any water migration behind the wall, roofing.
 - 2- Fix the chimneys flashings.

- 3- Inspect the building envelope for any hidden damages due to water ingress.

SKYLIGHTS

- Type: Not applicable

CHIMNEYS

- Condition:
 - 1- There was a vertical crack on the chimney's wall either over the roof or on the wall below.
 - 2- The chimney cap was consisted of two parts which the mortar connecting them was worn out.
 - 3- The chimney cap did not have any drip and was not sloped toward the edges.
 - 4- The bricks supporting the cap or separating the flue lines had worn out mortars to the cap and in some parts to each other.
 - 5- The clean out can not be used for ground floor's fireplace due to its level.
- *Recommendations:*
 - 1- Slope the chimney cap toward outer edges.
 - 2- Install drip for the chimney cap in order to prevent water from the chimney walls.
 - 3- Fix the cap due to safety precautions; otherwise it may fall down in windy weather conditions.
 - 4- Check integrity of the chimney due to the mentioned deficiencies and safety by licensed structural contractor.



ROOF PENETRATIONS

- Condition: Did not have deficiencies, except the subjects mentioned for the chimney.