



Home Inspection Services Newsletter

December, 2007

Educational Section: **Roofing Inspection**

What constitutes a roof inspection by a home inspection professional?

Per the standards of practice for home inspection, the inspector shall observe:

1. roof coverings
2. roof drainage systems
3. flashings
4. skylights, chimneys, and roof penetrations
5. signs of leaks or abnormal condensation on building components

The inspector shall:

1. describe the type of roof covering materials
2. report the methods used to inspect roofing

The inspector is **NOT** required to:

1. Walk on the roofing
2. Observe attached accessories including but not limited to solar systems, antennae, and lighting arrestors.

In other words, the home inspection report will:

- State how the inspection was performed: “walked on roof” or “with binoculars from ladder”, “visually from the ground” etc.
- Materials: “asphalt shingle”, or “Clay tile”, or “foam”, etc
- Observation of the inspector: “serviceable”, or “showing signs of age – recommend monitoring”, or “multiple broken and out or place tile – recommend further evaluation by a licensed roofing contractor”, etc.
- Observations of flashing, skylights, chimneys: “skylight is cracked – recommend review and correction”, or “valley flashing is clogged with tree debris – recommend cleaning and inspecting”, etc.

An inspection of the roofing is not a guarantee against roof leaks!

Inspectors look for and report evidence of previous water leakage in the form of damage or staining in both the attic and inside the home. If moisture staining/damage is present, the report will state a variation of:

“Moisture staining was observed in the attic proximate to the chimney – further investigation to determine cause and age of the staining is recommended”.

Inspection Item for Dec: **Moisture Inspection**

(Each month, we select appropriate items so that over a 12 month period you are reminded to attend to most common household maintenance/inspection items.) A regular inspection of the walls and ceilings in the home for moisture intrusion is critical. We recommend using a **powerful flashlight** with the beam at an angle to examine the edges, corners and ceiling surfaces. Inspect the base of exterior walls and interior walls that are proximate to water fixtures and drains (kitchen, bathrooms, laundry, water softeners, bar sinks, etc.). Look for stains, sagged wallpaper, rippled drywall surfaces, and discolored grout. **Utilize your nose** to detect odors from molds which can result from moist areas.

Question of the Month: **What is a septic inspection?**

The law requires that septic systems be inspected within 6 months of close of escrow. Title companies may require that the inspection be performed closer to the close of escrow.

Performed by: A State certified septic inspector (H&A does not perform!)

Cost: \$350 to \$1000.

Step 1: Locate and open holding tank

Step 2: Run water through a house drain and observe flow in the tank

Step 3: Clean tank of liquids and solids

Step 4: Visually inspect the tank and issue a report (per the state standards)

Safety Tip of the Month: **Holiday Lights**

Manufacturers of the Christmas tree lights attach a warning label advising the maximum number of light strings that should be plugged into each other (usually 3). Pay attention to this warning – it is there to prevent overheating and the possibility of a resultant fire. REMEMBER, these lights are CHEAP. Do not repair; splice wires, etc. for the same reason. Please be safe this holiday season.

Inspection class for realtors: Arizona Academy of Real Estate (Bell and 99th Ave) offers a **3 credit hour course** “lowering risk through inspection”. This course is taught by Mark Andrews (yours truly). Contact the Academy for details. Ph# 623 505 5380

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