

# Home Inspection Service

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## Roof

Roofs contrary to popular belief do require maintenance. We cannot tell by a visual inspection the quality of the materials used in the construction of the roof. We also cannot tell the skill used in applying the roofing material. Storms and other varying weather conditions can shorten the life expectancy of a roof. Our inspection of the roof is not to predict when it will leak, but to help you plan for when it becomes more practical to replace the roof than to repair a leak. A roof can leak at any time. Even new roofs can leak. Unless otherwise specified the roof was examined from ground level with binoculars.

The boiler chimney is constructed of brick and appeared to be in good condition. The flashing is constructed of metal which appeared to be in good condition.

The fireplace chimney is constructed of brick and appears to be in reasonable condition. The mortar between the bricks around the top of the chimney could use some minor repair. The flashing is made of metal which appears to be in good condition.

The plumbing vent pipe is made of iron which appeared to be in good condition. The plumbing vent pipe flashing is made of metal and rubber which appears to be in good condition.

The roof is covered with architectural style shingles in good condition. The shingles on the roof appear to be less than 10 years old. The average architectural style shingle has a useful life of approximately 25 years in the Western Massachusetts area.

It appears the roof presently has one layer of roofing material installed.

On the front of the home over the right side soffit near the front right corner of the second-floor front dormer there is a sag in the roof where the soffits have sagged. This area of the roof sheathing will need to be repaired. This is the same area as mentioned in the exterior section under soffits.