

1 STEEP ROOFING

Roofing

M O D U L E

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► 1.0 OBJECTIVES

During this section you will –

- learn how to identify the common steep roofing materials used residentially
- learn how they are installed
- learn what typically goes wrong
- learn how to identify the conditions that indicate non-performance
- get to know the life expectancy of the various roofing materials

*Not The
Last Word*

Our goal is to help you become a competent home inspector, not a roofer or roofing consultant. There is always more that can be learned and we encourage you to continue your education beyond this program as you develop your career. All professions require continuing education to keep pace with our ever-changing world.

Roofing

MODULE

STUDY SESSION 1

1. This Study Session includes an Introduction to roofing and the Scope of the roofing inspection as set out in the ASHI® Standards of Practice.
Note: ASHI® stands for American Society of Home Inspectors
2. At the end of this Study Session, you should be able to –
 - list three roof functions
 - list nine other building components you may inspect while looking at the roof
 - list five things that have to be inspected on roofs to meet the Standards
 - list two things that have to be described in a report that meets the Standards
 - list two things not required as part of the roofing inspection.
3. This is a short Study Session. You'll probably finish it in about half an hour.
4. Quick Quiz 1 is included at the end. Answers can be written in your book.

Key Words:

- **Roof coverings**
- **Roof drainage systems**
- **Flashings**
- **Skylights**
- **Leaks**
- **Condensation**
- **Describe**
- **Inspect**
- **Penetrations**
- **Document**

▶ 2.0 SCOPE AND INTRODUCTION

2.1 SCOPE

THE ASHI® STANDARDS OF PRACTICE

The following are excerpted from the ASHI® Standards, effective January 1, 2000, for inspecting roofs. We included the Purpose and Scope, Roof System section, General Limitations and Exclusions, and Glossary.

2.0 Purpose And Scope

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the American Society of Home Inspectors. Home *Inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as inspected at the time of the Home *Inspection*.

2.2 The Inspector shall:**A. inspect:**

1. *readily accessible systems* and *components* of homes listed in these Standards of Practice.
2. *installed systems* and *components* of homes listed in these Standards of Practice.

B. report:

1. on those *systems* and *components* inspected which, in the professional opinion of the *inspector*, are *significantly deficient* or are near the end of their service lives.
2. a reason why, if not self-evident, the *system* or *component* is *significantly deficient* or near the end of its service life.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any *systems* and *components* designated for inspection in these Standards of Practice which were present at the time of the *Home Inspection* but were not inspected and a reason they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

- A.** including other inspection services, systems or components in addition to those required by these Standards of Practice.
- B.** specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- C.** excluding systems and components from the inspection if requested by the client.

5. ROOF SYSTEM

5.1 The *inspector* shall:

A. *inspect*:

1. the roof covering.
2. the *roof drainage systems*.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. *describe* the roof covering and report the methods used to inspect the roof.

5.2 The *inspector* is NOT required to:

A. *inspect*:

1. antennae.
2. interiors of flues or chimneys which are not *readily accessible*.
3. other *installed* accessories.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

- #### A. Inspections performed in accordance with these Standards of Practice
1. are not *technically exhaustive*.
 2. will not identify concealed conditions or latent defects.
- #### B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

- #### A. The *inspector* is not required to perform any action or make any determination unless specifically stated in the Standards of Practice, except as may be required by lawful authority.
- #### B. *Inspectors* are NOT required to determine:
1. the condition of *systems or components* which are not *readily accessible*.
 2. the remaining life of any *system or component*.
 3. the strength, adequacy, effectiveness, or efficiency of any *system or component*.
 4. the causes of any condition or deficiency.
 5. the methods, materials, or costs of corrections.
 6. future conditions including, but not limited to, failure of *systems and components*.
 7. the suitability of the property for any specialized use.
 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
 9. the market value of the property or its marketability.
 10. the advisability of the purchase of the property.

11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
 12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
 13. the effectiveness of any *system* installed or methods utilized to control or remove suspected hazardous substances.
 14. the operating costs of *systems or components*.
 15. the acoustical properties of any *system or component*.
- C. Inspectors** are NOT required to offer:
1. or perform any act or service contrary to law.
 2. or perform *engineering* services.
 3. or perform work in any trade or any professional service other than *home inspection*.
 4. warranties or guarantees of any kind.
- D. Inspectors** are NOT required to operate:
1. any *system or component* which is *shut down* or otherwise inoperable.
 2. any *system or component* which does not respond to *normal operating controls*.
 3. shut-off valves.
- E. Inspectors** are NOT required to enter:
1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems or components*.
 2. the *under-floor crawl spaces* or *attics* which are not *readily accessible*.
- F. Inspectors** are NOT required to inspect:
1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
 2. *systems or components* which are not *installed*.
 3. *decorative* items.
 4. *systems or components* located in areas that are not entered in accordance with these Standards of Practice.
 5. detached structures other than garages and carports.
 6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
- G. Inspectors** are NOT required to:
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems or components*.
 2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
 3. *dismantle* any *system or components*, except as explicitly required by these Standards of Practice.