

A ONE PAGE EXCERPT FROM 'HOUSE ASSESSMENT'

Address of property

Date seen// Price asked \$..... Size sq. ft.

CHECK LIST FOR THE ROOF

Sloping roof - external.

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|-----|--|---|---|
| 1. | Do you see unevenness or dipping of the ridge and roof slopes? | Y | N |
| 2. | Are there already two (or more) layers of shingles? | Y | N |
| 3. | Do you fail to see roofing felt under the shingles
(on a fairly gently sloping roof)? | Y | N |
| 4. | Do you see numerous broken, cracked or missing
shingles/slates/tiles etc? | Y | N |
| 5. | Do trees overhang or touch the roof? | Y | N |
| 6. | Are the chimneys in need of repair? | Y | N |
| 7. | Do you see rotten timber at the eaves? | Y | N |
| 8. | Does water miss the gutters? | Y | N |
| 9. | Do gutters sag in the middle? | Y | N |
| 10. | Do gutters have holes or rust patches in them? | Y | N |
| 11. | Is the flashing torn or missing? | Y | N |
| 12. | Has flashing eased away from the brickwork? | Y | N |
| 13. | Are there aerials on the chimney? | Y | N |
| 14. | Do their supports (if any) pierce the roof? | Y | N |
| 15. | Does the roof generally feel sturdy? | Y | N |

Sloping roof - internal.

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|-----|---|---|---|
| 16. | Does any timber show signs of warping or failure? | Y | N |
| 17. | Is the ventilation inadequate? Gable ends/eaves? | Y | N |
| 18. | Does the roof seem to bow inwards or outwards? | Y | N |
| 19. | Do ceiling joists appear to dip? | Y | N |
| 20. | Do you see leaks present (staining or dampness)? | Y | N |
| 21. | Does the power-vent fail to work? | Y | N |
| 22. | Are the timbers around the chimney rotten? | Y | N |
| 23. | Is the brickwork/pointing of the chimney stack bad? | Y | N |
| 24. | Do the undersides of the valleys show leakage? | Y | N |

Flat roofs.

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|-----|---|---|---|
| 25. | Is the covering lumpy? | Y | N |
| 26. | Is standing water present? | Y | N |
| 27. | Do you see evidence of previous puddles? | Y | N |
| 28. | Are the drains/gutters blocked? | Y | N |
| 29. | Is the flashing in poor condition? | Y | N |
| 30. | Is rainwater prevented from running off easily? | Y | N |
| 31. | Does the roof generally undulate (show waviness)? | Y | N |
| 32. | Are there signs of abuse? | Y | N |
| 33. | Do joints in the roof appear suspect? | Y | N |
| 34. | Is the roof perfectly flat? | Y | N |

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|-----|--|---|---|
| 35. | Does it slope towards the main house? | Y | N |
| 36. | Are there signs of leaks in the ceiling? | Y | N |
| 37. | Is the ceiling not flat and fair? | Y | N |