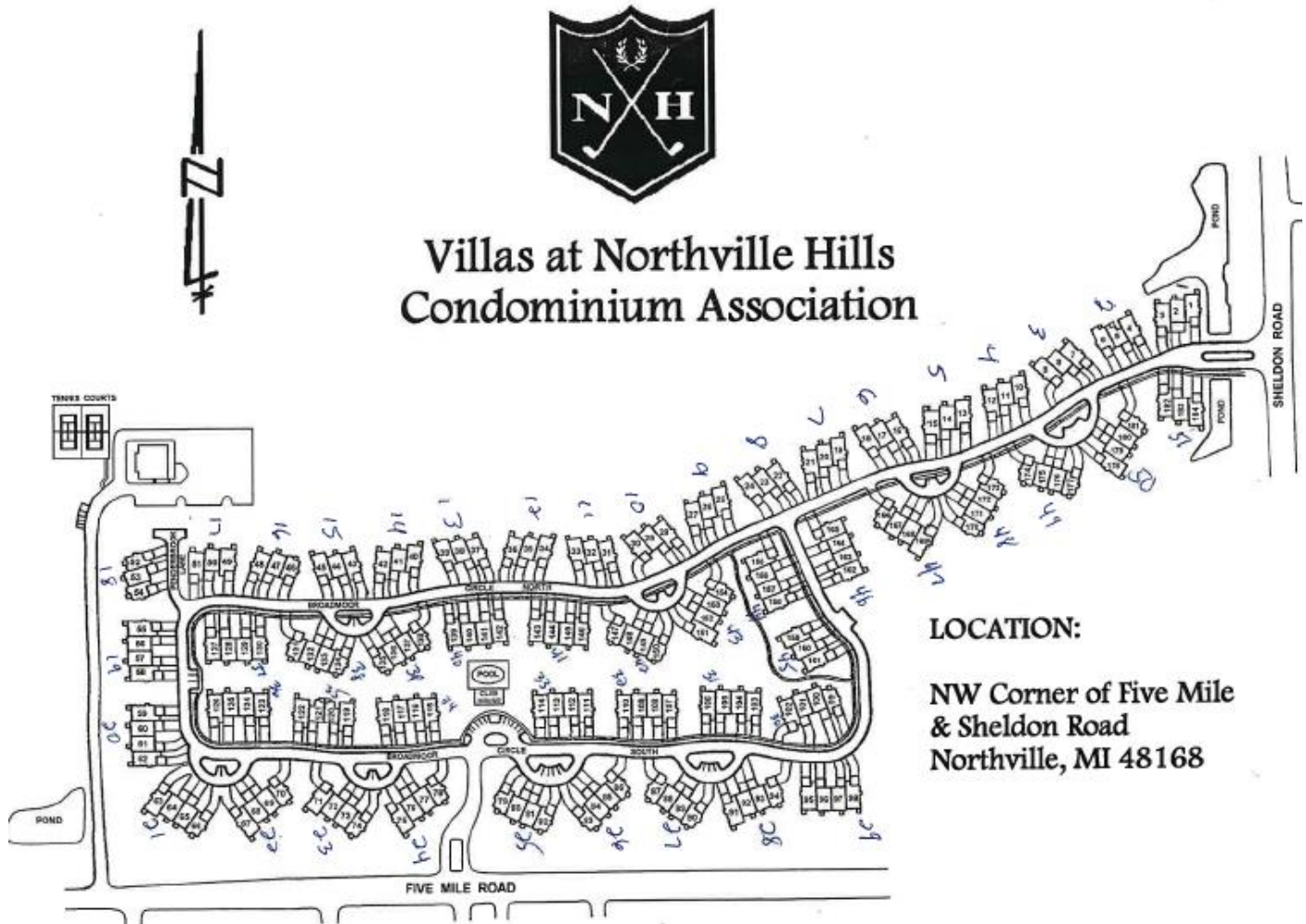


BRUTTELL ROOFING

COMMERCIAL / RESIDENTIAL / MAINTENANCE & REPAIR / INSPECTIONS

Roof Inspection Report: Villas at Northville Hills Northville, MI 48168

Sitemap:



Building 1:

General Roof Condition: Very Good (approx. 12+ years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (2-3 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

- ✓ No follow-up repairs are needed at this time.

Building 2:

General Roof Condition: Good (approx. 8-12 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (6-8 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- 1. Ridge cap shingles with minor splitting were sealed during the inspection (2 locations).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.
- ✓ Small gaps at peak/rake-edge transitions were sealed during the inspection (

Roof Penetrations:

- 2. Damaged or improperly installed pipe flashings were found and sealed (4 locations).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- 3. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

1. Remove and replace splitting ridge cap shingles using matching materials (2 locations, approx. 5 LF total).
2. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (4 locations).
3. Clean out all debris present in gutters to permit proper drainage.

Building 3:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (8-10 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (5 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
3. Damaged or improperly installed duct vent hoods were found and sealed (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

4. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

5. Areas of significant plant growth on roof surfaces were noted (2 locations).
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Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).
4. Clean out all debris present in gutters to permit proper drainage.
5. Gently brush away loose plant/moss growth in affected areas as able while avoiding shingle granule loss and apply roof cleaner/herbicide product in affected areas to kill off remaining growth (2 areas, approx. 30-40 SF total – remaining growth will gradually rinse away during normal rainfall over several months).

Building 4:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (4-5 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (1 location).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
2. Damaged or improperly installed duct vent hoods were found and sealed (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

3. Damaged or deteriorated roof decking was found (1 location).

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Loose/detached aluminum trim cladding was found and repaired during the inspection (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).
2. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).
3. Remove shingles from areas of damaged or deteriorating roof decking, remove and replace roof decking using new ½" OSB, install ice and water shield membrane throughout exposed area, and re-shingle area removed using new matching materials (1 location, approx. 10-15 SF total).

Building 5:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (6-8 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (4 locations).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
3. Damaged or improperly installed duct vent hoods were found and sealed (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Loose or detached downspouts were found and repaired during the inspection (1 location).
- ✓ Downspouts and ground extensions otherwise appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (4 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).

Building 6:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (3-4 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (1 total).
- 1. Areas of damaged shingles from previous install/removal of satellite dish mounts were found and sealed (1 location).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- 2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
- ✓ Duct vent hoods appear to be properly installed and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- 3. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ! Deterioration of fiber-cement siding and/or paint was noted along rooftop sidewalls in several locations.
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- 4. Un-used satellite dish base mounts were found and sealed during the inspection (1 location).
- 5. Areas of significant plant growth on roof surfaces were noted (3-4 locations).

Follow-Up Recommendations:

1. Remove shingles in areas damaged by previous installation and removal of satellite dishes, install ice and water shield membrane throughout exposed areas, and re-shingle using matching materials (1 location – approx. 10-15 SF).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
3. Clean out all debris present in gutters to permit proper drainage.
4. Remove un-used satellite dish mounting brackets and underlying shingles, install ice and water shield membrane throughout exposed areas, and re-shingle using matching materials (1 location – approx. 5-10 SF).
5. Gently brush away loose plant/moss growth in affected areas as able while avoiding shingle granule loss and apply roof cleaner/herbicide product in affected areas to kill off remaining growth (3-4 areas, approx. 200-300 SF total – remaining growth will gradually rinse away during normal rainfall over several months).

Building 7:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (20-25 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- 1. Areas of damaged/punctured and sealed-together shingles require further repairs (6-8 locations).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

- 2. Damaged or improperly installed pipe flashings were found and sealed (1 location).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be properly installed and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Loose or detached downspout ground extensions were found and repaired during the inspection (1 location).
- ✓ Downspouts and ground extensions otherwise appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

1. Remove punctured shingles sealed during inspection and caulked-together shingles in areas needed and replace using new matching materials (6-8 locations, approx. 10-15 SF total).
2. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).

Building 8:

General Roof Condition: Fair to Poor (approx. 2-4 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (6-8 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (1 total).
- 1. Ridge cap shingles with minor splitting were sealed during the inspection (3 locations).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- 2. Flashing gaps at underhangs and/or wall transitions resulting in pest entry/nesting were found (2 locations).
- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

- 3. Damaged or improperly installed pipe flashings were found and sealed (3 locations).
- 4. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (2 locations).
- ✓ Duct vent hoods appear to be properly installed and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- 5. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- 6. Un-used satellite dishes and base mounts were found and sealed during the inspection (2 locations).

Follow-Up Recommendations:

- 1. Remove and replace splitting ridge cap shingles using matching materials (3 locations, approx. 8-10 LF total).
- 2. Fabricate and install new matching flashings to close off gaps in areas of pest entry/nesting (2 locations).
- 3. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (3 locations).
- 4. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (2 locations).
- 5. Clean out all debris present in gutters to permit proper drainage.
- 6. Remove un-used satellite dish mounting brackets and underlying shingles, install ice and water shield membrane throughout exposed areas, and re-shingle using matching materials (2 locations – approx. 15-20 SF).

Building 9:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (4-5 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (1 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (1 location).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
2. Damaged or improperly installed duct vent hoods were found and sealed (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Loose or detached downspouts were found and repaired during the inspection (2 locations).
- ✓ Downspouts and ground extensions otherwise appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).
2. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).

Building 10:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (2-3 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

- ✓ No follow-up repairs are needed at this time.

Building 11:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (3-4 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.
- ✓ Several lengths of ridge cap shingles were installed with a non-matching color of shingles but are in good condition.

Flashings:

1. Flashing gaps at underhangs and/or wall transitions resulting in pest entry/nesting were found (2 locations).
- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

2. Damaged or improperly installed pipe flashings were found and sealed (1 location).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
3. Damaged or improperly installed duct vent hoods were found and sealed (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

4. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No issues were noted.
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Follow-Up Recommendations:

1. Fabricate and install new matching flashings to close off gaps in areas of pest entry/nesting (2 locations).
2. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).
4. Clean out all debris present in gutters to permit proper drainage.

Building 12:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (3-4 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (1 location).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
3. Damaged or improperly installed duct vent hoods were found and sealed (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions otherwise appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).

Building 13:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (2-3 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (1 location).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Failing sealant was found at b-vent gas exhaust stack storm collars and re-sealed (1 location).
2. Damaged or improperly installed duct vent hoods were found and sealed (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions otherwise appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).
2. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).

Building 14:

General Roof Condition: Fair to Good (approx. 6-10 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (8-10 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (4 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
2. Damaged or improperly installed duct vent hoods were found and sealed (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

3. Damaged or deteriorated roof decking was found (1 location).

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ! Deterioration of fiber-cement siding and/or paint was noted along rooftop sidewalls in several locations.
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
2. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
3. Remove shingles from areas of damaged or deteriorating roof decking, remove and replace roof decking using new ½" OSB, install ice and water shield membrane throughout exposed area, and re-shingle area removed using new matching materials (1 location, approx. 30-35 SF total).

Building 15:

General Roof Condition: Fair to Good (approx. 6-10 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (2-3 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Splitting sealant at lap siding/trim board abutments was found and sealed (2 locations).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

- ✓ No follow-up repairs are needed at this time.

Building 16:

General Roof Condition: Fair to Good (approx. 6-10 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (4-5 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Loose/lifting apron flashings were found, re-secured, and sealed during the inspection (1 location).
- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Loose aluminum trim cladding was found and re-secured during the inspection (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

1. A decaying wooden "ladder" was found on roof in an upper valley (1 location).
-

Follow-Up Recommendations:

1. Remove decaying wooden "ladder" from roof, clean away any trapped debris/moss, inspect and seal any damage to underlying shingles, and apply roof cleaner/algaecide to area to kill off remaining plant growth (1 location - remaining growth will gradually rinse away during normal rainfall over several months).

Building 17:

General Roof Condition: Good (approx. 8-12 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (6-8 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (4 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Loose/lifting apron flashings were found, re-secured, and sealed during the inspection (1 location).
- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- 1. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).

Building 18:

General Roof Condition: Very Good (approx. 12+ years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (2-3 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Loose/lifting apron flashings were found, re-secured, and sealed during the inspection (1 location).
- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- 1. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- 2. Missing or damaged aluminum trim cladding was found (1 location).
- ✓ Splitting sealant at lap siding/trim board abutments was found and sealed (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).
2. Fabricate and install new matching aluminum trim cladding to replace missing sections (1 location – approx. 5 LF).

Building 19:

General Roof Condition: Good (approx. 8-12 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (4-5 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Failing sealant at masonry counterflashings was found and re-sealed (1 location).
- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- 1. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- 2. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
2. Clean out all debris present in gutters to permit proper drainage.

Building 20:

General Roof Condition: Very Good (approx. 12+ years remaining)

Shingles:

- ✓ No low/exposed shingle nails or nail-pops were found during the inspection.
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

2. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
2. Clean out all debris present in gutters to permit proper drainage.

Building 21:

General Roof Condition: Very Good (approx. 12+ years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (4-5 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

- ✓ No follow-up repairs are needed at this time.

Building 22:

General Roof Condition: Good (approx. 8-12 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (5-6 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (3-4 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

1. Flashing gaps at underhangs and/or wall transitions resulting in pest entry/nesting were found (1 location).
- ✓ Loose/lifting step flashings were found, re-secured, and sealed during the inspection (1 location).
 - ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

2. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
 3. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No issues were noted.
-

Follow-Up Recommendations:

1. Fabricate and install new matching flashings to close off gaps in areas of pest entry/nesting (1 location – “bat exit tube” was found installed by pest control contractor).
2. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
3. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).

Building 23:

General Roof Condition: Fair to Good (approx. 8-12 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (3-4 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (3 locations).
 2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (2 locations).
- ✓ Duct vent hoods appear to be properly installed and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions otherwise appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

3. A leak issue reported by the co-owner during inspections was investigated and patched (1 location).
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (3 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (2 locations).
3. Remove improperly installed shingles, flashings, and ridge cap shingles at corner dormer on unit 44973 above leak location. Install new matching shingles, flashings, and ridge cap shingles throughout area removed (1 location).

Building 24:

General Roof Condition: Very Good (approx. 12+ years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (2-3 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (1 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Sealant gaps at siding/window abutments were found and sealed during the inspection (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

- ✓ No follow-up repairs are needed at this time.

Building 25:

General Roof Condition: Fair to Good (approx. 6-10 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (10-12 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (4 locations).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (2 locations).
3. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

4. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

5. Un-used satellite dishes and base mounts were found and sealed during the inspection (1 location).
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (4 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (2 locations).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
4. Clean out all debris present in gutters to permit proper drainage.
5. Remove un-used satellite dish mounting brackets and underlying shingles, install ice and water shield membrane throughout exposed areas, and re-shingle using matching materials (1 location – approx. 10-15 SF).

Building 26:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (12-15 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (2 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Small gaps found at peak/rake edge transitions were found and sealed during the inspection (2 locations).
- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (4 locations).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (2 locations).
3. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

4. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (4 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (2 locations).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
4. Clean out all debris present in gutters to permit proper drainage.

Building 27:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (6-8 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (4 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (3 locations).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (2 locations).
3. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

4. Damaged or deteriorated roof decking was found (2 locations).

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (3 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (2 locations).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
4. Remove shingles from areas of damaged or deteriorating roof decking, remove and replace roof decking using new 1/2" OSB, install ice and water shield membrane throughout exposed area, and re-shingle area removed using new matching materials (2 locations, approx. 30-40 SF total).

Building 28:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (6-8 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

1. Missing counterflashings were found during the inspection (1 location).
- ✓ Failing sealant along masonry counterflashings was found and re-sealed (1 location).
 - ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

2. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
3. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (2 locations).
4. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

5. Missing or damaged aluminum trim cladding was found (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Fabricate and install new counterflashings to cover exposed step flashings along rooftop sidewall (1 location, approx. 20 LF).
2. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
3. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (2 locations).
4. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
5. Fabricate and install new matching aluminum trim cladding to replace missing sections (1 location, approx. 20 LF).

Building 29:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (4-5 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings otherwise to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- 1. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Detached or loose downspouts and/or ground extensions were found and re-secured during the inspection (1 location).
- ✓ Downspouts and ground extensions otherwise appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Loose fascia cladding causing lifting drip edge and rake edge shingles was found and repaired during the inspection (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).

Building 30:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (3-4 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- 1. Ridge cap shingles with minor splitting were sealed during the inspection (1 location).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

2. Damaged or improperly installed pipe flashings were found and sealed (4 locations).
3. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (2 locations).
4. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Loose aluminum trim cladding was found and repaired during the inspection (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

5. Un-used satellite dishes or base mounts were found and sealed during the inspection (1 location).
-

Follow-Up Recommendations:

1. Remove and replace splitting ridge cap shingles using matching materials (1 location, approx. 3-4 LF total).
2. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (4 locations).
3. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (2 locations).
4. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).
5. Remove un-used satellite dish mounting brackets and underlying shingles, install ice and water shield membrane throughout exposed areas, and re-shingle using matching materials (1 location – approx. 3-5 SF).

Building 31:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (10-12 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (4-5 total).
- 1. Damaged or improperly installed peak-crossing transition basins were sealed (1 location).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

2. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
3. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
4. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove shingles, pan, and drainage flashings from improperly installed/damaged peak-crossing transition. Install ice and water shield throughout exposed area, new flashings, new basin pan, and matching shingles in areas removed (1 location, approx. 5-10 SF total).
2. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
3. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
4. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).

Building 32:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (12-15 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (3 total).
- 1. Larger areas of missing and wind-damaged shingles were sealed to prevent leakage but require additional repairs (2-3 locations).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

2. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
3. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
4. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove additional areas of missing and wind-damaged shingles and replace using new matching materials (2-3 locations, approx. 12-15 SF total).
2. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
3. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
4. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).

Building 33:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (4-5 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- 1. Damaged or improperly installed peak-crossing transition basins were sealed (1 location).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

2. Damaged or improperly installed pipe flashings were found and sealed (3 locations).
3. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
4. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove shingles, pan, and drainage flashings from improperly installed/damaged peak-crossing transition. Install ice and water shield throughout exposed area, new flashings, new basin pan, and matching shingles in areas removed (1 location, approx. 5-10 SF total).
2. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (3 locations).
3. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
4. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).

Building 34:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (2-3 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
 - ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
 - ! A missing b-vent exhaust stack flue cap was found (1 location).
2. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Loose aluminum trim cladding was found and repaired during the inspection (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

3. Un-used satellite dishes or base mounts were found and sealed during the inspection (1 location).
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
- ! *Missing b-vent gas exhaust stack flue caps must be replaced by a properly licensed and insured HVAC contractor (1 location).*
2. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
3. Remove un-used satellite dish mounting brackets and underlying shingles, install ice and water shield membrane throughout exposed areas, and re-shingle using matching materials (1 location – approx. 3-5 SF).

Building 35:

General Roof Condition: Fair to Good (approx. 6-10 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (3-4 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (2 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (1 location).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
 - ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).

Building 36:

General Roof Condition: Fair to Good (approx. 6-10 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (3-4 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (2 locations).
3. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (2 locations).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).

Building 37:

General Roof Condition: Good (approx. 8-12 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (2-3 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (2 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
 - ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).

Building 38:

General Roof Condition: Fair to Good (approx. 6-10 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (6-8 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be installed properly and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

1. Missing or damaged aluminum trim cladding was found (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Fabricate and install new matching aluminum trim cladding to replace missing sections (1 location, approx. 15 LF).

Building 39:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (3-4 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
3. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Loose aluminum trim cladding was found and repaired during the inspection (1 location).
- 4. Damaged aluminum trim cladding (re-secured) requires further repairs (1 location).
- ! Deterioration of fiber-cement siding and/or paint was noted along rooftop sidewalls in several locations.
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

5. Un-used satellite dishes or base mounts were found and sealed during the inspection (1 location).
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
4. Fabricate and install new matching aluminum trim cladding to replace missing sections (1 location, approx. 10-15 LF).
5. Remove un-used satellite dish mounting brackets and underlying shingles, install ice and water shield membrane throughout exposed areas, and re-shingle using matching materials (1 location – approx. 15-20 SF).

Building 40:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (3-4 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (2 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
3. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Loose aluminum trim cladding was found and repaired during the inspection (1 location).
- 4. Damaged or missing aluminum trim cladding was found (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
4. Fabricate and install new matching aluminum trim cladding to replace missing sections (1 location, approx. 20 LF).

Building 41:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (5-6 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (1 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (3 locations).
 2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (2 locations).
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ! Deterioration of fiber-cement siding and/or paint was noted along rooftop sidewalls in several locations.
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (3 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (2 locations).

Building 42:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (8-10 total).
- ✓ No missing or wind-damaged shingles were found the inspection.
- 1. An area of shingles with over-driven nails is beginning to shift and slide out of position (1 location).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

- 2. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove area of loose/detaching shingles, install ice and water shield membrane throughout exposed area, and re-shingle using matching materials (1 location, approx. 80-100 SF total).
2. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).

Building 43:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (4-5 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (4 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (1 location).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
2. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

3. Damaged or missing aluminum trim cladding was found (1 location).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).
2. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
3. Fabricate and install new matching aluminum trim cladding to replace missing sections (1 location, approx. 15-20 LF).

Building 44:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (2-3 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (1 location).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
3. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).

Building 45:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (4-5 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
2. Damaged or improperly installed duct vent hoods were found and sealed (1 location).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

3. Areas of significant plant growth on roof surfaces were noted (1 location).
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
2. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (1 location).
3. Gently brush away loose plant/moss growth in affected areas as able while avoiding shingle granule loss and apply roof cleaner/herbicide product in affected areas to kill off remaining growth (1 area, approx. 80-100 SF total – remaining growth will gradually rinse away during normal rainfall over several months).

Building 46:

General Roof Condition: Fair to Poor (approx. 2-4 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (20-25 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (4-5 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Loose/lifting apron flashings were found and re-nailed/sealed during the inspection (2 locations).
- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (3 locations).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
3. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Gaps in lap siding and roofline trim boards were re-secured/sealed during the inspection (4-5 locations).
- ✓ Siding and trim above rooflines otherwise appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (3 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).

Building 47:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (12-15 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (3 locations).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (3 locations).
3. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (3 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (3 locations).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).

Building 48:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (8-10 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (2 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (1 location).
2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
3. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

4. Un-used satellite dishes or base mounts were found and sealed during the inspection (1 location).
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
3. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).
4. Remove un-used satellite dish mounting brackets and underlying shingles, install ice and water shield membrane throughout exposed areas, and re-shingle using matching materials (1 location – approx. 5-10 SF).

Building 49:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (4-5 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (1 location).
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
2. Damaged or improperly installed duct vent hoods were found and sealed during the inspection (2 locations).

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (1 location).
2. Remove and replace damaged plastic duct vents and surrounding shingles using new 4" steel flapper-type duct vents and matching shingles (2 locations).

Building 50:

General Roof Condition: Fair (approx. 3-6 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (6-8 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Loose/lifting apron flashings were re-nailed and sealed during the inspection (1 location).
- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

1. Damaged or improperly installed pipe flashings were found and sealed (2 locations).
 2. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (1 location).
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

3. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
 - ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

4. Un-used satellite dishes or base mounts were found and sealed during the inspection (1 location).
-

Follow-Up Recommendations:

1. Remove and replace damaged or improperly installed pipe flashings and surrounding shingles using matching materials (2 locations).
2. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (1 location).
3. Clean out all debris present in gutters to permit proper drainage.
4. Remove un-used satellite dish mounting brackets and underlying shingles, install ice and water shield membrane throughout exposed areas, and re-shingle using matching materials (1 location – approx. 5-10 SF).

Building 51:

General Roof Condition: Very Good (approx. 12+ years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (2-3 total).
- ✓ No missing or wind-damaged shingles were found during the inspection.
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be properly installed and in serviceable condition.
- ✓ B-vent gas exhaust stack base flanges appear to be installed properly and in serviceable condition.
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- ✓ Gutter debris was light. All areas appear to be draining adequately.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
-

Follow-Up Recommendations:

- ✓ No follow-up repairs are needed at this time.

Clubhouse:

General Roof Condition: Fair (approx. 4-7 years remaining)

Shingles:

- ✓ Low/exposed shingle nails or nail-pops were found and sealed during the inspection (5-6 total).
- ✓ Missing or wind-damaged shingles were found and repaired during the inspection (4-5 total).
- ✓ Exposed nails on vent flanges, other penetrations, and ridge cap termination shingles were re-sealed during the inspection.

Flashings:

- ✓ Wall flashings otherwise appear to be properly installed and in serviceable condition.

Roof Penetrations:

- ✓ Pipe flashings appear to be installed properly and in serviceable condition.
- 1. Damaged or improperly installed b-vent gas exhaust stack base flanges were found and sealed (3 locations).
- ✓ Duct vent hoods appear to be installed properly and in serviceable condition.

Ventilation:

- ✓ Attic exhaust venting (ridge venting) appears to be installed properly and in serviceable condition.
- ✓ Intake ventilation appears to be installed properly and in serviceable condition.

Roof Deck / Structure:

- ✓ No issues were found.

Gutters / Drainage:

- 2. Gutters contained moderate amounts of debris. Recommend cleaning to permit drainage and prevent overflows.
- ✓ Downspouts and ground extensions appear to be secure and in serviceable condition.
- ✓ Gutters appear to be properly secured and sloped.

Siding/Trim:

- ✓ Siding and trim above rooflines appear to be in good condition.

Other Items:

- ✓ No other issues were noted.
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Follow-Up Recommendations:

1. Remove and replace improperly installed shingles at perimeter of b-vent gas exhaust stack base flanges using matching materials (3 locations).
2. Clean out all debris present in gutters to permit proper drainage.