



What is the purpose of getting an independent Roof Inspection?

Whether you're buying, selling, appraising, or renovating, knowing the condition of a properties roof can substantially change the status of the sale. Our roof inspector will determine the general condition of your roof, it's life expectancy, and determine any maintenance or repairs that are needed. We provide a clear unbiased expert assessment of the roofs condition in PDF format for easy review and transmittal.

Roof Inspections determine the current condition of the roof in question and provide a complete computerized report on:

- Condition of all roofing materials
- Flashing around roof transitions, chimneys, HVAC units, vents, and valleys
- Possible necessary repairs
- Conditions which could cause a roof leak in the future
- Ridge caps and all drip edge
- Soundness of roof drains, downspouts, and gutters

The majority of the time roof leaks are due to:

- Missing shingles
- Broken tiles
- Worn felt
- Cracked flashings
- Sun-exposed roof membranes

Our roof inspectors start the roof inspection by examining the interior walls, ceilings, and attic to see if there is any visual evidence of a roof leak. Any evidence gives the roof inspector a very good idea of what to examine most closely during the actual inspection of the roof.

Next the inspector examines the perimeter of the building looking for further evidence of roof leaks or damage. That includes looking for water stains and dry-rot and especially for damage on the eaves and rafters.

Only after the evidence is collected, does the inspector move to the roof itself to perform a visual (non-destructive) examination. Each type of roof has its own common critical areas and GCW Real Estate Services inspectors are trained to pay special attention to these potential trouble spots.

During the entire inspection process the inspector takes photos of any evidence of current or future roof leaks.

We Provide Easy to Read Computerized Reports

All roof inspection reports are provided in PDF format and all conditions and deficiencies are clearly notated and referenced to specific digital photos. When many corrections and/or major corrections are required these digital photos make sure that whoever is responsible for the repairs has a clear outline of what needs to be done.

Give us a call to schedule your roof inspection (952) 607-0172

www.gcwrealestateservices.com