

Regal Home Inspections, LLC

Find of the Week 3/23/2019

Aged Roof Surface

Although the week hasn't ended yet, I am going to choose this find of the week to share. It's important that inspectors climb on the roof as long as it's safe. First, NJ home inspection laws require that every inspector carry a ladder that's 11 feet in length. If you read the ladder manufacturer's instructions for safe operation usually, at least 3 feet of the ladder must extend above the edge that the ladder is leaning against. If we do the simple math, that means that an inspector doesn't have to climb on a roof that's higher than approximately 8 feet above the ground. However, although 11 feet is the size required by NJ law for a home inspection, I carry a 22 foot ladder and use it frequently. But, as I tell everyone that calls, as long as I can get, "safely on and off the roof" I will walk on the roof.

In this case, the loss of the gravel on the surface of the roof shingles is an indication that the roof shingles may be old and more importantly, the deterioration of the shingles will continue and at an accelerated rate. The purpose of the gravel on a roof shingle is to block the sun's harmful, UV rays. Without the gravel the shingle's basic materials will be exposed to the sun's rays and age and become damaged more rapidly.

Even in the close-up photos below it's hard to see the missing gravel and from the ground, it's near impossible to see that detail (or missing detail). This roof is definitely worn and near the end of its service life. That's a significant cost to the buyer if they weren't aware and soon after moving in they had to replace the roof.

Therefore, from a home inspection and report writing perspective, this condition was flagged as a, "Material Defect"





In accordance with the NJ home inspection standards of practice, a Material Defect is (and I paraphrase here) a condition of aspect of the structure or a system or component that substantially effects the value, habitability or safety of the house.

In this case, in my judgement, the potential cost to replace the roof substantially effects the value and cost of the house. Therefore it was flagged as a material defect in the property inspection report.