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Rewolinski Roof Inspection

April 28, 2011

I performed a roof inspection for Richard Rewolinski at 6408 49th Street West, University Place, WA 98467.

The following report reflects the opinion of the inspector and is not a warrantee. Professional opinions may vary from one professional to another.

Observations: I found active leaks in the eaves with high moisture readings as shown on the photos (ranging from 70% - 93%). The shingles do not appear to be defective. I found no cracks or visual flaws in them. The leaks are not caused from a ventilation problem. Ventilation has nothing to do with the active moisture in the eaves (as the eaves are open to the air). The roof is a low pitched roof; 3-12 pitch in some places and a 2-12 pitch on parts of the front side. When an asphalt composition roof is used on a low pitched roof, the roof is more prone to leaks. An asphalt composition roof should not be used on roofs that have a lower that 3-12 pitch.

It is my opinion the leaks are from an improper installation. But the exact cause is not known. Many parts of the installation are covered by the roof covering and are not visible.

Unknown concerns: A low pitch roof that does not have an ice-dam on the lower parts of the roof, would be prone to leaks (especially after snow). It is not known if an ice dam was installed. Also, the coating on the nails or staples is not known. If they are not zinc coated, they can rust and water can leak past them. It is not known if the underlayment (building paper) was laid down properly.

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Front



No notable attic decking stains from scuttle access



Roof decking from attic



93% moisture reading in eve



70% moisture reading in eve



Lots of high roof vents

