

# REPAIR REQUEST LIST

1234 Main Street  
02/02/2020 12:50 pm

## 2.1.1 - Roof: Coverings NEAR END OF LIFE

 Moderate Recommendations

The roof is near the end of its typical service life. As a roofing product nears this point, the chances of a roof leak greatly increase. Recommend consulting with a licensed roofing contractor to further evaluate and monitor or repair/replace as needed.

Location  
18

Recommendation  
Contact a qualified roofing professional.

## 2.1.2 - Roof: Coverings MOSS

 Minor/Maintenance Items

Recommend cleaning and removing any moss from the roof, after which a moss treatment plan can be established to limit future growth. Avoid power washing the moss off because that can drive moisture under the shingles, damaging the underlying roof components. If the roof is to high or steep, recommend contacting a licensed roofing contractor or moss removal specialist.

Moss growth is usually greatest on north-facing roofs, roof areas shaded by trees and other places that are not exposed to enough sun to dry out.

Once established, it acts like a sponge, soaking up and storing rainwater. Some of that water then wicks up under the shingles through capillary action and soaks into and through the roof underlayment, which is typically 15- or 30-pound felt. Eventually, it saturates the roof sheathing below.

Moss can shorten the life span of a shingled roof and result in costly repairs both structural and cosmetic that would not be necessary if the roof were maintained properly and kept clear of moss.

### Additional Information

Recommendation  
Contact a handyman or DIY project



## 2.1.4 - Roof: Coverings DEBRIS - CONSTRUCTION

 Moderate Recommendations

A piece of flashing was found lodged into the valley. This flashing was not able to be identified from anything necessary in the area and no leaks were noted in the attic. Recommend removing this and monitoring the roof closely as it ages.

Recommendation  
Contact a qualified professional.

