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January 2007

Gillespie Home Inspection Newsletter

Dear Kim,

Your feedback on our newsletter is always welcome. And please feel free to reuse any part of this text in marketing your business.

What's Up With Roofs?



There seems to be some confusion about whether or not a roof is included in the home inspection. Some inspection companies offer to add an inspection of the roof for "free". Sounds good, right? But wait - they're supposed to do that anyways!

If your property inspection company adheres to the American Society of Home Inspectors (ASHI) Standards of Practice (and they should!!) they are required to inspect the roof with the rest of the property. *However*, they do not have to inspect it if it could be dangerous to the inspector or if walking on the roof could damage the roof or roof components.

A property inspector is not allowed to make repairs on a property they inspect, and most often they will not quote an amount for repairs on a property. This means that a roof inspector will issue you a quote, but not the property inspector.

To save your client's money, our recommendation is to have your property inspection done early in the selling/buying process. Have the property inspector check the roof. If the home inspector recommends

that you have the roof examined by a roofing company, then you can proceed with getting a quote. So if you have a fairly new roof, you won't be spending money on an unnecessary and possibly redundant roof inspection.

And ASHI says that the home inspector shall inspect the chimney too!

Didja Know? Roof Terminology



Here's some commonly used terms used to describe roofs and roof materials that maybe you didn't know.

Class "A": The highest fire-resistance rating for roofing. Indicates roofing is able to withstand severe exposure to fire originating from sources outside the building.

Class "B": Fire-resistance rating that indicates roofing materials are able to withstand moderate exposure to fire originating from sources outside the building.

Class "C": Fire-resistance rating that indicates roofing materials are able to withstand light exposure to fire originating from sources outside the building.

Cricket: A peaked construction at the back of a chimney to prevent accumulation of snow and ice and to deflect water around the chimney.

Deck or Decking: The structural "skin" of a roof over which roofing is applied. Most new homes have decking made of plywood.

Flashing: Pieces of metal or roll roofing used to prevent seepage of water into a building around any intersection or projection in a roof such as vent pipes, chimneys, adjoining walls, dormers and valleys.

Mastic: An asphalt-based cement used to bond roofing materials. Also known as flashing cement.

Sheathing: Exterior grade boards used as a roof deck material.

Run: The horizontal distance from the eaves to a point directly under the ridge. One half the span.

Underlayment: A layer of asphalt (sometimes referred to as tar paper) which is laid down on a bare deck before shingles are installed to provide additional protection for the deck.

Staging Tips

Karen Kelly,
Staging
Designs

Should a home be left vacant while it's on the market? It seems logical that a vacant home would (1) allow potential buyers to easily envision their own furniture and belongings in the home, and (2) the rooms will look more spacious than they might actually be.



Unfortunately, it's more likely that the buyer will lack the imagination necessary to see the home's potential and might actually be overwhelmed or baffled about how their own belongings might fit into the space. And if the rooms are small, leaving them empty can sometimes emphasize that fact. Small rooms can look more spacious with the proper use of color, furnishings and accessories and empty rooms can be transformed to look warm and inviting encouraging the buyer to "move right in"!

[Click here to find out more about Staging Designs](#)

Just for Fun

The first person to respond with the correct answer to this trivia question will win a Barnes & Noble card. Send your answer to kim@gillespiehomeinspection.com.

(The winner of last month's trivia was Kelly King of Coldwell Banker. She correctly guessed that Toys for Tots was started in 1947.)

What is Cap 'n Crunch 's first name?

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kim@gillespiehomeinspection.com

408.871.9909

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