

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

326 OAKWOOD AVENUE

Address

OAKWOOD

Historic District

Historic Property

009-15-MW

Certificate Number

1/23/2015

Date of Issue

7/23/2015

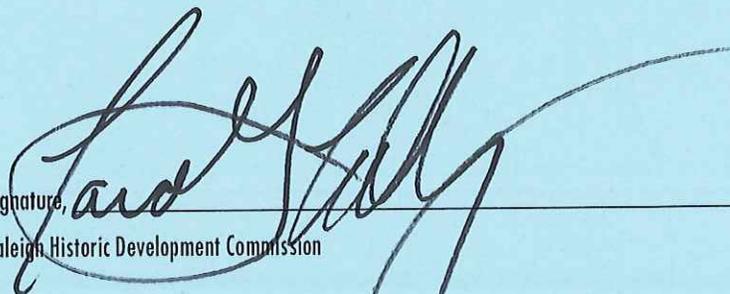
Expiration Date

Project Description:

- Alter roof covering;
- remove fence;
- replace electrical box

OK to PERMIT

This card must be kept pasted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the Inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, 
Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- Minor Work (staff review) – 1 copy
- Major Work (COA Committee review) – 13 copies
 - Most Major Work Applications
 - Additions Greater than 25% of Building Square Footage
 - New Buildings
 - Demo of Contributing Historic Resource
 - Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 419589
 File # 009-15-MW
 Fee _____
 Amt Paid \$29
 Check # cash
 Rec'd Date 1/9/15
 Rec'd By AKW

• If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 326 Oakwood Avenue, Raleigh, NC 27601

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Mathew Bader * Mortha Bader

Lot size .18 acres (width in feet) 70 (depth in feet) 120

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant Mathew Bader

Mailing Address 326 Oakwood Avenue

City Raleigh	State North Carolina	Zip Code 27601
Date 1/9/2015	Daytime Phone 202-486-4881	

Email Address mathew.bader@gmail.com

Signature of Applicant Mathew Bader

Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until 7/23/15. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature [Signature] Date 1/23/15

Project Categories (check all that apply):

Exterior Alteration

 Addition

 New Construction

 Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

 Yes

No

(Office Use Only)

Type of Work CO, SO, 35

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
3.5	Roof	Replace Old Shingles with Architectural Shingles on Main Home and Detached Garage
2.4	Fence	Remove 32-40" fence in rear yard
N/A	Electrical Box	Replace Electrical box on exterior

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Drawings showing proposed work Plan drawings Elevation drawings showing the new façade(s). Dimensions shown on drawings and/or graphic scale. 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

326 Oakwood Avenue, Raleigh, NC 27601

Alterations of Roof Covering

- Scope of Work – Full Roof Replacement – house & garage (T&T)
- Materials – GAF Timberline HD Architectural Shingle
- Color – Canadian Driftwood
- Estimate of work is attached
- Data Sheet for shingles is attached
- Inspection of home (roof section) along with associated roof pictures is attached
- Fee enclosed (\$28)

→ Pictures of existing fence

→ Pictures of house from the front

→ Pictures of existing electrical box

→ Scope of fence work

- remove existing wood and plastic fence ^{under 40" in height at tallest point} serving as a dog run along w/ astro turf on the ground. Lay new grass/sod where astro turf was previously. Will not replace the decayed fence but instead leave backyard open.

→ Scope of electrical box work

- replace existing electrical box w/ a new box measuring 14" wide by 34" tall. The electrical box will be placed in the same space as the old box. This is to accommodate an upgrade to the interior electrical box from 110 amps to 200 amps.







2620-105 Rowland Rd. Raleigh, NC 27615 Ph (919) 787-7979

PROPOSAL - Revised

DATE: December 22, 2014

PREPARED FOR: Mathew Bader

PROJECT: 326 Oakwood Avenue, Raleigh, NC 27601

SCOPE OF WORK:

- Spread tarps to protect landscaping. Please understand that some minor landscaping damage is possible.
- Remove existing shingles and felt. Replace rotten or deteriorated plywood as necessary.
- Remove gutter straps that are attached to surface of shingles; furnish / install new concealed gutter brackets as needed.
- Furnish / install aluminum drip edge on perimeter.
- Furnish / install ice & water shield in valleys and around penetrations.
- Furnish / install Rhino Roof synthetic underlayment to all remaining areas.
- Furnish / install GAF ProStart starter shingle on perimeter.
- Furnish / install GAF Royal Sovereign 25-year, 3-tab asphalt shingle roofing system.
- Furnish / install GAF Cobra3 ridge vent on all ridges. *OK*
- Furnish / install new Ultimate pipe flashings. Guaranteed for the life of the roof.
- Cut reglet into mortar joints and furnish / install new pre-finished aluminum chimney flashing on two chimneys.
- Remove step flashing that is installed on the outside of siding; cut siding approximately 1" higher and furnish / install new aluminum step flashing.
- Pressure-wash flat metal roof in rear, center; furnish / apply Hydro-Stop StableRust Primer and Hydro-Stop white PremiumCoat.
- Clean up daily. Remove all waste from site upon completion.
- Royal Sovereign carries a 25-year limited warranty with 5-year "Smart Choice Protection." Bond Roofing provides a 5-year workmanship warranty.

[Redacted]

Will replace with the architectural shingle ✓

ALTERNATE: Upgrade to GAF Timberline HD architectural shingle. Timberline carries a lifetime-limited warranty with 10-year "Smart Choice Protection." Bond Roofing provides a 10-year workmanship warranty. [Redacted]

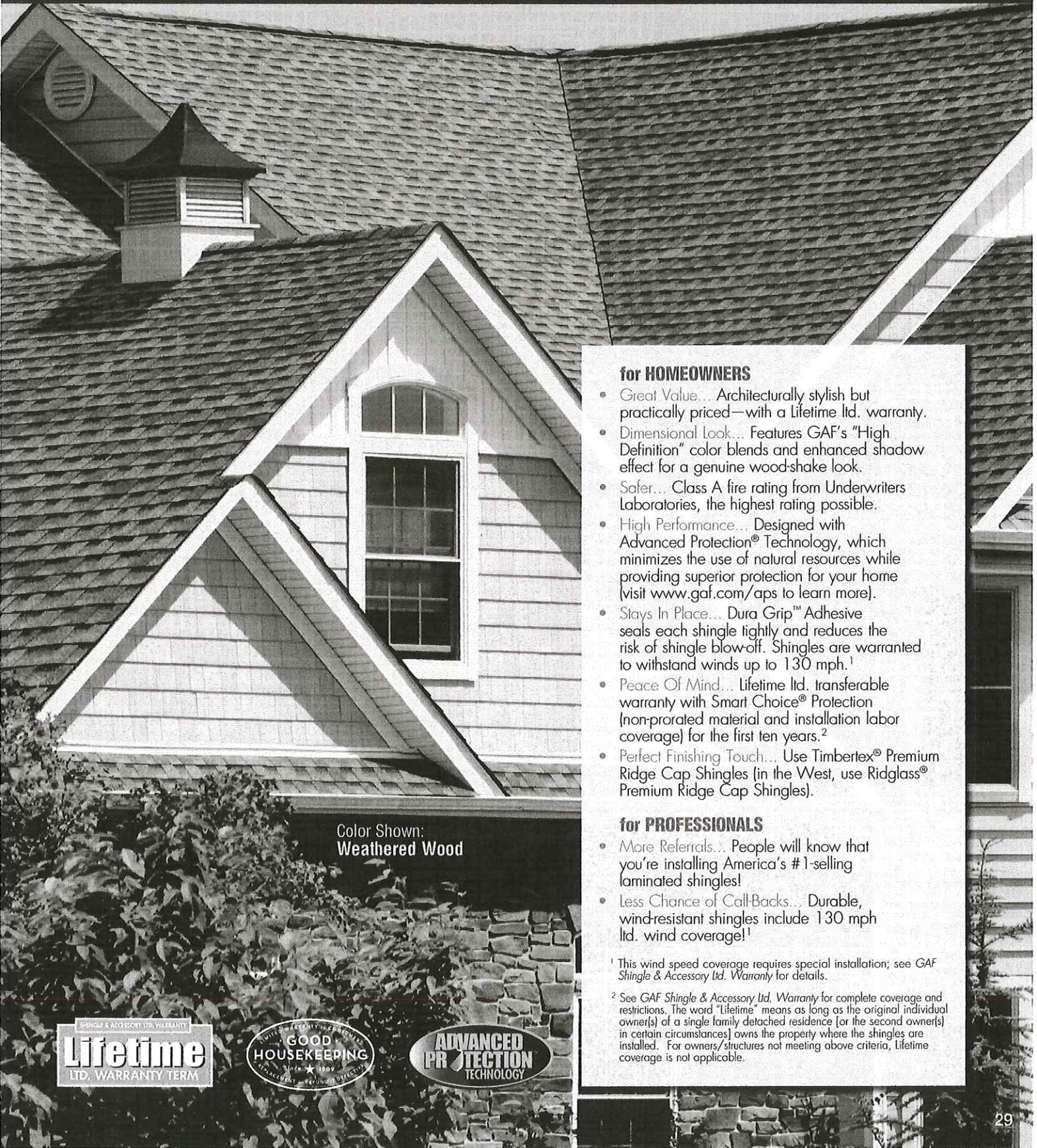
~~VENTILATION OPTION:~~

- Furnish / install ~~"The Edge"~~ shingle-over attic intake vent on eaves of main house roof.

~~VENTILATION OPTION COST:~~ [Redacted]

TIMBERLINE HD
LIFETIME HIGH DEFINITION SHINGLES

"Value And Performance In A Genuine Wood-Shake Look"



Color Shown:
Weathered Wood

for HOMEOWNERS

- Great Value... Architecturally stylish but practically priced—with a Lifetime Ltd. warranty.
- Dimensional Look... Features GAF's "High Definition" color blends and enhanced shadow effect for a genuine wood-shake look.
- Safer... Class A fire rating from Underwriters Laboratories, the highest rating possible.
- High Performance... Designed with Advanced Protection® Technology, which minimizes the use of natural resources while providing superior protection for your home (visit www.gaf.com/aps to learn more).
- Stays In Place... Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph.¹
- Peace Of Mind... Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.²
- Perfect Finishing Touch... Use Timbertex® Premium Ridge Cap Shingles (in the West, use Ridglass® Premium Ridge Cap Shingles).

for PROFESSIONALS

- More Referrals... People will know that you're installing America's #1-selling laminated shingles!
- Less Chance of Call-Backs... Durable, wind-resistant shingles include 130 mph ltd. wind coverage!¹

¹ This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

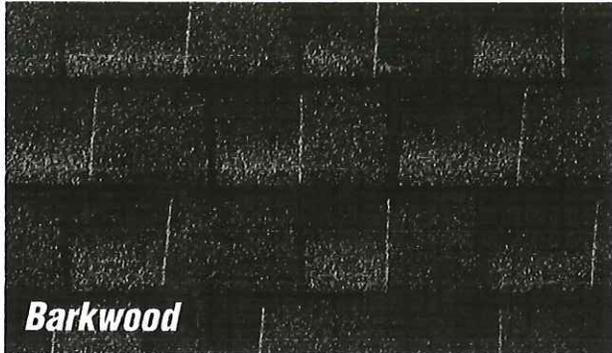
² See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner(s) of a single family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting above criteria, Lifetime coverage is not applicable.



TIMBERLINE®

LIFETIME HIGH DEFINITION® SHINGLES

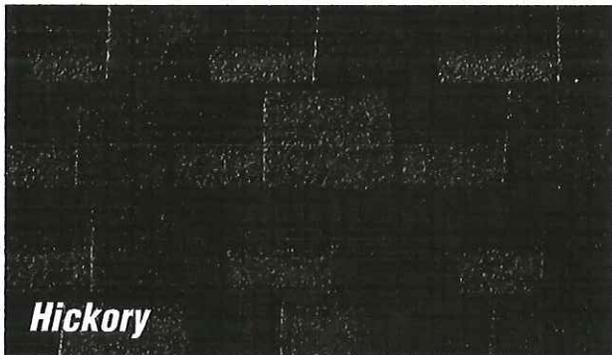
Most Popular High Definition® Colors (Available nationwide)



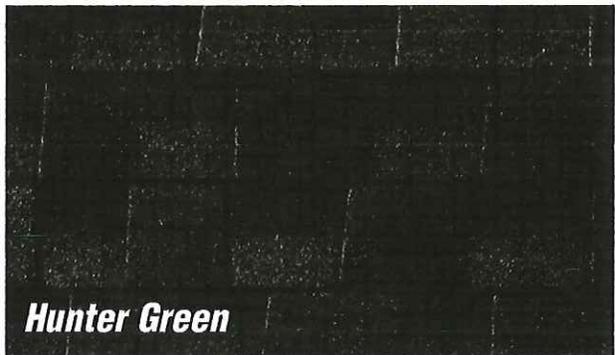
Barkwood



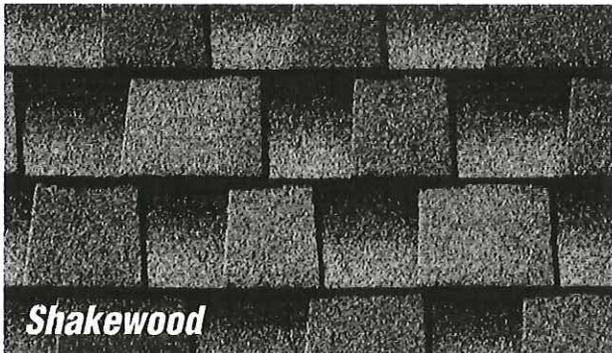
Charcoal



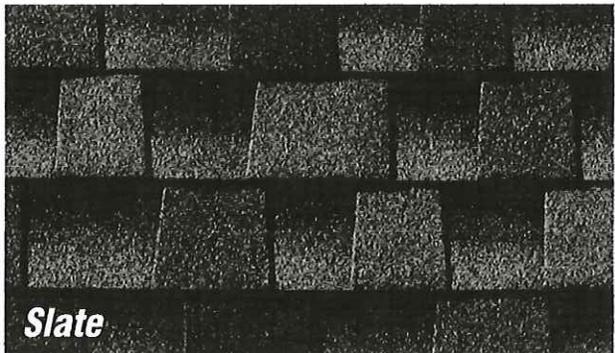
Hickory



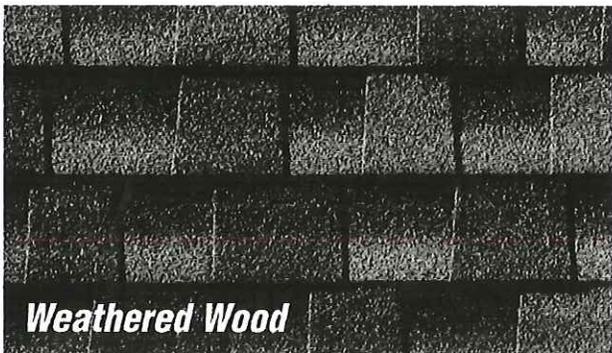
Hunter Green



Shakewood



Slate



Weathered Wood



Note: StainGuard® Protection available in most areas

Note: It is difficult to reproduce the color clarity and actual color blends of the shingles in this catalog. Before selecting your color, please ask to see several full-size shingles.



High Definition® Colors/Availability

Regional High Definition® Colors (See chart below for availability)

white
↓
note



Availability

Color Key:
 ● - Timberline HD®
 ▲ - Timberline Ultra HD®

	Ask your contractor which of these GAF plants supplies the shingles in your area...										
	Baltimore/Myerstown MD	Dallas/Ennis TX	Michigan City IN	Minneapolis MN	Shafter CA	Tampa FL	Tuscaloosa AL	Western Canada	Central-West Canada	Central-East Canada	Eastern Canada
Most Popular Colors:											
Barkwood	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Charcoal	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Hickory	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Hunter Green	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Shakewood	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Slate	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Weathered Wood	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲	●▲
Regional Colors:											
Birchwood			●	●	●▲	●	●	●▲	●	●	
Biscayne Blue	●▲										▲
Canadian Driftwood								●	●	●	●
Copper Canyon					●▲			▲			
Driftwood						●▲	●				
Fox Hollow Gray	●▲		●	●							▲
Mission Brown	●	●	●	●	●▲			●▲	●	●	●
Oyster Gray	●										
Patriot Red	●▲		▲								▲
Pewter Gray	●▲	●	●▲	●▲			●▲	●	●▲	●▲	●▲
Sienna Sunset						▲					
Sunset Brick						●▲					
White ¹						●	●				
Williamsburg Slate	●		●								

¹Timberline HD® White is ENERGY STAR® qualified (U.S. only) and listed with the Cool Roof Rating Council (CRRC). See gaf.com for availability and details.

Cobra® Attic Ventilation



Choose From The Industry's Most Comprehensive Line Of Ridge Vents!



Cobra® Ridge Vents...

- Provide superior attic ventilation when properly installed with eave or soffit vents
- Work along the length of the roof's ridge to minimize temperature and equalize pressure inside the attic
- Allow a flow-through of fresh air to reduce damaging heat and moisture
- Pass the 110 mph wind-driven rain test (under controlled laboratory conditions)
- Up to a Lifetime Ltd. warranty when installed on Lifetime Shingle roofs†
- Carry a UL Class C fire rating, except Cobra® Exhaust Vent For Roof Ridge, which has a UL Class A rating
- Meet ASTM D1929
- Meet/pass Texas Department of Insurance, ICC, Miami-Dade, and Florida Building Code
- Include the EasyTear™ Sizing System, which allows you to hand-tear the vents in regular increments (except Cobra® Exhaust Vent For Roof Ridge)

5 Styles To Choose From!					
<i>Product Name</i>	Cobra® Exhaust Vent	Cobra® Ridge Runner™ Exhaust Vent	Cobra® Snow Country™ Exhaust Vent	Cobra® Rigid Vent 3™ Exhaust Vent	Cobra® Snow Country Advanced™ Exhaust Vent
<i>Description & Availability</i>	Roll-style vent, available in all climates	Rigid roll-style vent, available in all climates	Rigid-style vent, available in colder climates	Premium rigid-style vent, available in warmer climates	Premium rigid-style vent, available in colder climates
<i>Net Free Ventilating Area (NFVA)</i>	16.9 in² (hand nail version) 14.1 in² (nail gun version)	12.5 in²	18.0 in²	18.0 in²	18.0 in²
<i>Width(s) Available</i>	8" & 10.5", metric	11.5"	11.5"	9" & 11.5"	9" & 11.5"
<i>Nail Gunnable</i>	Yes (nail gun version)	Yes	No	No	No
<i>Length</i>	20' & 50' rolls	20' roll	4' sticks	4' sticks	4' sticks
<i>Nails Included?</i>	Yes	Yes	No	Yes	Yes
<i>Hand Tearable?</i>	No	Yes	Yes	Yes	Yes
<i>Weather Filter?</i>	N/A	Yes	Yes	No	Yes

Property Owner's Best Choice...

- **Lets The Beauty Of Your Home Stand Out...** Low profile design keeps Cobra® Ridge Vents virtually invisible when installed—to maintain an "uncluttered" look on your roof
- **Superior Construction...** All rigid-style Cobra® Vents are made with UV stable, high-impact co-polymers; Cobra® Roll-style Vent is made from UV stable, 100% recycled polyester composite fiber
- **Insect Guard...** Helps prevent problems with insect, bird, and animal infestation
- **Energy Efficient...** May even help to reduce utility usage
- **Integral Filter...** Helps resist snow infiltration in harsh winter climates (Cobra® Snow Country™, Cobra® Snow Country Advanced™, and Cobra® Ridge Runner™ Exhaust Vents only)
- **Cap Shingle Compatible...** Options available for 12", metric, and 10" width ridge cap shingles.

Cobra® FASCIAFLOW Premium Intake Ventilation

Product Specifications
 Size: 12" x 6" x 1.25"
 NFA: 9 In² per Lineal Ft.
 Construction: PVC
 49 Pieces/Pallet

Today's solution to a 100-year-old problem!

- Makes it easy to install intake ventilation on tough-to-vent homes by replacing existing fascia board
- Allows cool air to enter the attic space, driving warm and moist air out of the attic's exhaust vents
- Boosts the performance of existing soffit/undereave vents
- Designed with PVC for years of maintenance-free performance
- Miami-Dade County and Florida Building Code approved
- Up to a Lifetime Ltd. warranty when installed on Lifetime Shingle roofs†

†See footnote on next page



Fiberglass Asphalt Shingle Specifications*



WARRANTY²

APPROXIMATE
PHYSICAL ATTRIBUTES

					APPROXIMATE PHYSICAL ATTRIBUTES				
					Pieces/Square	Bundles/Square	Nails/Square ³	Exposure	Dimensions
ULTRA-PREMIUM COLLECTION LIFETIME DESIGNER SHINGLES	Camelot [®]				56	7	280	7.5"	17" x 34½"
	Country Mansion [®]				48	6	192	7.5"	17" x 40"
	Grand Canyon [®]				72	6	360	5"	17" x 40"
VALUE COLLECTION LIFETIME DESIGNER SHINGLES	Grand Sequoia [®]				72	5	360	5"	17" x 40"
	Woodland [®]				56	4	280	6.5"	17" x 40"
	Monaco [®]				48	3	240	7.5"	17" x 40"
	Camelot [®] II				56	4	280	7.5"	17" x 34½"
	Country Mansion [®] II				48	4	192	7.5"	17" x 40"
	Sienna [™]				64	4	256	5.5"	17½" x 40"
	Slateline [®]				48	3	288	7.5"	17" x 40"
SPECIALTY LIFETIME SHINGLES	Timberline [®] Cool Series				64	3	256	5½"	13¼" x 39¾"
	Timberline [®] ArmorShield [™] II				64	3	256	5½"	13¼" x 39¾"
	Grand Sequoia [®] IR				72	4	360	5"	17" x 40"
TIMBERLINE [®] LIFETIME SHINGLES	Timberline Ultra HD [®]				64	4	256	5½"	13¼" x 39¾"
	Timberline [®] American Harvest [®]				64	3	256	5½"	13¼" x 39¾"
	Timberline HD [®]				64	3	256	5½"	13¼" x 39¾"
	Timberline [®] Natural Shadow [®]				64	3	256	5½"	13¼" x 39¾"
3-TAB SHINGLES	Royal Sovereign [®]				79 Eng 64 Metric	3	316 Eng 256 Metric	5" Eng 5½" Metric	12" x 36" Eng 13¼" x 39¾" Metric

* For the current specifications on TruSlate[®], which is genuine slate (not an asphalt shingle), visit www.gaf.com.

¹ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture. Test results obtained after manufacture will vary.

² All shingles with a Lifetime Ltd. warranty also have a 110 mph wind warranty. However, if the shingles are (a) installed with six nails per shingle and (b) installed using GAF starter strip products installed at the eaves and rakes, the wind speed coverage is 130 mph. The word "Lifetime" means as long as the original individual owner(s) of a single family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting above criteria, Lifetime coverage is not applicable. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

Cobra® RIGIDVENT3™

Exhaust Vent for Roof Ridge

Learn about
Attic
Ventilation

*Help Protect Your Roof
From Premature Deterioration
By Providing Effective*

Attic Exhaust Ventilation

Effective attic ventilation is critical for a long-lasting roof! A properly balanced attic ventilation system will help to:

- Remove excess heat and moisture to protect your roof from premature deterioration
- Prevent roof rot in your attic or roof deck
- Minimize peeling and extend the life of exterior and interior paint
- Limit the growth of harmful mold
- Safeguard your attic possessions against mildew damage
- Guard against ice damming in harsh winter climates
- Promote energy efficiency by reducing excessive heat in your attic

Cobra® Rigid Vent 3™ Exhaust Vent is a key part of the GAF Lifetime Roofing System, and has even earned the prestigious Good Housekeeping Seal (see reverse).

*Stale Air Escapes Through
Cobra® Rigid Vent 3™
Exhaust Vent (Installed
Under Ridge Cap
Shingles)*



*Fresh Air Enters Attic Through
Intake Vent At Soffit Or Eave*



U.S. Only

gaf.com

Includes:
EasyTear™
Sizing Feature
and 3" Ring
Shank Nails

Cobra®

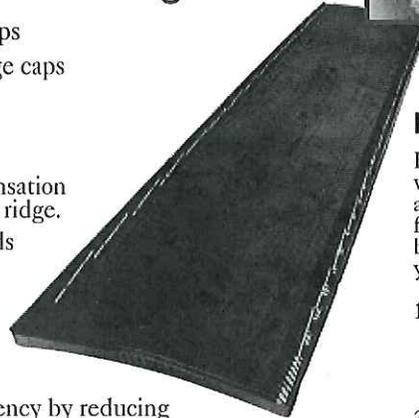
RIGIDVENT3™

Exhaust Vent for Roof Ridge

Cobra® Rigid Vent 3™... for 12" width ridge caps
 Cobra® Rigid Vent 3™ - 9"... for 10" width ridge caps



Texas Department of Insurance Product Evaluation RV-29
 Florida Building Code
 ICC-ES ESR 1285



Homeowner's Best Choice

- **Vents Your Attic...** Allows heat and condensation to escape at the most effective location—the ridge.
- **Looks Terrific...** Shingle-over design blends into your ridge line.
- **Strong Protection...** Passes the 110 mph wind-driven rain test.†
- **Insect Guard...** Specially designed louver spacing helps keep insects out.
- **Energy Efficient...** Promotes energy efficiency by reducing excessive heat in your attic.
- **Durable...** Designed with high-impact polymers.
- **Peace Of Mind...** Up to a Lifetime Ltd. warranty when installed on Lifetime Shingle roofs.*



†Under controlled laboratory testing conducted by GAF.

Professional's Best Choice

- **Effective...** Provides 18 sq. inches per lineal foot of net free ventilating area.
- **3" Ring Shank Nails Included...** Ensures proper fastening on every installation. They're also Miami-Dade County approved for corrosion resistance.
- **Easy Sizing...** EasyTear™ feature allows you to hand-tear product in 3" increments—no knives necessary and less waste!
- **Fits Better...** Extra-flexible hinge design allows installation on 3:12 to 16:12 sloped roofs.
- **No End Caps Needed!**
- **Crush Resistant...** Internal structural support for added durability.
- **No Gaps...** Edge overhang allows smooth, continuous coverage between sections.
- **Fewer Call-backs...** External baffles help deflect wind and rain.
- **Cap Shingle Compatible...** Available in two widths to work with 12" or 10" ridge cap shingles.

Balanced Ventilation Requirements

Balanced ventilation requires an equal amount of intake ventilation and exhaust ventilation. GAF recommends, at a minimum, providing 1 square foot of Net Free Ventilation for every 300 square feet of attic floor space. Consult local building codes for specific ventilation requirements in your area.

1. Calculate the total square footage of the attic floor area (round up to the next highest number). This number will determine the minimum total lineal feet of Cobra® Rigid Vent 3™ Exhaust Vent that is needed.
2. Find the appropriate amount of Cobra® Rigid Vent 3™ Exhaust Vent and minimum intake ventilation that corresponds to the total attic square footage.

Based on 1/300 Rule

Total Attic Square Footage	Recommended Length of Cobra® Rigid Vent 3™ Exhaust Vent (Feet)	Minimum Intake Ventilation (Net Free Area in Sq. In.)
1600	22	396
1900	26	468
2200	30	540
2500	34	612
2800	38	684
3100	42	756
3400	46	828

Cobra® Rigid Vent 3™ Exhaust Vent has 18.0 sq. in./lineal ft. of net free ventilating area.

NOTE: Always have a balanced ventilation system. In no case should the amount of exhaust ventilation at the ridge exceed the amount of soffit ventilation.

One box (40') of Cobra® Rigid Vent 3™ Exhaust Vent replaces:



More Than Just Coverage
 On Your Shingles!

Get Automatic
Lifetime Protection
 On Your Entire GAF
 Roofing System!*

When you install any GAF
 Lifetime Shingle and at least
 3 qualifying GAF accessories,
 you'll automatically get:

- A Lifetime Ltd. warranty on your shingles and all qualifying GAF accessories!*
- Non-prorated coverage for the first 10 years*



GAF LIFETIME SHINGLES
 GAF COBRA ATTIC VENTILATION
 GAF ROOF DECK PROTECTION
 GAF LEAK BARRIER
 GAF STARTER STRIP SHINGLES
 GAF RIDGE CAP SHINGLES



*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)



3. Roofing

ROOF COVERINGS

Inspected

- 15. Repair item** The shingle roofing on the house is severely worn. The granular surface coating is eroded, and parts of the fiberglass mat are exposed. The shingles are dried out and brittle. Mismatched shingles and roof cement indicate several prior repairs. Flashings are rusted. When shingles reach this degree of wear they should be replaced, before leakage occurs. Replacement should be performed by a qualified roofing contractor.



Example of worn shingles



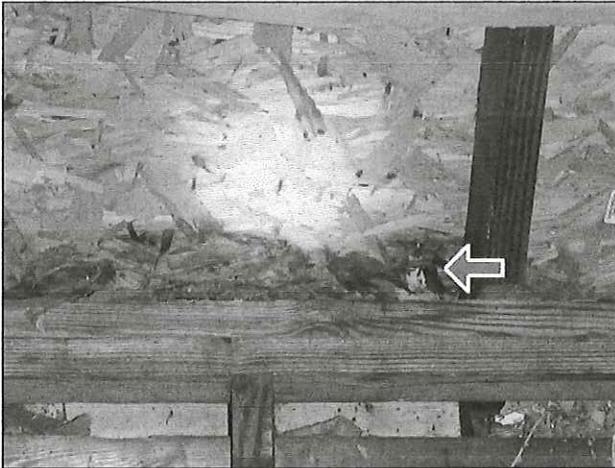
Worn shingles and rusted flashings



More worn shingles

- 16. Repair item** The shingle roofing on the detached garage shows wear consistent with age but is not worn out and should give several years service. There is one spot of active leakage causing damage to the roof deck along the left eave. This condition should be repaired by a qualified roofing contractor.

3. Roofing



Leakage damaging roof deck at left eave

17. **Repair item** The metal roofing on the low-sloped area at the center rear of the house is generally intact but its surface coating is peeling and the metal has begun to rust. To prevent damage the metal should be prepped and coated by a qualified roofing contractor.



Rusted metal roofing

ROOF DRAINAGE SYSTEMS

Inspected

18. **Repair Item** Several sections of gutter do not slope to the downspouts. Gutters must slope to the downspouts to drain properly. Gutters that do not function properly can cause water to get behind the gutters and cause damage, and is conducive to crawl space or basement water penetration. Repair by qualified contractor is recommended.
19. **Repair Item** Some of the gutters are full of debris, to the point that they are not functional (i.e. beyond routine periodic maintenance). Lack of maintenance can cause water to get behind the gutters and cause damage, and is conducive to crawl space or basement water penetration. Gutters need to be cleaned to restore function.

4. Exterior

CLADDING, FLASHING, AND TRIM

Inspected

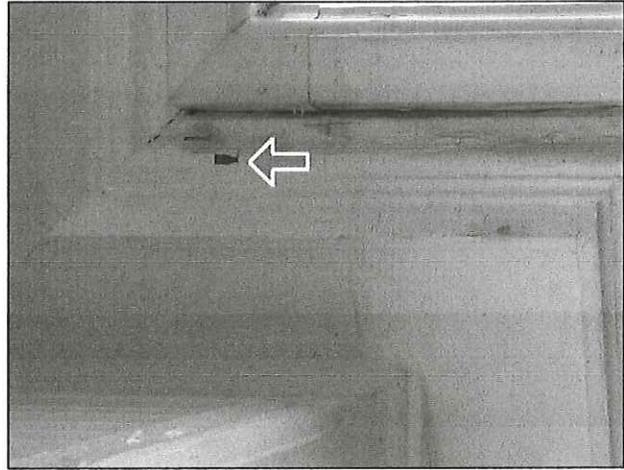
20. **Repair Item** Roof edge trim (fascias, soffits, etc.) appears damaged and in need of repair or replacement in several small areas A) Right rear corner of breakfast area; B) Center left fascia; C) Left front corner of garage. Damaged

4. Exterior

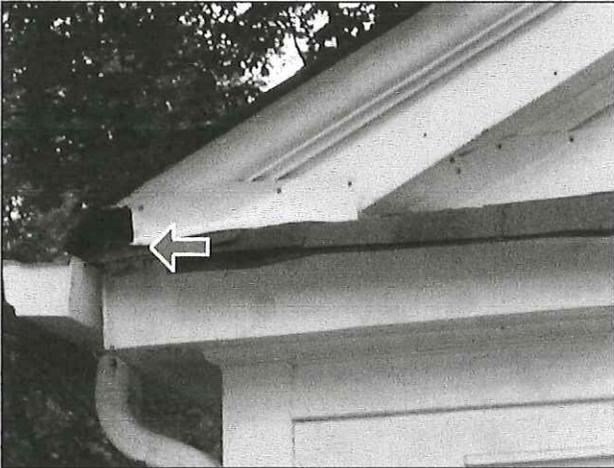
cladding materials should be repaired to prevent further damage and possible water penetration to the framing behind the cladding. Repairs should be performed by a qualified contractor.



Item A



Item B



Item C

DOORS (Exterior)

Inspected

21. **Repair Item** One or more exterior wood components (jambs, casings, etc.) are deteriorated at the following door(s): garage doors Over time this will deteriorate further, and also can allow water penetration causing damage to materials around the door. Deteriorated parts should be repaired or replaced, by a qualified technician, in a manner that will provide long-term service.

WINDOWS

Inspected

22. **Repair item** Conditions typical to windows in old houses were noted. Some are functional, but most are stuck shut, some sash cords are broken, some sills are decayed, some are missing locks. A sash has fallen apart in a master bedroom window. Note that it is important for at least one window in each room, especially bedrooms, to open readily for emergency egress in the event of fire. Repairs should be made by a qualified contractor.

2.2 ATTIC/ROOF INSULATION

Comments: Inspected

 **Improvement** Attic insulation is typical for a house of this age but has not been upgraded to current standards in most areas. There is no requirement that it be upgraded, but in the future upgrading insulation is recommended for energy efficiency.

 **Repair Item** A piece of attic insulation has fallen off the wall in the front kneewall attic space. This reduces energy efficiency. The insulation should be repaired by a qualified insulation contractor.

2.3 VENTILATION OF CRAWL SPACE

Comments: Inspected

2.4 UNDERFLOOR INSULATION

Comments: Inspected

Improvement Insulation is not present at the floor framing in the crawl space. This is common in homes of this age, which pre-date requirements for floor insulation. We recommend you consider installation of insulation for energy efficiency.

2.5 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

3. Roofing

The roof inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine whether active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. The client is advised to ask the seller about the presence of any roof leaks. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually.

Roofing repair items: most insulation repair items need repair because they reduce energy efficiency.

Roof drainage repair items: most ventilation repair items need repair because they either (a) reduce energy efficiency, or (b) are not effectively and safely vented to the exterior, or (c) contribute to increased heat and/or moisture that can damage building materials.

Insulation and ventilation repairs should be made by qualified contractors.

The roof inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine whether active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. The client is advised to ask the seller about the presence of any roof leaks. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually.

Roofing repair items: roof defects may result in leakage, potentially causing damage.

Roof drainage repair items: defects can result in foundation water penetration with resultant damage; some defects may also result in water getting behind gutters and causing damage.

Roof and roof drainage repairs should be made by qualified contractors.

Styles & Materials: the descriptions of styles and materials below are intended only as a basic overview of the primary components, they are not intended to be a comprehensive description of all such components.

Styles & Materials

Viewed Roof Covering From:	Roof Covering:	Roof Drainage:
Walked Roof	Asphalt/Fiberglass Shingles	Eave-mounted gutters and downspouts
	Metal	Built-in gutters (eaves troughs) and downspouts
	Rubber membrane roofing	

Inspection Items

3.0 ROOF COVERINGS

Comments: Inspected

 **Repair item** The shingle roofing on the house is severely worn. The granular surface coating is eroded, and parts of the fiberglass mat are exposed. The shingles are dried out and brittle. Mismatched shingles and roof cement indicate

several prior repairs. Flashings are rusted. When shingles reach this degree of wear they should be replaced, before leakage occurs. Replacement should be performed by a qualified roofing contractor.

 **Repair item** The shingle roofing on the detached garage shows wear consistent with age but is not worn out and should give several years service. There is one spot of active leakage causing damage to the roof deck along the left eave. This condition should be repaired by a qualified roofing contractor.

 **Repair item** The metal roofing on the low-sloped area at the center rear of the house is generally intact but its surface coating is peeling and the metal has begun to rust. To prevent damage the metal should be prepped and coated by a qualified roofing contractor.

3.1 ROOF FLASHINGS AND PENETRATIONS

Comments: Inspected

3.2 ROOF DRAINAGE SYSTEMS

Comments: Inspected

 **Repair Item** Several sections of gutter do not slope to the downspouts. Gutters must slope to the downspouts to drain properly. Gutters that do not function properly can cause water to get behind the gutters and cause damage, and is conducive to crawl space or basement water penetration. Repair by qualified contractor is recommended.

 **Repair Item** Some of the gutters are full of debris, to the point that they are not functional (i.e. beyond routine periodic maintenance). Lack of maintenance can cause water to get behind the gutters and cause damage, and is conducive to crawl space or basement water penetration. Gutters need to be cleaned to restore function.

4. Exterior

We conduct a thorough visual examination of the readily accessible exterior components. We gently probe surfaces where visual inspection suggests damage. Please be aware that we cannot inspect or probe every square foot of the exterior and cannot always identify every area of damage.

Vegetation, including trees, is examined only to the extent that it is effecting the structure.

Exterior repairs should be conducted by qualified contractors.

Styles & Materials

Cladding Material:

Wood Siding

Appurtenance:

Covered porch

Inspection Items

4.0 CLADDING, FLASHING, AND TRIM

Comments: Inspected

The exterior "**building envelope**" includes cladding (such as brick or stone veneer, stucco, and many types of siding), trim, flashings, exterior doors, and windows. Its functions include protecting the building from the elements, and giving the building its intended appearance. Items cited for repair may not only adversely effect the item itself (such as a damaged piece of siding) but may also allow water or even small animal entry to the building. **Exterior repairs** should be completed by qualified contractors, and the contractors should determine the extent of damage and scope of repairs.

 **Repair Item** Roof edge trim (fascias, soffits, etc.) appears damaged and in need of repair or replacement in several small areas A) Right rear corner of breakfast area; B) Center left fascia; C) Left front corner of garage. Damaged cladding materials should be repaired to prevent further damage and possible water penetration to the framing behind the cladding. Repairs should be performed by a qualified contractor.

4.1 DOORS (Exterior)

Comments: Inspected

 **Repair Item** One or more exterior wood components (jambs, casings, etc.) are deteriorated at the following door(s): garage doors Over time this will deteriorate further, and also can allow water penetration causing damage to materials around the door. Deteriorated parts should be repaired or replaced, by a qualified technician, in a manner that will provide long-term service.

