

Property Inspection Report
Builders Trust Construction Co./Ameristar Home Inspections
11620 Hartman Road
Jacksonville, Florida 32225
CCC-057031 CBC 056148 HI 4663
904 568 0929

ROOF CERTIFICATION

05/16/23

Montavious Bryant

LOCATION:

4761 SW US County Road 242
Lake City, Florida

I have inspected the roof at the above referenced location and have found the following:

General Roof Conditions

Drainage	Good drainage
Physical Damage	none
Attic Condition	Good
Structural Deformation	none
Age of roof	2018

Sloped Roof

Location:

Item

Roof Material

Garage Section of house

Remarks

25 year 3 tab shingles

Condition of Surface

Good

Deformed edges

None

Sloped Roof Continued

Item

Remarks

Shingles Buckled

none

Curled	none
Missing tabs	none
Granular Loss	normal

Other	The low sloped roof is covered with Modified Bitumen roof system. In good sound condition.
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Roof Features

Items	Remarks
Fascia	Good condition
Soffit	Good condition in good condition
Skylights	none
Vents	existing

Ceiling Conditions

Items	Remarks
Cracks	none
Water Staining	none
Water Leaks	none

Exterior Wall Surface

Staining	none
Deformation Finish	none

Interior Wall Surfaces

Items	Remarks
Cracks	none
Water Staining	No No structural or wood damage.
Water leaks	none
Deformed Finish	none
Window Leaks	none

Recap:

I inspected the roof and the following conditions was noticed.

The roof was installed in 2018. This was determined by reviewing the dates all of the other roofs in the neighborhood was completed. By looking at the roofs that are similar condition as this roof, I determined that this roof was completed in or near 2018. This will place the roof being replaced the same time the roofing companies were replacing the neighborhoods roofs. This is not an uncommon practice. The roof is in good sound condition with over 17+ years left.

Photos of roof:



Front Elevation



Right Elevation



Left Elevation



Rear Elevation



Front view of roof



Rear view of roof



Rear low slope

Angel Rosado

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