



Real Estate Certification Letter

This letter is an evaluation and certification prepared for

Reader

Pertaining to the condition of the roof located at:

421 Round Hill Rd Wayne, PA 19087

Inspected on: **06/07/2018** *Inspected by:* **Brian Pott**

Certified to be a complete and honest declaration at the time of the inspection.

The Existing Roof is an 18" x 5/8" Tapersawn Cedar Shake. These shakes were installed at a 7 1/2" exposure to the weather and have an 18" wide strip of 30 lb. felt paper interlaid between the courses of shakes. This method of installation creates two complete layers of wood protection and a 3" wood head lap on the third course. The felt paper provides an additional layer of protection and guards against wind driven rain and snow. This paper starts on every course of shakes at a distance measuring twice the exposure and extends onto the sheathing. The felt paper is an integral part of the roofing system by returning any water penetration back to the surface. This roof system also has Ice and Water Shield membrane installed at the eaves as required by building code.

Shakes that have curled and split are a result of years of expansion/contraction and are primarily seen on more southern facing sections of roof. The shake exposure expands when wet and contracts upon drying. This movement is the normal tendency of cedar. Even shakes that have curled and split are functional by shading the layers of wood and paper underneath, protecting them from continued damage.

Cedar is naturally resilient against moisture. Shake decay/rot only becomes a problem with substantial moss growth, which would impede the wood from completely drying. This explains how shake exposures can be split or cracked without consequence (from moisture) to second layer wood protection. Keep in mind the cedar shake roof is a multi-layer system. Missing shakes or broken exposures does not mean that the roof system is failing or leaking. A cedar shake roof can lose some of its aesthetic appeal and still function properly for years.

In addition to the natural resiliency of cedar, this wood roof was cleaned of all dirt, debris, mold and mildew. The Cedar roof changes colors as a result of the wood fibers on the surface dying. This cleaning process also removed the dead wood fibers from the shakes revitalizing the wood to a like new condition. After this cleaning stage a wood preservative was applied. The coating is specifically designed for cedar shakes and shingles that need to breathe or commonly known as expansion and contraction. This preservative was applied in September 2005 and May 2012 and shields the cedar from damaging UV rays and repels moisture. These two elements of nature are a wood roof's greatest enemy. The coating has added many years of performance if otherwise left unprotected.

NOTE: Roof was just Re-Coated: Cleaned and preserved (May 2018) and has a total 6 Years Warranty protection through (May 2024). All roof sections refastened because of nail failure. See: Warranty including Re-Nailing addendum enclosed. The lower front roof had a tree (removed) that sat on lower roof courses. Because of high moisture and lower course rot owner elected to replace section upper ridge and

corresponding back. Allow approximately 18 months weathering before preservation for best absorption and aesthetic. Owner has paid for this work and there will be no associated costs passed on to new owners.

The roof facets with less direct sunlight exposure in the back of the house are in very good condition and have a life expectancy of 12 years. The shakes with a more southern exposure in the front of the house have slight accelerated weathering due to UV exposure. These areas have a life expectancy of 12 years. However, roof life expectancy can be greatly enhanced (doubled) with continued preservation cycles every six years. Direct sunlight is the greatest enemy of all roofing. It is important to note that the two layers of protection below (protected for years from the top shake exposure above) alone will keep moisture from entering the home. This explains how so many homes/barns with missing cedar shakes/shingles go years without maintenance or repair and still have no leak issues. The steepness or pitch of a roof will determine the lifespan of all roofing materials. All moisture and accumulated debris will sit on a lower sloped roof for a longer period of time thus shortening the duration of effective protection. With continued maintenance and care life expectancy on this roof can increase. As a company, we cannot guarantee that a leak will not occur, however, there are no leaks within the roof structure at this time. It is important to note that if a leak did develop, repair rather than replacement is almost always an option.

The pipe vent flashing is the #1 cause of leaks in all roofs. This flashing has a neo preen gasket which will dry rot and crack over time allowing moisture into the home. The pipes on this roof have had new gaskets installed or been sealed as a precautionary measure.

Future repairs (if required) to the southern exposure sections of roof are recommended by the use of metal shims. This is a much less invasive form of repair and when placed properly very effective. The process to remove one shake requires the removal of surrounding shakes and felt paper underlayment and associated fasteners. This can compromise the integrity of the existing roofing system.

Kick out flashings were installed to all chimney and wall and roof lines that terminate into a gutter where the wall line continues down past the gutter. This is to divert water into the gutter and not down or behind the wall cladding. These have become a requirement on all home inspections. This flashing was installed at three locations.

The roof and house structure are ventilated. There are gable vents and a ridge vent at the peak of the roof to draw all the accumulated hot air out of the structure. It produces a natural flow of air from the bottom to the top. This greatly reduces the buildup of extreme temperature which can shorten the lifespan of the roofing material and sheathing. This also helps in reduction of cooling costs. During colder months these vents aid in the prevention of condensation which can lead to mold. The risks of ice damns is also greatly reduced by moving the warmer air from the juncture between the roof and interior wall line.

The current owners have purchased a Transferrable Leak and Repair Warranty to limit future repair costs if necessary. See copy of Warranty for details.

Please visit our website for additional information on Cedar Shake and Shingle roof systems at www.cedarroofcompany.com.

This roof was inspected by Brian Pott, Co-Owner of The Cedar Roof Company located in Malvern, Pa. Since 1993, we have been trusted to provide the Delaware Valley the most reliable service and effective cedar roof solutions including the installation, repair, preservation and certification of cedar shake and shingle wood roofs. By using only quality materials and the most highly trained experts, we ensure unparalleled customer satisfaction. Our goal is to educate homeowners about the options available for their cedar roof by providing a thorough and honest assessment. We are an active member of The Cedar Shake and Shingle Bureau and have an A+ rating with the Pennsylvania Better Business Bureau.

I certify the above declaration of the roof listed to be accurate at the time of inspection:

Signed: Brian Pott

Date: 06/07/2018



Five-Year, Transferable Limited Leak & Repair Warranty

Issued to: Reeder

Property Location: 421 Round Hill Rd, St. Davids, PA 19087

Effective: 5/25/18 Expiration: 5/25/23 Extension: 1 year

The Cedar Roof Company, Inc. (hereafter The CRC) hereby warrants to the owner of the above-referenced property, that if a leak(s) occurs within the roofing material, The CRC will perform the necessary repair(s) according to the conditions noted below. The CRC, at its sole discretion, will determine the means by which to perform such repair(s). The Warranty shall be valid for a period of five (5) years from the effective date of signing. Obligation of the Warrantor: In the event of a leak(s) arising within the roof system, The CRC shall be responsible for supplying the necessary labor to stop the leak(s) for a fee of two hundred fifty nine dollars (\$259). **NOTE: The Warranty acts as a self-imposed cap relative to repair(s) with an added feature of real estate transferability. The CRC assumes limited liability for the roof in its current condition and future performance.**

Conditions

The Warranty is expressly conditioned upon the following:

1. The owner shall notify The CRC of any leak, defect, failure or deficiency, within ten (10) days of discovery. If the leak, defect, failure or deficiency is covered by The Warranty, The CRC shall then have the right to immediately inspect and make repairs at the homeowner's expense of two hundred fifty-nine dollars (\$259).
2. In the event that the roof system requires shake or shingle replacements, the repair(s) will be completed at an additional twelve dollars (\$12) per replacement.
3. Payment as per the terms of the contract shall constitute the sole consideration for The Warranty. Should the homeowner fail to make payment in accordance with the terms of the contract, The Warranty shall be void.

Transferability

Should the property be sold, The CRC will allow a one time transfer of The Warranty provided The CRC is notified of said sale within thirty (30) days.

AFTER TRANSFER INSPECTION: When The Warranty is transferred to a new owner, the terms of The Warranty will continue for the full five (5) years from the effective date. If requested, The CRC will provide an agent to inspect the wood roof. This inspection will occur within five (5) business days from the date The CRC is notified of The Warranty transfer. The findings of this inspection will be reported to the new homeowner. In the event there are recommended repair(s), The Warranty terms and conditions will apply.

Exclusions

The Warranty does not cover failure of the roofing material or deficiencies due to the following:

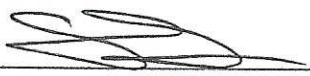
1. Damage or leak(s) to the roofing, property, building, or contents caused by fire, settling, distortions, or other failure of the building. Natural causes including hurricanes, floods, lightning, windstorms, hail, tornados, earthquakes, or other extraordinary or unusual events, including damage caused by ice dams.
2. Failure due to corrosion or fasteners and/or over-driven fasteners.
3. Leak(s) that are a result of the chimney including the cement crown and metal capping located around the flue, and chimney flaws or deterioration found in materials such as stone, stucco, brick and other siding materials.
4. Leak(s) that are a result of faulty installation or material defects (eg. skylights, glass and seals).
5. Damage or leak(s) caused by alteration or addition, encroachment upon or erection of a structure on the roof, or any use of the roof other than its original intended purpose.
6. Damage or leak(s) to low slope roof sections (5:12 pitch or less).

Additional Coverage & Services

1. The repair(s) to any 5 Year Warranty customers are elevated to priority scheduling to receive prompt and quality service.
2. If a leak(s) is located within the roof system that is not covered by The Warranty, The CRC will inspect the area of the leak(s) and provide a detailed estimate of repair costs. If necessary, the estimate can include photographs for insurance purposes. The inspection, estimate and photography will be provided free of charge.
3. The CRC offers an annual roof inspection during the five (5) year period covered by The Warranty. The inspection, if requested, is free of charge and can be pre-scheduled for the entire five (5) year by calendar month through The CRC office. We recommend that the homeowner be present during the inspection. However, a report of the roof's condition can be documented upon request.
4. The Warranty covers the entire roof system and flashings, including but not limited to the valleys, step flashings, and counter flashings that appear throughout the roof.

Other Provisions

1. The Warranty shall not be effective unless executed by an authorized representative of The CRC.
2. No modifications of The Warranty will be recognized unless in writing and approved by all parties.

Approved By:  Date: 6/7/18

We are proud members in good standing with the following organizations:

- The Pennsylvania Better Business Bureau**
- The Cedar Shake & Shingle Bureau**
- The National Roofing Contractors Association**
- Chester County Chamber of Business and Industry**
- Licensed in PA, NJ DE & CT**



Five Year Transferable Limited Leak & Repair Warranty

Refastening Addendum

The quality of the cedar shakes on the home have considerable life expectancy however the fasteners (Electro Galvanized Nails) are failing. The moisture, acids and chemicals indigenous to cedar deteriorate the coating on these nails causing them to prematurely rust and break. This failure results in shake loss that will continue to accelerate as time passes.

The process of refastening involves installing stainless steel ring shank 2 1/4" (7d) nails to the butt ends of the shakes: Two nails per piece, approximately 1" up from the bottom of the shake and 1" from each edge. Nailing will start on the second course of each section and continue up to the ridge, every other course. The properly placed nails will secure the entire roof system. The stainless steel nails that are installed will not penetrate the roof flashing systems including valley, step, cricket, gusset, base/apron and skylight.

We warrant the refastening of this shake roof with the feature of Renewable Warranty Transferability when combined with preservation services. Preserving this wood shake roof will protect the shakes from the damage of both sunlight and moisture. The expansion and contraction of the wood is greatly reduced when nature's effect is minimized, resulting in less stress on the fasteners and splitting and curling of the shakes. This shake roof will not leak as a result of said work and will eliminate future shake loss due to nail failure. Any and all leak(s) and/or repair throughout the roof system will be protected under Warranty.

Reeder