

## Inspection Picture of the Month:

**One of the single most expensive repair items on a home is replacement of the roof.**

A majority of homes in Colorado have asphalt shingle roof assemblies. With our dry and sunny climate, the roof can take a beating. Stress cracking like that shown below is not normal, but when present, is an indicator of a serious problem that can cause premature failure of the roof assembly.



**George Scott**

*Owner-Inspector*

**Scott Home  
Inspection, LLC**



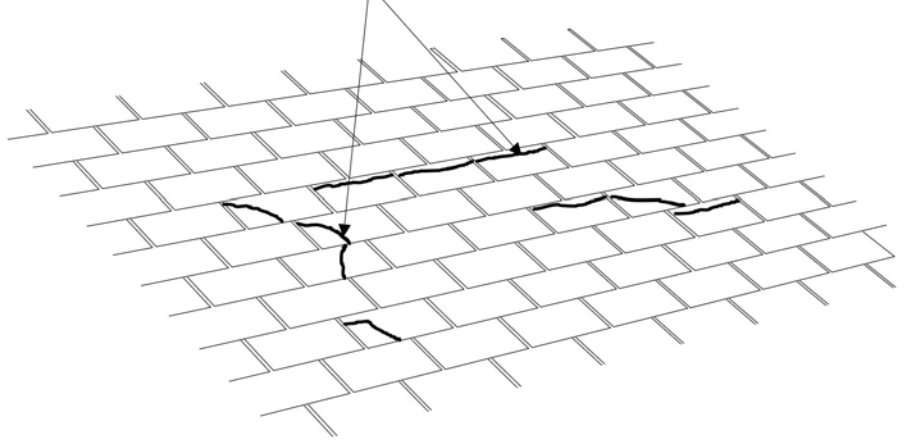
These types of cracks can be a manufacturer's defect, or they could also be an indication of improper ventilation in the attic area below the roof. If there is an inadequate amount of attic ventilation, heat is trapped below the roof assembly, elevating the surface temperature of the shingles. With the daytime-to-evening temperature swings we experience, the shingles can expand and contract, causing these hairline cracks to appear in the surface.

*"You have my personal commitment that I will work to provide the best home inspection experience possible for each customer."*

### **Premature failure of asphalt shingles**

premature cracking of shingles can occur even in newer asphalt shingle applications

cracks may be horizontal or vertical



When this failure condition occurs, the shingles will start to lose granules, curl on the edges, possibly lift off with high winds, and potentially crack through, causing leaks. A proper roof inspection is one of the most critical parts of a home inspection. When conditions like these are observed, it is important to review the ventilation system, and recommend corrections as well as a more detailed inspection by a roofing expert.

### **News:**

Scott Home Inspection is now **HUD Certified to perform Multi-Family inspections**. This week-long training in Washington DC was completed in August. The added knowledge and training will also help with Single-Family, Condominium and Townhouse inspections.

## Home-Tips On-Line:



Link to the following articles and informative presentations.

*[Five quick-tips to quickly recognize serious Structural problems](#)*

*[Radon - the 6 most frequently asked questions](#)*

*[Sump Pumps - Tips and Troubles](#)*

## More Information about our Services:

- *[View our Services](#)*
- *[View a Sample Report](#)*
- *[Review our Fees](#)*
- *[View Schedule Availability](#)*

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