

## The components on the roof (2)

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We have to mention the electric service drop which comes from the street pole to the roof or wall, then gets into the interior through conduit or mast. Certainly, there are service laterals which go under the ground. This reduced the wires flying in air and has got more popular in the new construct. We always watch this part when we are doing the inspection. Normally they do not have any issues due to both builder and hydro involved. But I did find the situation like Figure 1, which the post leaned on



Figure 1



Figure 2



Figure 3

the garage roof and caused flashing displaced. It was not a safety hazard but undermined the leaking of the roof, which should be fixed right away. Why did this happen? Because the government has the requirement on the height of power lines over the street & walk way. But the garage is so low that they have to use the post over 5 feet on top of its roof, plus no guy support provided, so the repair has to be on its way.

The skylights provide interior the natural light and ventilation on top of the roof. In order to reduce the maintenance work, the fixed skylights are quite common nowadays, which are no function of ventilation but lighting. Once I get on the roof, I always physically check the immobility of it. The fastener may defect in terms of amateurish installation and failed materials. The skylight could be blown away by the gust and this happened before. In addition, no matter the pane is tempered glass or acrylic; it could be damaged and even lost the air tightness. The efficiency of insulation is reduced. The flashing around the skylight is the weakness of water leakage, which has to be carefully addressed. The leaf and debris accumulation also prevents water draining away and should get cleaned. If the room has the skylight installed, the temperature and ventilation of it have to be cared to keep the relative humidity under the proper range to avoid condensate around the skylight. Especially in the winter, the high RH will cause condensate even mildew growing due to the lower insulating effectiveness of skylight comparing with ceiling. Once this happened, it is

a health hazard. When I do the inspection, not only point out the defects but also mentioned the maintenance the home owner has to do

The chimneys are the important part of roof inspection, which functioning to get rid of the exhaust from furnace, water heater and fireplace and look cozy of the home. Ex. Figure 2 the metal vent flashing opened on the roof. When I crawled in the attic, I found water stain at this area. It did have the sign of leaking and have to be fixed right away. Ex figure 3 the deteriorated flashing has to be replaced. There are direct and apparent defects. There are situations tricky that need experience & analysis. Ex. Figure 4 this framed chimney is over 3 feet wide. Theoretically a saddle has to be built in between the roof and the chimney in order to avoid water hold-up, which could also be wicked up into the siding of chimney and cause the moisture damage. Unfortunately, most local chimneys like this did not build the saddle. But we cannot say this is a defect without considering the configuration of the construction. Some wide chimneys are on built close to the ridge or on a small roof. The water drain towards chimneys is not huge to be a problem. Some chimneys increased step and count flashing height. They should be all right to address the scenario.



Figure 4

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