NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TITLE: ROOF ASSEMBLY

VERSION: V2.2

DATE PUBLISHED: 06/23/22

DEFINITION: The external upper covering of a house or other building.

PURPOSE: Protect the interior from the exterior elements, as well as collect and redirect the accumulation of precipitation from the roof surface to the ground or drainage system.

COMMON COMPONENTS: Roof covering; Drain; Gutter; Downspout; Flashing; Roof ventilation; Scupper; Eaves; Soffits; Fascia

LOCATION:
- None
- Unit None
- Inside None
- Outside On top of building

MORE INFORMATION: None

DEFICIENCY 1: Restricted flow of water from a roof drain, gutter, or downspout.
LOCATION: Outside

DEFICIENCY 2: Gutter component is damaged, missing, or unfixed.
LOCATION: Outside

DEFICIENCY 3: Roof surface has standing water.
LOCATION: Inside

DEFICIENCY 4: Substrate is exposed.
LOCATION: Outside

DEFICIENCY 5: Roof assembly has a penetrative hole.
LOCATION: Outside

DEFICIENCY 6: Roof assembly is damaged.
LOCATION: Outside
DEFICIENCY I — OUTSIDE: **RESTRICTED FLOW OF WATER FROM A ROOF DRAIN, GUTTER, OR DOWNSPOUT.**

DEFICIENCY CRITERIA: Debris is limiting the ability of water to drain; water may not be present.
OR
An area of approximately 25 square feet of ponding water is located above the drain.

HEALTH AND SAFETY DETERMINATION: Moderate

The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

**Observation:**
- Look at the roof drain, gutter, or downspout for ponding water.
- Look for evidence of clogging (e.g., debris, leaves, or soil).

**Request for Help:** None

**Action:**
- If visually accessible, inspect the roof drain and gutters.

**More Information:**
- It may not be possible to gain access to the roof in single family units.
- Ponding may be hard to determine if it has not been raining; in this situation, the inspector is unable to cite a deficiency.
DEFICIENCY 2 — OUTSIDE:  
GUTTER COMPONENT IS DAMAGED, MISSING, OR UNFIXED.

DEFICIENCY CRITERIA:  
Gutter component is damaged (i.e., visibly defective; impacts functionality).

OR
Gutter component is missing (i.e., evidence of prior installation, but now not present or is incomplete).

OR
Gutter component is unfixed.

HEALTH AND SAFETY DETERMINATION:  
Moderate  
The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME:  
30 days

HCV Pass / Fail:  
Fail

HCV Correction Timeframe:  
30 days

INSPECTION PROCESS:

- Observation:  
  - Look at the gutter system to detect any:
    - Gutter components that are damaged (i.e., visibly defective; impacts functionality).
    - Gutter components that are missing (i.e., evidence of prior installation, but now not present or is incomplete).
    - Gutter components that are unfixed (i.e., pulled away from the fascia or roofing structure).

- Request for Help:  
  - None

- Action:  
  - None

- More Information:  
  - Gutters may not be present on all properties.
### Deficiency 3 — Outside: Roof Surface Has Standing Water

**Deficiency Criteria:** Water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper.

**Health and Safety Determination:** Moderate

The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**Correction Timeframe:** 30 days

**HCV Pass / Fail:** Fail

**HCV Correction Timeframe:** 30 days

**Inspection Process:**

- **Observation:**
  - Look to see if the building has a flat roof; if not, disregard this deficiency.
  - Look for ponding water on the roof that isn’t located above a drain or scupper.

- **Request for Help:** None

- **Action:** Measure the ponding.

- **More Information:** None
DEFICIENCY 4 — OUTSIDE: **Substrate is exposed.**

**Deficiency Criteria:** Any amount of substrate is exposed.

**Health and Safety Determination:** Moderate

The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**Correction Timeframe:** 30 days

**HCV Pass / Fail:** Fail

**HCV Correction Timeframe:** 30 days

**Inspection Process:**

- **Observation:** Look at the roof surface for evidence of exposed substrate (e.g., missing or damaged shingles, tiles, or membrane).
- **Request for Help:** None
- **Action:** None
- **More Information:** It may be difficult to determine if there is exposed substrate in single family homes.
DEFICIENCY 5 — OUTSIDE:  
**ROOF ASSEMBLY HAS A PENETRATIVE HOLE.**

**DEFICIENCY CRITERIA:**  
Penetrative, unintentional hole of any size is found.  
OR  
Intentional, penetrative hole of any size is found and is not covered by vents or screens.

**HEALTH AND SAFETY DETERMINATION:**  
Moderate  
The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:**  
30 days

**HCV PASS / FAIL:**  
Fail

**HCV CORRECTION TIMEFRAME:**  
30 days

**INSPECTION PROCESS:**

- **Observation:**  
  Look at the roof's soffits, eaves, fascia, and roof deck for holes—both intentional and unintentional—that penetrate completely through the component's material.

- **Request for Help:**  
  None

- **Action:**  
  None

- **More Information:**  
  None
DEFICIENCY 6 — OUTSIDE: **ROOF ASSEMBLY IS DAMAGED.**

**DEFICIENCY CRITERIA:**
Roof assembly is damaged (i.e., visibly defective; impacts functionality), causing one or more components to become unstable.

**HEALTH AND SAFETY DETERMINATION:**
Moderate

The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

**Observation:**
- Look at the roof’s perimeter soffits, eaves, fascia, and roof deck for damage.

**Request for Help:**
- None

**Action:**
- None

**More Information:**
- None
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### Deficiency 1
- **Title**: Revised title; added inspectable location
- **Deficiency Criteria**: Revised deficiency criteria
- **Health and Safety Determination**: Added standardized description
- **Correction Timeframe**: Field added; response input as “Within 30 days”
- **HCV — Correction Timeframe**: Field added; response input as “Within 30 days”
- **Rationale**: Revised rationale categories, types, and explanations; added standardized codes and descriptions
- **Inspection Process**: Revised observation, request for help, action, and more information
- **Tools or Equipment**: Field added to deficiency; response revised

### Deficiency 2
- **Title**: Added title; added inspectable location
- **Deficiency Criteria**: Added deficiency criteria
- **Health and Safety Determination**: Added “Standard” determination; added standardized description
- **Correction Timeframe**: Field added; response input as “Within 30 days”
- **HCV — Correction Timeframe**: Field added; response input as “Within 30 days”
- **Rationale**: Added rationale categories, types, and explanations; added standardized codes and descriptions
- **Inspection Process**: Added observation, request for help, action, and more information
- **Tools or Equipment**: Field added to deficiency

### Deficiency 3
- **Previously deficiency 2**: Separated by inspectable location — Outside

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**Deficiency 3**
- **Title**: Revised title; added inspectable location
- **Deficiency Criteria**: Revised deficiency criteria
- **Health and Safety Determination**: Added standardized description
- **Correction Timeframe**: Field added; response input as “Within 30 days”
- **HCV — Correction Timeframe**: Field added; response input as “Within 30 days”
- **Rationale**: Revised rationale categories, types, and explanations; added standardized codes and descriptions
- **Inspection Process**: Revised observation, request for help, action, and more information
- **Tools or Equipment**: Field added to deficiency
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**Title**: Revised title; added inspectable location

**Health and Safety Determination**: Added standardized description

**Correction Timeframe**: Field added; response input as “Within 30 days”

**HCV — Correction Timeframe**: Field added; response input as “Within 30 days”

**Rationale**: Revised rationale categories, types, and explanations; added standardized codes and descriptions

**Inspection Process**: Revised observation, request for help, action, and more information

**Tools or Equipment**: Field added to deficiency; response revised
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