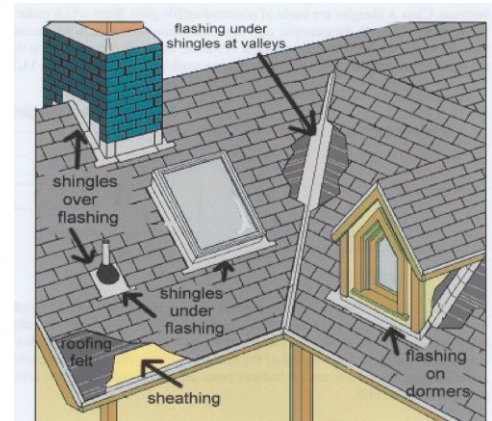


Consumer Information Sheet – MA Home Inspector Roof Inspection

Massachusetts Regulation: [266 CMR 6.04](#) (1) System: Roofing

Description: The Inspector performs a visual examination and delivers a written description of the condition of the following components:

1. Roof Covering
2. Flashing
3. Roof Drainage System
 - a. Gutters
 - b. Downspouts
 - c. Leaders
4. Roof Penetrations
 - a. Chimney(s)
 - b. Vent Stack(s)
 - c. Skylight(s)



The Inspector reports whether the system or component has readily observable signs indicating that it is in need of repair or requires further investigation.

Exclusions: *The Inspector shall not be required to:*

1. *Walk on the roof unless in the opinion of the Home Inspector he/she is provided Safe Access, and the Seller and/or the Seller's Representative provides authorization that relieves the Inspector of all liability of possible damage to the roofing components, and in the opinion of the Inspector, walking on the roof will pose no risk of personal injury or damage to the roofing components.*
2. *Observe and Report On:*
 - a. *Attached accessories including, but not limited to: solar systems, antennae, satellite dishes and lightning arrestors.*
 - b. *The interior of chimney flues.*