

CERTIFIED

INSPECTORS

Roof Inspection Report

Christopher Horne

Property Address:
7329 Reserve Creek Dr
Port St. Lucie FL 34986



8/26/2025

Certified Inspectors, LLC

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Sample Report

General Info

Property Address

7329 Reserve Creek Dr
Port St. Lucie FL 34986

Date of Inspection

8/26/2025

Report ID

20250826-7329-Reserve-Creek-Dr

Customer(s)

Christopher Horne

Time of Inspection

11:00 AM

Real Estate Agent

Inspection Details

Type of Inspection:

Roof Inspection

Type of building::

Single Family (1 story)

Approximate Square Footage::

2,602 Under Air, 5,603 Gross

Approximate Year of Original Construction::

1989

Occupancy::

Unoccupied- long term

Attending the Inspection::

Customer

Weather during the Inspection::

Clear

Comment Key & Definitions

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The home had not been occupied for an extended time period.

Deficiencies that may be apparent when homes are used in a normal manner may not be apparent in homes that have not been used recently.

The opposite is also true. Deficiencies may exist as a result of non-use that will disappear once the home has begun to be used in a normal manner. You should take this information into consideration when reading this report.

1. Roof

Styles & Materials

Method of inspection:: Top of ladder Telescoping pole with camera	The roof style was:: Hip	Roof Area: 5,442 SQF
Primary roof-covering type:: Metal Panel	Underlayment: Roofnado Roof Underlayment	Metals: 5V 24 ga steel
Approximate roof slope:: 8&12	Penetration Vents & Pipe Boots:	Fastener Type & Spacing: #10 x 1.5" fastener with sealing washer 16" O.C.
Battens: None	Sheeting: 15/32 CDX plywood	Drainage system description:: Gutters and downspouts installed

Items

1.0 Contract & Permit Review

Comments: Inspected
Inspector reviewed relevant permit documents which are referenced herein as an attachment. Inspector was not provided a copy of the contract for review. Permit docs suggest Roofnado Underlayment to be installed. However, Sure-Foot Titanium PSU 30 Peel and Stick was observed.

1.1 Roof History & Life Expectancy

Comments: Inspected
Roof is new from 2025. The VMAX exposed fastener metal roofing system has a life expectancy of 30 to 50 years, with a 40-year paint finish warranty.

1.2 Roof Structure

Comments: Inspected
The roof was a hip roof. Roof area was 5,442 SQF with a 8x12 roof slope. Inspector observed poor framing design while inspecting the attic. Such defects include several poorly installed or missing rafters spacers, which may impact the condition of the metal roof installation.

















1.3 Metal Roof Panels

Comments: Inspected

The roof was built with Extreme Metal Fabricators VMax 5V Crimp Panel with exposed fasteners. Inspector observed evidence of poorly square panels, deck deflection, poorly cut metals, scratched panels, oil canning, wrinkled and cool cut panel edges.

Poorly squared panels happens when the first panel is not installed square with the inside closure on eave flashing. Ensuring the inside closure is square with the roof, the panel is placed over the inside closure and attached to the roof deck using fasteners and spacing per product approvals. It is critical that the first panel is set square to the eave and ridge since it will be used as a baseline and reference for remaining panels. If the first panel is not set square, subsequently installed panels will also not be square impacting appearance and long-term performance of the metal roof.

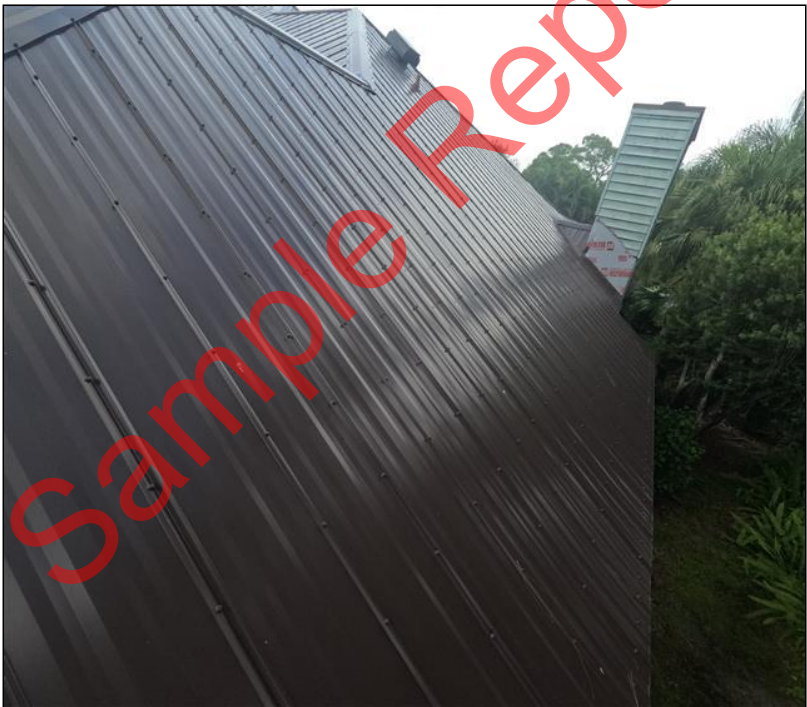
Roof deck deflection is the bending or downward movement of a roof's structural deck under load, which can be caused by dead and live loads. Excessive deflection is undesirable because it can prevent proper roof drainage, damage roofing membranes, or compromise the overall structural integrity of the building. Allowable deflection is typically expressed as a ratio of the span length, such as $L/240$, and is limited by building codes and manufacturer specifications.

Some deflection is allowable. However, if the deck was designed with insufficient strength or inappropriate support deck deflection can occur.

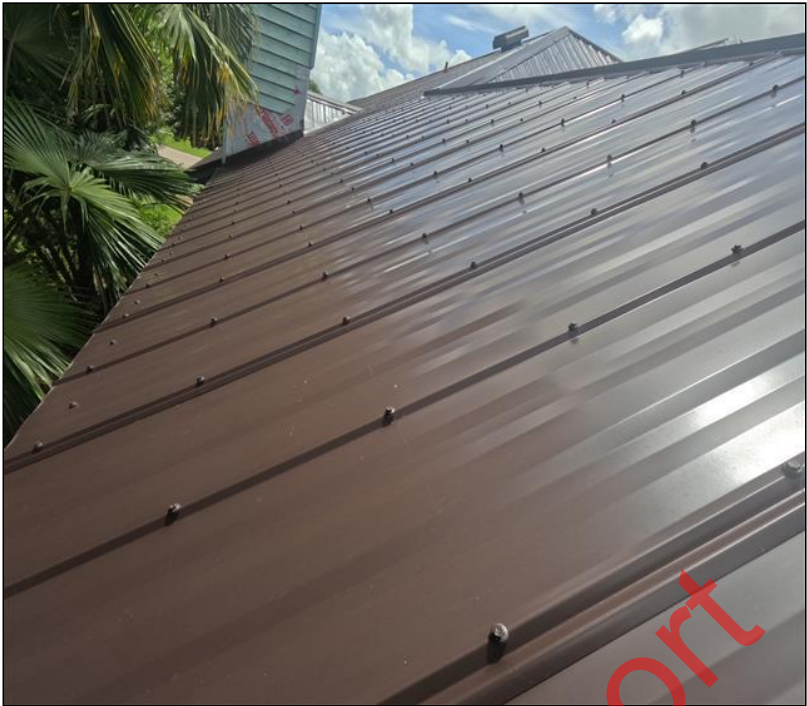
Oil canning is the aesthetic phenomenon of waviness or distortion in the flat areas of a metal roof panel, caused by internal stress from manufacturing, installation, and thermal expansion. It does not affect the panel's structural integrity or water-tightness but is often minimized by using striated panels, ensuring a flat and even substrate, or employing certain installation techniques.

Cold cut metal panels refers to the process of cutting metal roofing panels without generating excessive heat, which can damage their protective coatings and cause rust. Proper tool must be used, avoid metal debris and always cut the panels on a work bench instead of up on the roof. Tin snips or a "nibbler" type electric tool should be used for field cutting. Properly using these tools will deliver the cleanest cuts, cause the least damage, and leave minimal rough edges. Circular saws, torches, and plasma cutters should not be used.



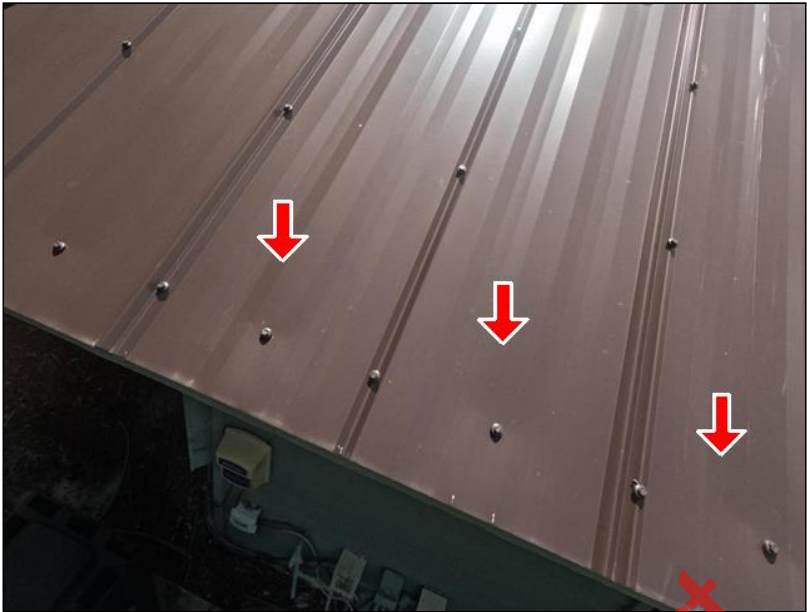


















1.4 Fasteners

Comments: Inspected

The 26 ga metal panels 5V Crimped exposed seam were installed using #10 x 1.5" fasteners with sealing washers secured to 15/32 CDX plywood. The fastening process in this roof is inconsistent showing visible workmanship problems. Fasteners are either under-driven or over-driven with not many of them in the correct position. There is widespread off-centered fasteners as well.

Overdriving metal roof panels occurs when a fastener is screwed in too deep, damaging the panel's seal, causing leaks, and accelerating deterioration of the rubber washer. This creates a divot that can hold water, breaks the washer, or causes pressure damage to the panel itself. Correct installation requires a screw gun with torque control and a depth-sensing nose piece to prevent overdriving, stopping when the washer begins to plump up but does not squish out.

Under driven screws on a metal roof are fasteners that have not been tightened enough during installation, which prevents the rubber washer from forming a watertight seal. This common installation mistake leaves the roof vulnerable to leaks and other issues. Without the proper compression, the washer cannot seal the screw hole, allowing water to seep beneath the panels and into the building. Under driven screws may not provide adequate holding strength, leaving panels vulnerable to high winds. This can cause the panels to shift, become loose, or even detach from the roof. As screws loosen and panels shift, the overall stability of the roof is compromised.

Off-centered fasteners occur when screws or nails are driven at an angle instead of straight into the roof decking. This is a common installation error that can lead to water leaks and compromise the structural integrity of the roof.









1.5 Underlayment

Comments: Not Inspected

Inspector observed that roof underlayment was Sure-Foot Titanium PSU 30 Peel and Stick for low temp/ice damming. However, the underlayment prescribed was Roofnado Anchor Deck. Most of the underlayment was hidden from view underneath the metal panels. Underlayment installation can also create issues for metal panel installation if the underlayment was exposed to the weather for long periods of time.

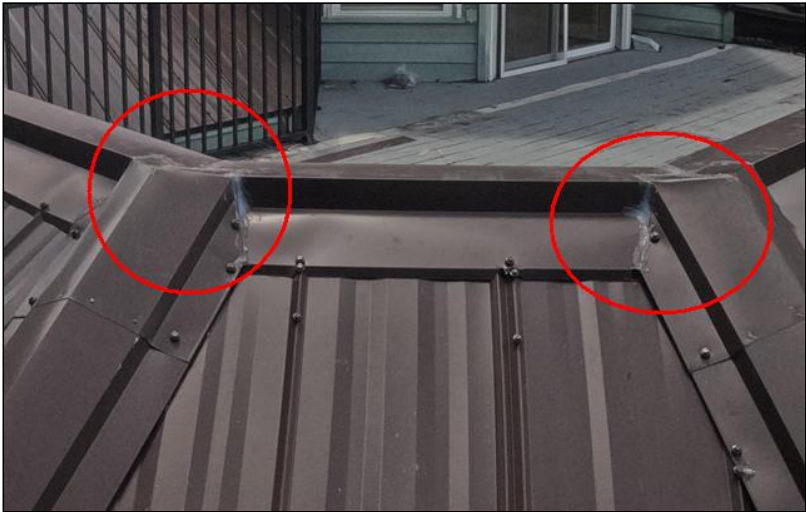


1.6 Top Ridge, Hip, or Ridge Caps

Comments: Inspected, Repair/Replace

Inspector observed several ridge cap that exhibited oil canning. Some hip caps were also poorly field cut and they don't fit right with the metal panels below.













1.7 Plumbing and Combustion Vents

Comments: Inspected

Inspector observed no deficiencies with the condition of the plumbing or combustion vents at the time of the inspection.







1.8 Fascia Boards

Comments: Inspected

Inspector observed no deficiencies with the condition of the fascia boards.





1.9 Skylight

Comments: Inspected, Repair/Replace

Inspector observed the skylights were poorly installed. The skylights are not sized properly and the frame was adjusted to fit the skylight instead of the opening. This will need to be replaced.

