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RE-ROOF INSPECTIONS

There are typically 3 inspections required by Madera County for re-roofs:

1. Pre-Roof Inspection:

After existing roof covering has been removed, an inspection is done to confirm soundness and adequate attachment of the existing sheathing. If the roof rafters show excessive deflection (sagging) or are spongy when walking on them, corrections can best be determined during this inspection when the roof-framing members are exposed.

A pre-roof inspection may be omitted only when the roof framing is sound and the new sheathing is installed so the ends of the sheets break on the rafters, and the new sheathing is nailed to the same standards as new work.

Roof overlays require a pre-roof inspection to verify that the roof will adequately support the additional weight of the new roof covering.

2. Roof Nailing Inspection:

After the existing roof covering has been removed, an inspection of the roof sheathing, whether existing or new, is required prior to installing the new roof covering. Nailing of the roof sheathing is to be a maximum 6" OC at the ends and maximum 12" OC in the field. Two nails into each piece of the existing skip sheathing will meet the requirements of the end nailing. Spacing of the sheathing is to be consistent with the manufacturer's requirements and is typically stamped on the plywood or OSB sheets.

Verification that adequate attic ventilation has been provided will also be made, at this inspection.

If a Tile Roof is being installed, an additional inspection of the felt and battens is required.

3. Final Inspection:

After the new roof covering has been installed, a final inspection is necessary to confirm the proper installation of the new roof covering. Roofing materials are checked for maximum exposure and that correct roofing materials are used for the pitch of the roof.

All flashings shall be complete, roof jacks and exposed nails are to be sealed with approved sealant.

Any roof-mounted mechanical equipment is checked to confirm that it is secured to the roof and that the condensate drain and gas piping have been properly reinstalled.