

Roofer vs. Inspector

A few months ago, I was called to reinspect a roof that had deficiencies when I did the original inspection a month earlier. The owner wife was present and the owner had already moved out of state with his job. I found improper repairs and deficiencies present at this re-inspection. The wife called her husband and explained my findings and then handed the phone to me. The husband was very upset with me and asked me not to say anything about the roof or else the buyer would think that the repairs had not been done. I told him I would not falsify the report, and would only state what I found and include the pictures. He said he had a "professional" roofer complete all repairs. I then told him that the repairs that were done were not done properly and that not all repairs had been done. He argued the point saying, "They are professional roofers. You are just an inspector". His wife went on the roof with me and then got back in the phone with him. After she got off of the phone, she said that they would call the roofer to come out and make the repairs. I decided to write up the requirements for "professional" roofers and real estate inspectors in our area.

The City of San Antonio, like most other jurisdictions, requires a permit to re-roof a residence.

In order to secure the permit, you must be the homeowner, or a licensed Home Improvement Contractor. There is no roofer licensing, city or state.

To register as a Home Improvement Contractor, one must submit the following:

- Home Improvement Contractor Registration Application
- Criminal Background Check Form completed by San Antonio Police Department (Public Safety Headquarters Department). There is a \$25.00 fee for this report.
- Government Issued Photo Identification
- Annual registration fee: \$75

No test is required. No level of education is required. There is no roofer's license.

To obtain a Professional Real Estate Inspector license requires:

- Citizen of the United States or lawfully admitted alien
- 18 years of age or older
- Meet TREC's (Texas Real Estate Commission) qualifications for honesty, trustworthiness, and integrity
- 130 classroom hours of qualifying real estate inspection courses as follows:
 - 10 hours in foundations
 - 8 hours in framing
 - 10 hours in building enclosure
 - 10 hours in roof systems
 - 8 hours in plumbing systems
 - 10 hours in electrical systems
 - 10 hours in heating, ventilation, and air conditioning systems
 - 8 hours in appliances
 - 4 hours in Texas Standards of Practice

- 12 hours in Texas Standard Report Form/Report Writing
- 8 hours in Texas Legal/Ethics
- 8 hours in Texas Standards of Practice/Legal/Ethics Update
- 24 hours in any qualifying inspection subject
- Complete an additional 200 classroom hours of qualifying inspection courses as follows:
 - 30 hours in foundations
 - 30 hours in framing
 - 24 hours in building enclosure
 - 16 hours in plumbing systems
 - 24 hours in electrical systems
 - 24 hours in heating, ventilation, and air conditioning systems
 - 6 hours in appliances
 - 8 hours in Texas Standards of Practice/Legal/Ethics Update
 - 8 hours in Standard Report Form/Report Writing
 - 6 hours in any qualifying inspection subject
- Complete 40 hours of fieldwork AND 24 hours of approved experience coursework, or complete 16 hours of fieldwork AND 60 hours of approved experience coursework.
- Pass a proctored examination consisting of 175 multiple choice questions from the National Home Inspector Exam and 25 multiple choice questions from the State Exam. From the National Home Inspector Content Outline:
 - c. Roof Coverings
 - i. Common roof-covering types, materials, applications, installation methods, construction techniques, and manufacturing requirements
 - ii. Typical roof covering repair methods and materials
 - iii. Typical defects (e.g., improper installation, cracking, curling, deterioration, damage)
 - iv. Characteristics of different roofing materials
 - v. Sheathing and underlayment requirements for different types of roof coverings
 - vi. Maintenance concerns and procedures
 - vii. Safety issues, applicable standards, and appropriate terminology
 - d. Roof Drainage Systems
 - i. Common drainage system types, materials, applications, installation methods, and construction techniques (e.g., slope, gutters, roof drains, scuppers)
 - ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
 - iii. Typical defects (e.g., ponding, improper slopes, clogging/leaking, disposal of roof water runoff)
 - iv. Maintenance concerns and procedures
 - v. Safety issues, applicable standards, & appropriate terminology
 - e. Flashings
 - i. Common types, materials, applications, installation methods, and construction techniques
 - ii. Typical defects (e.g., separation, corrosion, improper installation, missing flashing)
 - iii. Maintenance concerns and procedures
 - iv. Safety issues, applicable standards, & appropriate terminology
 - f. Skylights and Other Roof Penetrations

- i. Common skylight and other roof penetration types, materials, applications, installation methods, & construction techniques
 - ii. Typical defects (e.g., cracked glazing, improper installation, deterioration, failure, faulty flashing)
 - iii. Maintenance concerns and procedures safety issues, applicable standards, and appropriate terminology
- Secure and maintain professional liability insurance of \$100,000.
 - Submit proof of 32 hours of approved continuing education for every 2 year licensing period.

\$100 and a few hours of your time and you are a roofer with a Home Improvement Contractor License.

\$2700 for the training, \$350 for licensing fees, \$2200 for insurance, and 10 weeks in the classroom, pass the test, and you are a licensed inspector.

Did I mention tools?

Basic tools:

Flashlight
Screwdriver
Electrical outlet tester
Water pressure gauge
Oven thermometer
Ladder
and other small tools

For thorough inspections:

Report writing software
Computer
Combustible gas detector
Drone
Digital camera
Carbon monoxide detector
Electronic level
Water flow gauge
Microwave oven leak detector
Electronic moisture meter
Infrared camera
and more

At a minimum, an inspector will spend about \$500 for tools. For an average set of tools, you are looking at about \$2500. A good inspector can easily spend over \$10,000.