

SAULT COLLEGE OF APPLIED ARTS AND TECHNOLOGY

SAULT STE. MARIE, ONTARIO



**SAULT
COLLEGE**

COURSE OUTLINE

COURSE TITLE: Roofing Inspection

CODE NO. : HIC108/OEL736 **SEMESTER:** W11

PROGRAM: Home Inspection Certificate

AUTHOR: Laurie Poirier

DATE: Fall 2010 **PREVIOUS OUTLINE DATED:** N/A

APPROVED: "Laurie Poirier" Fall 2010

	CHAIR	DATE
TOTAL CREDITS: 3		
PREREQUISITE(S): HIC101 or OEL577 - Heating Inspection I		
HOURS/WEEK: 45 Hour Course		

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I. COURSE DESCRIPTION:

The emphasis in this subject is on typical defects of the various types of roof coverings, drainage systems, flashings, skylights, chimneys, and other roof penetrations. Students apply their knowledge of roofing to inspections that focus on system performance, safety concerns, and compliance with existing codes and standards.

II. LEARNING OUTCOMES AND ELEMENTS OF THE PERFORMANCE:

Upon successful completion of this course, the student will demonstrate the ability to:

1. Identify all roofing surfaces and problems with styles

Recognize Composite Asphalt shingles
Wood Shingles and problems related to installation
Wood Shakes and identification
Architectural styles and new designs
Metal panel and identification with styles
Cement tile and safety issues
Clay tile and inspection of areas
Asbestos identification and proper reporting
Plastic composite and problems associated with installation.
Rubber, PVC EPDM and recognizing installation

2. Safety in ladder use and approach

Types of ladders
Proper carrying procedures
Proper set up
Danger areas to avoid
Fall protection
Placement
Responsibility of Home Inspector
Care of ladders and inspection

3. Identify all roof materials and basic installation

Different styles
Material in installation
Product lines
Proper control of moisture
Ridge vents
Soffit venting

Turbines
 Gable end vents
 Membrane

4. Name all components of roofing and terms

Fascia
 Gutters
 Downspouts
 Sheathing
 Dental detail
 Eaves
 Ridge
 Head lap
 Making babies
 Starter strip
 Offset installation
 Standing seam
 Purlins

5. Understand the importance of proper flashing and moisture control

Installation of flashing
 Chimney inspection for proper flashing
 Electrical mast flashing
 Plumbing vent stack flashing
 Valley flashing
 Drip edge flashing
 Proper underlay for moisture control
 Proper ice shield for protection
 Importance of proper slope of roof
 Importance of flow of water off the roof surface
 Importance of inspection on flat or low roofs
 New inspection techniques

6. Due mock inspection of roofing using current standards of practice

Understand what to inspect
 Understand what not to inspect
 Understand responsibility
 Clearly right up the report
 Identify what minimum requirements needed on the report
 Report format according to standards of practice

III. TOPICS:

1. Standards of practice and associations involved
 - Proper spelling and care
 - Forms and computer programs
 - Format layout
 - Details needed in the report
 - Most up to date knowledge in Home Inspection industry

2. Roofing materials and guidelines
 - Proper identification
 - Proper installation requirements
 - Guidelines followed by roofing associations
 - Shingle life expectancy

3. Flashing details
 - Style of flashing
 - Materials involved in flashing
 - Proper inspection requirements
 - Identifying defects in installation
 - Locations required for flashing
 - Areas of possible leakage
 - Proper placement of fasteners

4. Drainage and proper installation
 - Styles of gutters
 - Identification of materials
 - Importance of installation
 - Proper fastening to roofing
 - Current materials for protection from clogs

5. Safety
 - Ladders
 - Falls
 - Electrical shock avoidance
 - Identification of a soft roof
 - Damaged sheathing
 - Improper support
 - Vermin and insect danger

6. Mock inspection
 - Different styles of reports
 - What to report
 - What not to report on

Proper procedures

IV. REQUIRED RESOURCES/TEXTS/MATERIALS:

Roofing Inspection – Carson Dunlop and Associates

V. EVALUATION PROCESS/GRADING SYSTEM:

- Quizzes are worth 20% of your final mark
 - Each individual Quiz is worth 5%.
 - There are four quizzes.
 - We will delete the lowest scoring of the four quizzes from your grade.
- The midterm test is worth 25% of your final mark
- Field exercise/assignments are worth 15% of your mark
- The final test is worth 40% of the final mark

The following semester grades will be assigned to students:

Grade	<u>Definition</u>	<i>Grade Point Equivalent</i>
A+	90 – 100%	4.00
A	80 – 89%	3.00
B	70 - 79%	2.00
C	60 - 69%	1.00
D	50 – 59%	0.00
F (Fail)	49% and below	
CR (Credit)	Credit for diploma requirements has been awarded.	
S	Satisfactory achievement in field /clinical placement or non-graded subject area.	
U	Unsatisfactory achievement in field/clinical placement or non-graded subject area.	
X	A temporary grade limited to situations with extenuating circumstances giving a student additional time to complete the requirements for a course.	
NR	Grade not reported to Registrar's office.	
W	Student has withdrawn from the course without academic penalty.	

VI. SPECIAL NOTES:Attendance:

Sault College is committed to student success. There is a direct correlation between academic performance and class attendance; therefore, for the benefit of all its constituents, all students are encouraged to attend all of their scheduled learning and evaluation sessions. This implies arriving on time and remaining for the duration of the scheduled session.

VII. COURSE OUTLINE ADDENDUM:

The provisions contained in the addendum located on the portal form part of this course outline.