

Insight Home Inspections

Property Inspection Report



1111 Sample Report Blvd, Davenport, IA 52807
Inspection prepared for: Sample Report
Date of Inspection: 1/1/2019 Time: 8:00am
Age of Home: Built in 2007 Size: 3910 Finished Square Feet

Inspector: Brian Krantz
License # 450.011273
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As the prospective and eventual homeowner of this property it is your responsibility to understand and take action concerning this report and its findings.

This inspection is not all inclusive nor does it provide any warranty or guarantee.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee and is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is limited to observations of the visible and apparent condition of the structure, systems and its components. The inspection is also limited to the conditions on the inspection date and time. Therefore it is impossible to reveal every defect and deficiency that exists during the inspection.

A home inspection may not include all components and systems due to specialized designs or restricted access to components, systems or areas. For safety the home inspector may choose not to enter an area or test and inspect a component or system. These exclusions will be noted in the report. The inspection and report do not address codes, regulation compliance, or environmental hazards which include but are not limited to asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable material, environmental hazards, pest infestation, soil contamination, and other indoor and outdoor harmful substances. The client is urged to contact a competent specialist if information, identification, or testing of the above is desired.

The inspection report provides information about the home that the home inspector believes to be of importance. This information allows you to formulate your own opinion of the dwelling and prioritize repairs accordingly. The inspection report is not designed to predict when components may become defective.

Please understand all comments, observations, and recommendations are the inspectors opinions. These opinions are formulated from the inspectors knowledge, industry standards, and best practices. Please know and understand others may disagree or have a different perspectives and opinions. Not all home inspectors and tradesmen agree on defects, installation methods, and the seriousness of defects and deficiencies.

The current owner of the dwelling is responsible to prepare the property for inspection. The home inspector is not responsible to prepare the dwelling for inspection or "go above and beyond the scope of inspection" to inspect any component or system. All reasonable attempts will be made to inspect all components, systems, and areas of the property included in the inspection.

The inspector is available to answer your questions and address your concerns. Please call (309-558-7893), text (309-558-8793), or email us at bkrantz.insighthi@gmail.com

Report Summary

As the prospective and eventual homeowner of this property it is your responsibility to understand and take action concerning this report and its findings.

The summary below contains key findings. These findings can be safety hazards, deficiencies requiring above average expenses to correct or items the inspector would like to bring your attention to. The summary and key findings are not a complete listing of all the findings of the inspection. You must read the entire report. Many other repair recommendations, maintenance opportunities and general information comments are in the body of the report. All repairs should be done by a licensed & bonded tradesman or qualified professional. It is recommended to obtain a copy of all receipts, warranties and permits for the work done if not done with in your total control.

The inspector is available to answer your questions and address your concerns. Please call (309-558-8793), text (309-558-8793) or email us at bkrantz.insighthi@gmail.com.

Exterior

Page 3 Item: 2	Exterior Cladding	REPAIR- A pin hole of light inside the attic observed west side. This may allow water to enter the building. Recommend contacting an appropriate reputable contractor to assess and repair as needed.
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Roofing

Page 13 Item: 5	Gutters	REPAIR - The front upper roof line gutter down spout spills directly onto the roof surface. This wears down the shingles and is considered an improper installation. Recommend contacting an appropriate reputable contractor to assess and repair as needed.
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Electrical

Page 23 Item: 8	Switches, Lights & Ceiling Fans	REPAIR- The front exterior light fixture did not work. Recommend contacting a certified electrical contractor to assess and repair as needed. REPAIR- The basement "entry" lights 3-way switches were not working properly. The light should turn on and off at both switches with each flip of the switch. This was not the case and is considered an improper wiring practice. Recommend contacting a certified electrical contractor to assess and repair as needed.
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Interior

Page 31 Item: 4	Windows	REPAIR- Multiple window screens were missing. This limits the use of the windows as designed. Recommend contacting an appropriate reputable contractor to assess and repair as needed.
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Appliances

Page 34 Item: 5	Hood/Exhaust Fan	REPAIR - The unit did not properly vent to the exterior. Recommend contacting an appropriate reputable contractor to assess and repair as needed.
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Exterior

1. Limitations of Exterior Inspection

The home inspection only includes one garage attached, detached or built in. Additional garages, sheds, out buildings, and separate structures are not included in the inspection and may not be inspected. The following items are not included in a home inspection: swimming pools, hot tubs, recreational facilities, water features, fire pits/places, and out door kitchens.

2. Exterior Cladding

Brick • Vinyl

REPAIR- A pin hole of light inside the attic observed west side. This may allow water to enter the building. Recommend contacting an appropriate reputable contractor to assess and repair as needed.





REPAIR- A pin hole of light inside the attic observed west side. This may allow water to enter the building. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

3. Driveway & Parking

Concrete

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

INFORMATION: Cleaning the driveway on occasion and keeping it sealed are the best measures you can take to keep your driveway in good condition. Resealing the concrete driveway every two years or more often with heavy traffic and harsh weather. Avoid using de - icing chemicals they can cause surface damage primarily scaling and spalling by forcing the thawing and refreezing of moisture.



4. Walkways

Concrete

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Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



5. Stoop & Steps

Concrete

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



6. Deck

Composite

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



7. Patio

Concrete

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



8. Exterior Doors

Metal • Sliding Glass • Storm

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

9. Window & Door Trim

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Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

10. Eaves Soffits Fascia

Aluminum

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

11. Grading & Drainage

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INFORMATION: Keeping the surface grade sloped away from the house dropping at least six inches every ten feet will help prevent water intrusion into the foundation. When dirt is disturbed (construction, landscaping) it will settle. Routine checks and regrades will help shed water away from the home.

12. Retaining Walls

Block

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



13. Garage

3 Car Attached • Overhead Door: Metal • Overhead Door Openers: Linear

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

Roofing

1. Limitations of Roofing Inspection

Areas of the roof were too high and too steep to safely access and walk the roof. This limits the inspection of the roof surface and components to the areas visible and accessible at the time of inspection.

2. Roof Surface

Roof Style: Gable • Steep Slope • Material: Laminated Architectural Shingles • Layers: 1 • Inspection Method: Viewed from the ground with a 35x optical zoom digital camera and walked the surface.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

An annual roof inspection and maintenance by a licensed roofing contractor is recommended to help keep the roof surface clean and in good condition. Maintenance should include, cleaning of the roof surface and gutters, visual check for damage, deterioration, leaks, sealing and resealing of flashings.











3. Flashings

Chimney • **Drip Edge** • Plumbing Stack • Ridge • Roof to Wall • **Valley**

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Chimney flashing appears in good condition.



Plumbing stack and flashing appear in good condition.

4. Chimney(s)

Metal

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



5. Gutters

Aluminum

REPAIR - The front upper roof line gutter down spout spills directly onto the roof surface. This wears down the shingles and is considered an improper installation. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



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Structure

1. Limitations of Structure Inspection

Full inspection of structural components is not possible when concealed by finishes, storage and personal items or when access is limited. Attic and crawl space structure inspection is limited to the access location only when access is restricted, it is deemed unsafe to proceed or damage may be caused by proceeding. This inspection does not include load (weight bearing) calculations, engineering or architectural analysis.

2. Foundation

Basement - Poured Concrete

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



3. Foundation Floor

Concrete slab

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

4. Columns and Beams

Wood Beam(s) • Steel Column(s)

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

5. Floor Structure

Engineered "I" Joists • OSB Sub Floor

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

6. Wall Structure

Wood frame

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

7. Roof Structure

Access • Scuttle opening • Bedroom closet • Roof framing system • Trusses • OSB sheathing

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

DISCLAIMER - The garage roof structure as not accessible (car parked under scuttle) and not inspected.





Heating and Air Conditioning

1. Limitations of Heating and Air Conditioning Inspection

Full inspection of HVAC components is not possible when concealed by finishes, storage and personal items or when access is limited. Attics and crawl spaces HVAC inspection are limited to the access location only when it is deemed unsafe to proceed or damage may be caused by proceeding. The following items are not included in the inspection: humidifiers, dehumidifiers, electronic filters, window mounted air conditioning units, interiors of chimneys and flues, and oil tanks.

2. Heating System

Tempstar brand - gas fueled - forced air • High Efficient • Age: 13 Years • Input Size: 100,000 BTUs • Safety service switch present • Thermostat - Programmable Digital

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

The room temperature (return air) measured 76.4 degrees Fahrenheit. The supply (from furnace) air temperature measured 118.7 degrees Fahrenheit. This is a 42.3 degree difference. The typical temperature differential split between furnace and return air is 30-70 degrees Fahrenheit.

The data plate serial number: A063459068 on the Tempstar brand furnace reads the unit was manufactured in the 34th week, 2006.

Annual maintenance by a qualified HVAC technician is recommended to ensure the safe operation of the furnace as well as help prolong the life of the unit. The life expectancy of a furnace is up to 30 years.



Tempstar brand high efficient furnace.



Interior of furnace cabinet: no deficiencies observed.



Furnace data plate with information and specifications.



Flames burn bright blue indicating proper fuel combustion.



Room temperature at the time of inspection.



Supply air temperature from furnace.

3. Cooling System

Bryant brand air cooled central air conditioner • Age: 4 Years • Cooling Capacity: 4 Tons

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

MAINTENANCE - The exterior coil was dirty and needs cleaned. Keeping the coil clean will help with efficiency and help prevent premature failure. Recommend cleaning the coil upon possession of the home and annually thereafter.

Annual maintenance by a qualified HVAC technician is recommended to ensure the safe operation of the central **A/C** unit as well has help prolong the life of the unit. The life expectancy of an air cooled central A/C unit is up to 30 years.

The room temperature (return air) measured 75.8 degrees Fahrenheit. The supply (from A/C) air temperature measured 55.6 degrees Fahrenheit. This is a 20.2 degree difference. The typical temperature differential split between cooling supply and return air is 14 - 20 degrees Fahrenheit.

The data plate serial number: 3215E02262 on the Bryant brand central A/C reads the unit was manufactured in the 32nd week, 2015.

The data plate model number: 126BNA048-A on the Bryant brand central A/C reads the unit's cooling capacity is 4 tons.



Bryant brand central A/C unit.



A/C data plate with information and specifications



MAINTENANCE - The exterior coil was dirty and needs cleaned. Keeping the coil clean will help with efficiency and help prevent premature failure. Recommend cleaning the coil upon possession of the home and annually thereafter.



Room temperature at the time of A/C inspection



Supply air temperature from A/C unit

4. Heating & Cooling Distribution

Sheet metal ductwork • Flexible insulated ductwork

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

5. Other Components

Humidifier

INFORMATION - Humidifiers require routine annual service prior to each heating season. This should be part of annual/seasonal HVAC service contract. If not serviced bacteria can grow and be introduced into the home through the humidifier and ductwork.



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6. Gas Fireplace

Location: Great Room

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Electrical

1. Limitations of Electrical Inspection

Full inspection of electrical components is not possible when concealed by finishes, storage and personal items or when access is limited. Attics and crawl spaces electrical inspection are limited to the access location only when it is deemed unsafe to proceed or damage may be caused by proceeding. The following items are not included in the inspection: back up generators, security systems, home theater systems, and landscape lighting.

2. Service Drop & Rating

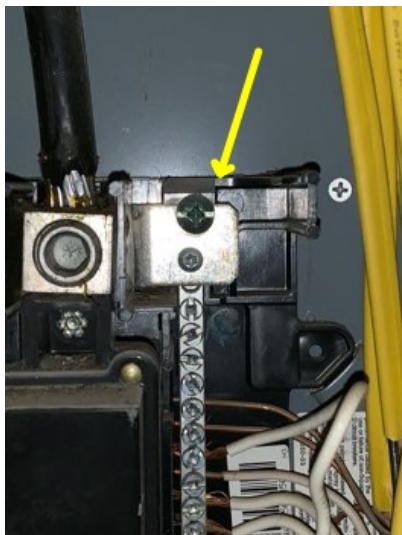
Underground Aluminum • Service Rating: 200 Amps • Meter Location • Exterior West

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

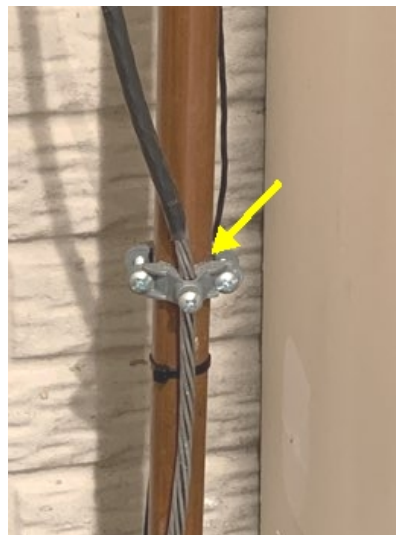
3. Service Grounding & Bonding

Visible Ground Connection: Water Pipe

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Bonding at the main panel confirmed



Water pipe ground connection

4. Main Electric Panel

Manufacturer: Square D • Circuit Breakers • Location: Basement Storage Room

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Left side breakers and neutral bus bar: no deficiencies observed.

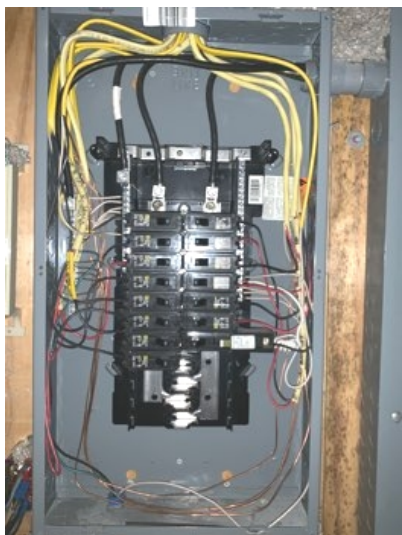


Right side breakers and neutral bus bar: no deficiencies observed.

5. Sub Panel(s)

Manufacturer: Square D • Circuit Breakers

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Left side breakers and neutral bus bar: no deficiencies observed.



Right side breakers and neutral bus bar: no deficiencies observed.

6. Distribution Wiring

Visible Wiring Type • Non-Metallic Sheathed Cable with Ground

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

7. Receptacles

Grounded (3 prong) • Ground Fault Circuit Interrupter (GFCI) button breaker)

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

8. Switches, Lights & Ceiling Fans

REPAIR- The front exterior light fixture did not work. Recommend contacting a certified electrical contractor to assess and repair as needed.

REPAIR- The basement "entry" lights 3-way switches were not working properly. The light should turn on and off at both switches with each flip of the switch. This was not the case and is considered an improper wiring practice. Recommend contacting a certified electrical contractor to assess and repair as needed.



REPAIR- The front exterior light fixture did not work. Recommend contacting a certified electrical contractor to assess and repair as needed.

9. Carbon Monoxide & Smoke Detectors

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

Plumbing

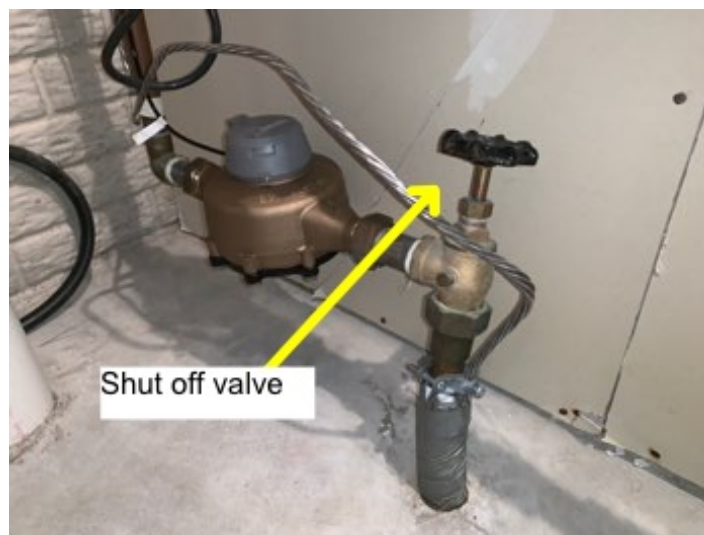
1. Limitations of Plumbing Inspection

Full inspection of plumbing components is not possible when concealed by finishes, storage and personal items or when access is limited. Attics and crawl spaces plumbing inspection are limited to the access location only when it is deemed unsafe to proceed or damage may be caused by proceeding. The following items are not included in the inspection: water conditioning systems, well water supply and components, water quality, septic systems, and cisterns. Water and gas valves are not exercised for safety and to reduce the chances of damage.

2. Water Supply

Public Municipal Water Supply • Visible Supply Pipe • Copper • Location • Basement Utility Closet

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Water supply, meter, and whole house shut off valve.

3. Supply Branch Piping

Visible Water Supply Pipes • Copper • Pex

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

4. Waste Drain & Vent

Public Sewer System • Visible Waste Piping • **PVC**

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

5. Water Heater(s) Condition

Manufacturer: AO Smith- Gas • Age: 3 Years • Capacity: 50 Gallons

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

The data plate serial number: 1601A023194 on the AO Smith water heater reads the unit was manufactured in January, 2016.

Note: The typical life expectancy of a water heater is 8-12 years although they can last longer. Factors involved include water quality and water temperature in the tank.



AO Smith brand water heater



Top of water heater: no leaks, corrosion or damage observed



Base of water heater: no leaks, corrosion or damage observed



Water heater data plate with information and specifications



6. Sinks Faucets & Drains

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Jack and Jill bathroom sink left: no leaks observed



Under Jack and Jill bathroom sink left: no leaks observed



Jack and Jill bathroom sink right: no leaks observed



Under Jack and Jill bathroom sink right: no leaks observed



Master bathroom sink left: no leaks observed



Under master bathroom sink left: no leaks observed



Master bathroom sink right: no leaks observed



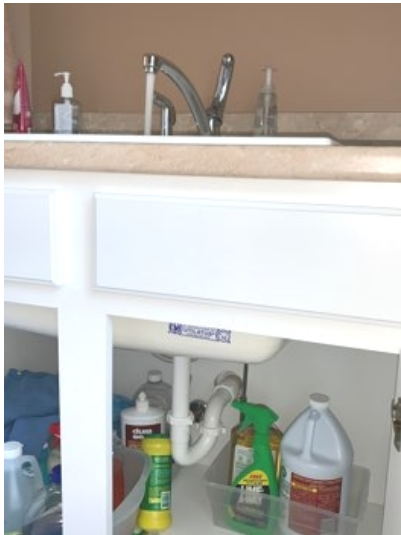
Under master bathroom sink right: no leaks observed



Bedroom bathroom sink: no leaks observed



Under bedroom bathroom sink: no leaks observed



Laundry sink: no leaks observed



Under laundry sink: no leaks observed



Kitchen sink: no leaks observed



Under kitchen sink: no leaks observed



Half bathroom sink: no leaks observed.



Under half bathroom sink: no leaks observed



Basement bathroom sink: no leaks observed



Under basement bathroom sink: no leaks observed

7. Exterior Water Spigot(s)

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



8. Pump(s)

Sump Pump

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

RECOMMENDATION - The sump pump was not equipped with a battery back up system. A battery back up system supplies the pump with electricity when the power company's electricity is interrupted keeping the pump on when needed. Recommend purchasing a battery back up upon possession of the home.



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9. Bathtubs

Master bathroom: acrylic • Jack and Jill bathroom: acrylic

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



Jack and Jill bathroom tub



10. Showers

Master bathroom: tile • Basement bathroom: acrylic • Bedroom Bathroom: acrylic • Jack and Jill bathroom: acrylic

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



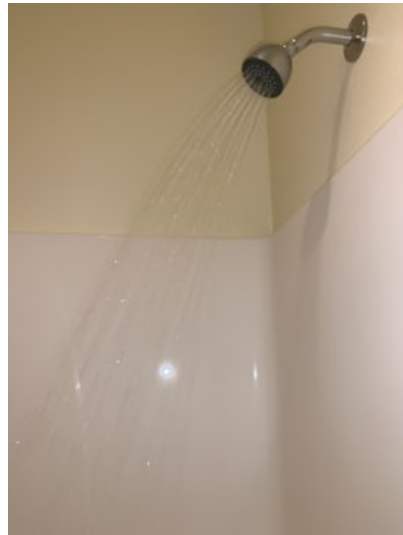
Jack and Jill bathroom shower



Master bathroom shower



Bedroom bathroom shower



Basement bathroom shower

11. Toilets

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

12. Utility Fuel Supply & Branch Piping

Natural Gas • Meter Location • Exterior West • Visible Branch Piping • Black steel- schedule 40

REPAIR - Corrugated Stainless Steel Tubing (**CSST**) was present with no proper bonding to the grounding electrode, electrical service equipment enclosure, or the grounded conductor at the electrical service. This may lead to damage and fire from a lightning strike near or to the home. Recommend contacting a reputable electrical contractor to properly bond the CSST.



Gas supply, meter, and whole house shut off valve.



REPAIR - Corrugated Stainless Steel Tubing (CSST, yellow coating) was present with no proper bonding to the grounding electrode, electrical service equipment enclosure, or the grounded conductor at the electrical service. This may lead to damage and fire from a lightning strike near or to the home. Recommend contacting a reputable electrical contractor to properly bond the CSST.

Interior

1. Limitations of Interiors Inspection

The following items are not inspected: window treatments, central vacuum systems, household appliances, and finishing treatments. Cosmetic defects are not reported. Storage, appliances, furniture, personal and household items are not moved to permit inspection.

2. Walls and Ceilings

Drywall

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

3. Floor Surfaces

Carpet • Ceramic/Porcelain Tile • Hardwood

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

4. Windows

Wood- double pane

REPAIR- Multiple window screens were missing. This limits the use of the windows as designed. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

5. Stairways and Railings

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

6. Interior Doors

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

7. Cabinets/CounterTops

Kitchen Cabinets: Wood • Kitchen Counter Top: Granite

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

Insulation

1. Insulation and Ventilation

Attic Insulation • Blown in **cellulose** • Insulation Depth: 8-10 inches • Attic Ventilation • Soffit • Ridge exhaust

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.

DISCLAIMER- Insulation type and levels in concealed areas are difficult to inspect and not within the scope of the inspection.



Appliances

1. Limitations of Appliances Inspection

Appliances are tested and checked for function not performance.

2. Dishwasher

Kenmore brand

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection. Operated as designed using normal controls.



3. Garbage Disposal

Insinkerator brand

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



4. Ranges, Ovens, Cooktops

KitchenAid brand cooktop- electric

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection. Operated as designed using normal controls.



All cooktop elements heat and appear functional.



Both bake and broil element

5. Hood/Exhaust Fan

Broan brand

REPAIR - The unit did not properly vent to the exterior. Recommend contacting an appropriate reputable contractor to assess and repair as needed.



REPAIR - The unit did not properly vent to the exterior. Recommend contacting an appropriate reputable contractor to assess and repair as needed.

6. Microwave

KitchenAid brand

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection. Operated as designed using normal controls.



7. Refrigerator

Whirlpool brand (basement) • KitchenAid brand (kitchen)

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection.



8. Clothes Washer

Kenmore brand

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection. Operated as designed using normal controls.



9. Clothes Dryer

Kenmore brand- electric

.

Appeared satisfactory. No significant damage, deterioration or deficiencies observed during the inspection. Operated as designed using normal controls.



END OF REPORT

Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and air conditioning
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.