



MC Construction, LLC
110 Happy Trails Drive
Angier, NC 27501

RE: 1196 Smith Creek Way, Wake Forest, NC 27587

Two whom it may concern:

We were asked to inspect the roof on this home to determine if it was leaking and if it needed to be repaired or replaced. A qualified roofing professional, employed by MC Construction, LLC, conducted an inspection of this property on October 29, 2024, and I hereby certify that the roof inspection and any necessary repairs have been completed in a workmanlike manner at the above referenced property.

The inspection included evaluation of the ceilings inside the home, the underside of the roof deck in the attic, the shingle surface, and all visible roofing elements. The roof is deemed to be in satisfactory condition with no visible evidence of leaks or significant defects that could impact its current integrity.

The shingles on this home are generally referred to as a 30-year shingle, which if properly maintained, have a life expectancy of 30 to 40 years. The home is 17 years old so these shingles could last another 10 to 20 years.

I certify that I have no current or prospective interest in the property, buyer, lender, or any other party involved in the potential sale of this property.

If you have any questions or need further information, please feel free to contact me.

A handwritten signature in black ink that reads 'Rick Ploughe'. The signature is fluid and cursive, with the first and last names being clearly legible.

Rick Ploughe
Roofing Specialist
MC Construction, LLC
RickPloughe@gmail.com
919-601-7268



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Angier, NC 27501

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Two whom it may concern:

I was asked to inspect the roof on this home to determine if it was leaking and if it needed to be repaired or replaced. I visited this property on October 29, 2024, and performed the following inspections and roof maintenance.

- 1) I visited all the rooms in the home to inspect the upper walls and ceilings. There were no apparent water marks or stains visible in any room.
- 2) I crawled through the attic to inspect the entire under side of the roof deck and rafters. I saw no water stains or any other evidence of water infiltration into the attic.
- 3) I climbed onto the roof and inspected the entire surface of the shingles. These 30-year architectural shingles are still sealed tight and appear to be halfway through their expected life.
- 4) I used a tube of roofer's caulk to perform routine maintenance on the shingles, which consisted of re-caulking exposed nail heads and sealing the PVC pipe boots.
- 5) I looked up the age of this home to discover that this roof is 17 years old. If properly maintained, these shingles should last another 10 to 20 years. Note that all roofs should be inspected every 2 to 4 years to catch any future storm damage before water intrusion can cause serious issues.

A handwritten signature in black ink that reads 'Rick Ploughe'.

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