Roof Inspection Report

Scope of Inspection

This report is based on a visual, non-destructive inspection of the roof surface, roof materials used and their application. The report reflects the inspector’s observations and opinion of the accessible areas at the time of inspection. The inspection does not include structural problems, termite or dry rot damage, fungus infections or molds. Inspection of the interior or of the attic is not included, unless otherwise noted. We assume no responsibility for any latent defects, manufacturing defects, or any conditions which may occur or become visible after the time of inspection. The inspection and warranty do not include gutters and drainage systems. We can offer an opinion as to their basic function and effect on the roof, however we are not able to determine, in every case, whether or not seams may leak or if gutters are pitched correctly. Not all conditions that are present may be apparent at the time of inspection. This report has been prepared for the exclusive use of the client and is not transferable.

Roof Description

Roof Type: Dimensional Asphalt Composition shingles & Modified Bitumen Roof, MBR  
Approx. Age: 13 years  
Layers:  
Approx. Slope(s): 3:12 & Low Slope

Summary of Condition

<table>
<thead>
<tr>
<th></th>
<th>Repair Needed</th>
<th>Fair</th>
<th>Good</th>
<th>N/A</th>
<th>Repair Needed</th>
<th>Fair</th>
<th>Good</th>
<th>N/A</th>
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<tbody>
<tr>
<td>Roof Field Area</td>
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<tr>
<td>Hip &amp; Ridge</td>
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<td>Perimeter Flashings</td>
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<td>Valleys</td>
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<td>Vent Pipe Penetration Flashings</td>
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<td>Chimney Flashings</td>
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Definitions:

- **Repair Needed** - A condition which would, in our opinion, adversely affect water-tight integrity or remaining life of the roof system, unless corrected.
- **Fair** - Although signs of wear and aging were noted, substantial life remains with proper care and maintenance.
- **Good** - Condition is satisfactory or better and shows signs of little or no wear. No repairs are needed at this time, in our opinion.
- **N/A** - Not Applicable

Please see remarks and recommendations, next page.
Remarks & Recommendations

The asphalt composition shingle roof and the MBR are within useful service although in need of repair as there are some deficiencies present that may be allowing or can promote interior water incursion if left unattended. The following conditions should be addressed at this time to maintain integrity to the roof and eliminate potential sources of interior water incursion or damage:

1. All roof penetration flashings have been covered with shingles – see Photo 1 for an example. The preferred method is to conceal the flashing at the sides and upper portion only, while leaving the lower portion exposed to drain moisture that inadvertently migrates under the flashing. Sealant provided to prevent water entry under the flashing has become deteriorated and should be renewed to maintain a watertight seal. Also, shingles have been nailed with exposed fasteners that have punctured the underlying flashing and can direct water through the point of fastener penetration and into the home.
2. There are a limited number of exposed fasteners on the roof that can also allow water entry under the roof, some of which have been previously sealed to protect from water entry, although the sealant has become deteriorated – see Photo 2 for an example.
3. Sealant provided at the perimeter flashing of the MBR to prevent water entry requires renewal to maintain a watertight seal – see Photo 3. Also, the flashing has been installed over the roof at this one location which may allow water to seep under the exposed edge of the flashing.

Recommendations:

1. Seal all roof penetrations where needed, including fasteners securing shingles that have punctured the underlying flashing.
2. Seal all exposed fasteners where present.
3. Seal the perimeter flashing of the MBR where necessary.

Asphalt roofing shingles generally have a service life of at least 20 - 30 years in this area of the country, if the proper maintenance has been provided. Heavy duty shingles will often last 30 - 40 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, cracked or split shingles, and an exposed fiberglass base mat. As a roof approaches the end of its economic life expectancy, repairs increasingly become necessary, due to an increased likelihood of leakage in the last few years of roof life. Typical maintenance is recommended on a regular basis throughout the entire life of the roof, consisting of inspection for and the replacement of damaged, missing, or excessively deteriorated shingles and deteriorated sealant or closure at roof penetrations and transitions. Often, fasteners begin to back out of the roof and pop through the overlying shingle, necessitating shingle replacement or repair. Proper maintenance will help ensure the roof achieves or surpasses its general service life.

Roofing material over low slope surfaces have a general service life of 15 – 20 years if properly installed and maintained. Maintenance should be provided on a regular basis, approximately every 2 – 3 years. The perimeter on low sloped roofs tend to separate and require re-sealing throughout their lives. Also, laps, roof penetrations, and transitions require re-sealing to maintain water protection. The aggregate on tar and gravel roofs usually become displaced and exposed bare areas to harmful UV rays that can accelerate deterioration of the roof surface. Also, some low sloped roofs are applied with protective materials, such as elastomeric or aluminized coatings that usually require renewal after a few years. Debris collecting on the roof can lead to adverse conditions and should be eliminated as it accumulates as part of roofing maintenance.

We recommend joining our roof maintenance program for $295/year and we will come out to clean the gutters twice a year, in addition to providing needed maintenance on the roof in the form of minor repairs where needed. Roof maintenance is important in maintaining the roof’s ability to shed moisture, avoid interior moisture stains, and reach the intended service life of the roof. Call our office for further information.

Cost of recommended work: $425.00
Inspection Report Images

PHOTO 1

PHOTO 2

PHOTO 3
Leak Free Warranty

We will warranty this roof against leakage for a period of two years if Specialty Inspections, Inc. performs the repairs noted above or if the roof is found to be water-tight at the time of inspection, unless noted otherwise and subject to any restrictions or limitations listed in the body of this inspection report, at the discretion of the inspector. If the roof later develops covered leaks within the warranty period, the roof will be repaired under the warranty, in the manner we feel is most appropriate, at no cost to the buyer. Warranty does not cover leaks that were in an inaccessible area, such as under air conditioning units, solar pool heating systems or electrical solar panel systems, leaks caused by third parties, leaks or damage caused by hail, high winds or other acts of God, abuse, lack of proper maintenance, manufacturing defects, leaks caused by or related to the gutter or drain system. Warranty does not guarantee that original installation, material used or internal components are problem free, but that the roof is water-tight. The Leak Free Warranty excludes the following types of roofs: metal roofs, tar & gravel roofs, corrugated roofs, patio covers, leaks resulting from attachment of patio covers or overhangs, deck coatings, proprietary roof systems, metal or glass sun rooms, detached structures and roofs with a pitch of 2:12 or less, unless otherwise specified. Warranty excludes gutters, downspouts, drainage systems and interior damage caused by leaks. Workmanship on re-roofs is warranted against for a period of five years and gutter repair and gutter installation workmanship for a period of one year. We do not warrant roof materials. Roof material warranties vary based on the type of product and are issued by the manufacturer.

Work Authorization

THERE IS A $300.00 MINIMUM CHARGE FOR ANY WORK AUTHORIZATION CONTRACT. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED. Inspection fee is billed separately above any work costs.

LIEN NOTICE UNDER THE MECHANICS' LIEN LAW. (California Civil Code Section 3110 et seq.) Any contractor, subcontractor, laborer, supplier of any other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that at a court hearing, your property can be sold by a court official and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor or laborer or supplier remains unpaid. This section constitutes pre-lien notice under the Mechanics Lien Law, Civil Code Section 3097.

WORK DONE OUTSIDE OF ESCROW REQUIRES A 40% DEPOSIT. THE TOTAL AMOUNT OF WORK AUTHORIZED IS DUE AND PAYABLE UPON COMPLETION OF THE WORK, UNLESS OTHER ARRANGEMENTS ARE MADE WITH OUR OFFICE. AT 90 DAYS FROM COMPLETION, 1.5 % INTEREST PER MONTH IS CHARGED, RETROACTIVELY, ON PAST DUE ACCOUNTS. THIS IS AN ANNUAL PERCENTAGE RATE OF 18%. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY SIGNING THE AUTHORIZATION CONTRACT.

I have read and understand this work authorization contract and roof inspection report it refers to and hereby agree to all terms thereof.

____________________
Signature

____________________
Authorized signature for Specialty Inspections

____________________
Relationship to property

____________________
Acceptance Date

Who should we contact to schedule work? (name & phone)

____________________
Who is paying for repairs? (Name, address & phone)

____________________
Title Company (Name & Address)

____________________
Escrow Officer (Name & Phone)

____________________
Close of Escrow (Date)