



261 Spring Street Pleasanton, CA 94566
 tel (925) 249-9611 fax (925) 249-9511
 Lic. 690049

Client Name & Phone:

Roof Inspection

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: **Three Tab Asphalt Composition Shingles & Modified Bitumen Roof, MBR** Approx. Age: **25 years**
 Layers: **1 layer**
 Approx. Slope(s): **6:12 & low slope**

Summary of Condition

	Repair Needed	Fair	Good	N/A		Repair Needed	Fair	Good	N/A
Roof Field Area	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vent Pipe Penetration Flashings	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hip & Ridge	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney Flashings	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Perimeter Flashings	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Skylight Flashings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
Valleys	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	Ventilation	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>

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 have reached the end of useful service and should likely be replaced at this time to ensure the home receives reliable protection from water entry and damage. Currently, there are some deficiencies present that may be allowing or can promote interior water incursion if left unattended, which include the following:

1. Flashings at the chimney have covered shingles and sealant applied to protect from water entry is deteriorated – see Photo 1.
2. Two repairs have been provided at the right which have not been applied in accordance with accepted roofing practices and have not been properly integrated into the roof – see Photo 2. The underlying felt paper is improper, there are exposed nails that can allow water entry, and the side laps of the replacement shingles is improperly aligned.
3. Where shingles can be lifted at these repairs, we can see bare plywood sheathing exposed to potential damage – see Photo 3.
4. The shingles are experiencing moderate to excessive granule loss where the fiberglass base mat of the shingle panels becomes exposed which will accelerate deterioration of the shingles – see Photo 4.
5. There are a few displaced ridge shingles – see Photo 5.
6. Flashings have been installed over shingles at roof penetrations and sealant applied to prevent water entry is deteriorated – see Photo 6.
7. The aluminized coating on the MBR is completely deteriorated which has allowed portions of the roof surface to become deteriorated as well – see Photo 7.
8. Previous repairs have been provided to the MBR – see Photo 8.
9. There are voids at the perimeter of the MBR that can allow water entry and the flashing is lifting around the perimeter at various locations – see Photos 9 & 10.

Recommendations:

1. Due to the age and condition of the roof, we do not believe repairs would be cost effective nor reliable in the long term from protecting the home from water entry or damage. We recommend having the roof replaced at this time to ensure the home receives reliable protection from water entry and damage. A separate cost estimate to replace the roof can be supplied upon request. Call our office for further assistance.

If leakage has occurred anywhere inside the home in the past beneath the current roof or if there are moisture stains beneath the roof inside the home, please inform the office when scheduling repairs as more destructive investigation will be required to repair or replace the damaged felt paper or other deficiencies that likely exist beneath the roof.

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.

Cost of recommended repairs: \$00.00

Inspection Report Images

PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



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 low sloped roofing materials or roofs with low slopes, 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

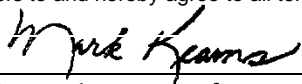
THERE IS A \$300.00 MINIMUM CHARGE FOR ANY WORK AUTHORIZATION CONTRACT. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED. Inspection fee is billed separately above any work costs.

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

Important: Please provide billing and scheduling information. Provide title company information if work is to be paid in escrow.

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

Title Company (Name & Address)

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

Escrow Officer (Name & Phone)

Close of Escrow (Date)