



2152 Ponderosa Dr. Livermore, CA 94551  
 tel (925) 371-0500  
 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: **Sculptured S Concrete Tile Roof**      Approx. Age:      29 years  
 Layers:      One layer  
 Approx. Slope(s):      5:12 - 6:12

### Summary of Condition

	Repair Needed	Fair	Good	N/A		Repair Needed	Fair	Good	N/A
<b>Roof Field Area</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Vent Pipe Penetration Flashings</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Hip &amp; Ridge</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Chimney Flashings</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Perimeter Flashings</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Skylight Flashings</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Valleys</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 concrete tile roof is 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. There are two broken tiles at the lower front roof elevation above the garage and one below the upper front gable. Water can permeate the tiles and access under the roof – see Photos 1 & 2.
2. There are limited number of tiles with high chips. At the lower right; one tile and the adjacent tile are somewhat deflected off the roof. The felt paper is exposed and intact at this time. Prolonged exposure of the felt paper can cause deterioration and the development of holes in the material which will allow water leakage – see Photo 3 for example.
3. There are moderate number of loose rake tiles at various locations which is a hazardous condition to pedestrian traffic below and can allow water to access and damage the barge rafter – see Photo 4 for example.
4. At the right-side chimney and the lower front valleys, there is moderate debris which can interfere with drainage and divert water under the roof – see Photo 5 for example.

#### Recommendations:

1. Replace the broken tiles.
2. Repair all tiles with high chips. Reposition, secure and/or seal the laps at the deflected tiles.
3. Re-secure the loose rake tiles.
4. Lift/remove tiles as necessary and clean the debris from the roof.

Tile roofs require tune-up type maintenance regularly as typical conditions tend to develop, involving broken or excessively cracked tiles, tiles that move out of position from deteriorated adhesives, deterioration of closure or seals at roof penetrations and transitions, and debris that tends to accumulate on the roof and creates adverse conditions. A secondary layer of felt paper is generally installed under the tiles to protect from moisture that inadvertently migrates under the roof. Over time, this underlayment becomes deteriorated and requires replacement, usually after about 30 – 50+ years depending on type of underlayment used, if the roof is properly maintained as mentioned above to keep moisture seepage beneath the tiles to a minimum.

<b>Cost of recommended work should not exceed: \$525.00</b>
---

### Inspection Report Images

**PHOTO 1**



**PHOTO 2**



**PHOTO 3**



**PHOTO 4**



**PHOTO 5**

