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Client Name & Phone: Tina Frechman

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: **High Profile Laminated Asphalt Composition Shingle Roof** Approx. Age: 15 years
 Layers: One layer
 Approx. Slope(s): 6:12

Summary of Condition

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

High profile laminated asphalt composition roof shingles have a complex shingle panel design making their side lap locations difficult to determine without lifting the shingles. This may compromise the shingle seal tab that may allow wind lift and water entry. Therefore, installation methods of shingle layup is not part of the inspection.

The asphalt composition shingle 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. The main electrical mast flashing has deteriorated sealant and a large void at the split which can allow water incursion and damage to the eave – see Photo 1.
2. There is a cable lying on the roof and is beginning to damage a ridge shingle and lift a field shingle – see Photo 2.
3. At the left rear, the drip edge flashing is loose – see Photo 3.
4. There is a satellite dish without sealant at the bolts. Water can seep into the bolt penetrations and access under the roof – see Photo 4.
5. The counter flashing at the chimney is not properly overlapping the step flashing. Water can seep behind the flashing and access under the roof – see Photo 5.
6. There are a moderate number of popping hip and ridge nails at various locations which can allow for wind uplift during high winds and water to access under the roof – see Photo 6 for example.
7. Overview of the roof – see Photo 7.

Recommendations:

1. Secure and seal the main electrical mast.
2. Recommend having the appropriate professional remove/re-route the cable off the roof.
3. Re-secure the drip edge flashing to ensure water is properly diverted into the gutter.
4. Seal the satellite dish bracket.
5. Seal the flashing at the chimney.
6. Set and seal the nails.

Asphalt roofing shingles generally have a service life of at least 25 – 40+ years in this area of the country, if the proper maintenance has been provided. 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 work should not exceed: \$400.00

Inspection Report Images

PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

