

Transferee / Property / Inspection Information

Transferee Name:	<u>Harry Mckinley</u>	Street Address:	<u>48 Via Divertirse</u>
City:	<u>San Clemente</u>	State / Zip Code:	<u>CA / 92673</u>
Customer:	<u>Graebel Companies</u>	File Number:	<u>247517</u>
Customer Contact:	<u>Diana Lettieri</u>	Inspection / Report Date:	<u>7-6-2017 / 7-7-2017</u>

Issues Identified During Inspection

The main roof consists of a Concrete Tile Roof with a manufacturer design life of 40 years. The age of the roof is approximately 12 years. All surfaces are in "GOOD" condition. After repairs have been made, the approximate remaining useful life of this roof is 20 years under normal weather conditions. Lenders and/or insurance companies typically require at least 5 years of remaining life on a roof. Please note: No warranty is expressed or implied as to the future condition or function of the roof system. All visually accessible components of the roof were evaluated and appear to be in serviceable condition, except as follows:

1. Several tiles are broken, missing, and dislodged.
2. Loose and missing mortar was observed at the roof surface.
3. The flashing, vents, and roof penetrations needs to be sealed.

Action Required

Action Required:

1. **Roofer to repair / replace the broken, missing, and dislodged tiles**
2. **Roofer to repair the mortar at the roof surface.**
3. **Roofer to seal the flashing, vents, and roof penetrations.**

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Kelly N. Boak
Senior Inspection Specialist
ReloOlogy Inspection Management Services
Phone: 215/622-4696

Customer: Graebel Companies - CO

Attn: Diana Lettieri

Date Inspected: 7-6-2017

Transferee:

Harry Mckinley

48 Via Divertirse

San Clemente, CA 92673

Inspection Type: Roof Inspection

Customer File Number: APRO247517

ReloOlogy Number: 45034

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Front Elevation



Tile Roof

Customer: Graebel Companies - CO

Attn: Diana Lettieri

Date Inspected: 7-6-2017

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Loose Mortar



Seal the Roof Penetrations

Customer: Graebel Companies - CO
Attn: Diana Lettieri
Date Inspected: 7-6-2017

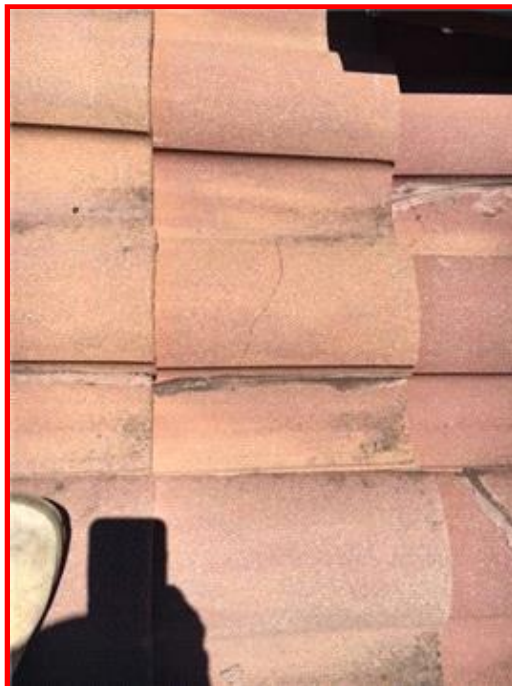
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Seal the Roof Penetrations



Cracked Tile

Customer: Graebel Companies - CO

Attn: Diana Lettieri

Date Inspected: 7-6-2017

Transferee:

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San Clemente, CA 92673

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Broken Tile



Cracked Tile