

Stanislaus County's Cal-West Roofing Inc.

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ROOF REPORT

Customer/ Agent: _____ Date: _____

Job Address: _____ Phone: _____

Type of Roof: _____ Pitch: _____ Stories: _____ Approx. Sq.'s: _____

	Yes	No		Yes	No
Composition Roof	___	___	Fireplace/ Wood Stove at Roofline	___	___
Shake Roof	___	___	Fireplace/ Wood Stove Spark Arrestor	___	___
Curled Shakes	___	___	Skylights	___	___
B.U.R. (low pitch roof)	___	___	Trees / Brush	___	___
Broken Tile/ Chipped Tile	___	___	Debris on Roofline	___	___
Slid Down Tile	___	___	Dish TV / Antenna	___	___
Clogged Tile Valleys	___	___	Fasteners Exposed	___	___
Corrugated Fiberglass Roofing	___	___	Worn / Deteriorated Roofing	___	___
Metal Valleys	___	___	Wind Damage / Missing Shingles	___	___
Carport Roof	___	___	Obvious Moss	___	___
Patio/Porch Roof	___	___	Exempted Outbuildings	___	___
Arbor	___	___	Water Diverters/Crickets	___	___
Balcony/Veranda	___	___	Need Flashings Repainted	___	___
Gable Roof	___	___	Reseal Flashing(penetrations)	___	___
Hip Roof	___	___	Solar Panels	___	___
Solid Sheathed	___	___	TPO/PVC/EPDM/Coating Roofs	___	___
Skip Sheeted	___	___	Clogged Drains / Scuppers	___	___
HAVC On roofline	___	___	Gutters to Be Cleaned	___	___
Obvious Deflection	___	___	Gutter Guard	___	___
Vertical/Horizontal cracking	___	___	Wall plate ventilation	___	___
Metal Panel Roofing	___	___	Ventilation at roofline	___	___

See: Email Pictures/Maintenance Repair Contract/ Other Reports(if any).

Summary: _____

	Over->	
	YES	NO
1. Newer Roof?	___	___
2. Repair / Maintenance Needed?	___	___
3. Leak Signs Disclosed by: Owner/Others:	___	___
4. This roof is put on in a workman like manner:	___	___
5. Other Inspection Reports? (see All house, pest and other)	___	___
6. Evidence of Prior Patching at roofline	___	___
7. Obvious Layers of Roof?	___	___
8. Obvious Roof Pests (Pigeons, Yellow Jackets, Bats, Squirrels...?)	___	___

* **Roof Report by Contractor:**
Cal West Roofing Inc.

X Allen Ford

* **Owner/Agent has read and agreed to report**
Accepted by: Owner/Agent

X When payment is made in full.

***Report Disclaimer:** Please note that this report is not a guarantee against defects/leakage. The entire underside of the roof sheathing was not inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Our company assumes no liability for any damages resulting from future damage from leaks, if any. This roof should be periodically evaluated; repairs made when needed, and kept clean of debris. This would be considered normal homeowner maintenance. Damage to interior spaces due to roof leaks are not covered under this report. This is not a guarantee against future leaks. The purpose of this report is to determine the obvious condition of roofline at this time. No Guarantee implied. This report is supplemental to seller's disclosure (if any). We cannot predict with certainty how long the roof covering will remain in serviceable condition. The roofing material was not removed to examine the underlayment or nailing unless specified below. The interior of the house, including the attic was not inspected. This report does not cover the structural, electrical, plumbing, cosmetic appeal, mechanical systems, gutters or metal flashings. Contractor requests and recommends all other inspections; pest, whole house, others, to be revealed before work performed, so as to answer all parties concerns at the time of this report. This report is not an insurance policy and therefore does not include any pest/mold /fungus/dry rot conditions or roof leaks that may exist but were not revealed at the time of the original report. (See pictures, if any). Reports are non-transferable unless otherwise stated in writing. Water tightness of entire roof is not guaranteed by Contractor. No Guarantee Implied. See roof contract (if any). The contractor is not responsible for hidden leaks in tile valleys due to debris buildup. **Note:** Tile roofs built before 1990, which have no plywood, felt, or batting, may leak due to inclement weather (windy). This roof was not inspected for conformance to local building codes/permits: balconies, detached structures, outbuildings, metal roofs, future wind damage. Moss is a natural moisture condition that requires yearly maintenance. Contractor is not responsible for standing water due to roof pitch or design (ponded roofs).

Composition roofs: There is no guarantee, warranty, or certification on composition roofs at or below a 2/12 pitch. Also, composition roofs generally show granular loss. Not responsible for roof lag bolts, tie downs or area under solar systems. No Guarantee implied is given on roof repairs on these roofs. Cosmetic or 'curb appeal' items were not addressed and are not included in this report. There are blemishes and imperfections on all roofs. Owner accepts this as a natural condition. Flashings, valleys, gutters, downspouts and penetrations that have not been water tested for water tightness. (Bid given upon request). Plastic/metal corrugated roofing is deemed for shade only and is not a water tight roof. This report is an obvious visual inspection of roof surfaces only.

Appraisal: This report is not an appraisal of the property or a recommendation to purchase or not to purchase the property. Contractor assumes no liability for actions taken or not taken resulting from this report.

Manufacturer's instructions: Due to the multitude of manufacturers, this report does not guarantee that the roofing materials were installed according to the manufacturer's instructions. Unless the instructions were shown at the roof report site and a separate roof report can be performed at added cost.

Structural engineer: Any deflection, sagging, or construction defects before, during or after report is completed, is the responsibility of the owner to pay for. Contractor recommends structural engineers report on all roofs to determine exact condition of infrastructure at roof line. Owner is responsible for structural integrity. Note: Mobile Homes often have deflections and are prone to wind damage; this is a normal condition due to lightweight construction. 3 tab lightweight composition is prone to wind damage (Free estimate given upon request).

Dry Rot: Contractor will inform Owner of any dry rot or other roof deterioration which is obvious and is discovered during the course of this report. Dry rot work discovered before, during, after report is completed, will be responsibility of owner to pay for. (See roof contract, if any)

Termites, Pests & Hazardous Substances: Owner understands that Contractor is not qualified or licensed as an inspector or an abatement contractor for Hazardous Materials (as defined by government), or for Pests (including Termites.) Should any such hazardous substances or pest be suspected to be present on the premises, it is the Owner's responsibility to arrange and pay for inspection and abatement. Contractor cannot certify or warrant your building as being free of hazardous substances or pests. Contractor is not responsible for and No pest, all house or other reports were not given to Contractor unless stated in roof report.

Care and Maintenance: Yearly maintenance is required on all roofs by the homeowners to prevent leaks and damage to the roof system. This maintenance should include but is not limited to, the trimming of trees back off the roof, cleaning of debris from the gutters, chimney area, valley and flashings, and keeping foot traffic on the roof to a minimum. Each roof system will vary determined by the materials used and the different surroundings. Exposure to the sun is a major factor in the deterioration of a roof. This roof should be periodically inspected by a Licensed Roofing Contractor and repairs made as needed.

Arbitration of Disputes: Any controversy or claim arising out of or relating to this contract, or breach thereof, shall be settled by arbitration in accordance with the applicable Contractor Industry. Arbitration Rules of the American Arbitration Association which are in effect at the time the demand for arbitration is filed. A judgment upon the award rendered by the arbitrators may be entered in any court having jurisdiction thereof. Any Arbitrations award shall be subject to correction and / or vacation for the reasons stated in the code of Civil Procedure. The arbitrator shall award reasonable attorney fees and expenses to the prevailing party. After being given due notice, should any party fail to appear at or participate in the Arbitration proceedings, the arbitrator shall make an award based upon the evidence presented by the parties who do appear and participate. Notwithstanding Contractor's right to arbitrate, Contractor does not waive any of its lien rights.

*** Owner/Agent had read and agreed to report:** Owner/agent agrees to hold harmless contractor, officers, employees, independent contractors, attorneys, contractor insurers or other third parties performing work under contractor's discretion or direction. All claims, demands, charges, or expenses due to insurance claims, property damage, causes of actions; including law suits, costs thereof, lawyers' fees, court fees, losses or expenses of any nature whatsoever, arising out of or in any way related to the work performed by contractor and this contract shall be the monetary responsibility of owner/agent. Owner/agent (company) will agree to pay in full signed contracts.

Note: If this roof is 10 years or older and/or in poor condition or is near the end of its useful life. Then this disclaimer is offered to those buyers wishing to buy a house with the knowledge that the roof is in poor condition and will need a new replacement roof in the future. See roof bid for new roof.

Additional information:

CAL-WEST ROOFING INC. SINCERELY THANKS YOU FOR LETTING US SERVE YOUR
ROOFING NEEDS! "THANK YOU" PRESIDENT: ALLEN FORD

END OF REPORT

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