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Client Name & Phone: **John Manos 925-699-8649**

# 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 of the roof at the time of inspection. Felt paper under tile roofs is not visible to inspection however is a key component in helping prevent interior water access. Therefore, it should be understood that the condition of the underlayment beneath tile roofs and whether it is intact is unknown and not within the scope of our 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: 20 years  
 Layers: One layer  
 Approx. Slope(s): 4:12

## Summary of Condition

	Repair Needed	Fair	Repairs Not Needed	N/A		Repair Needed	Fair	Repairs Not Needed	N/A
<b>Roof Field Area</b>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Vent Pipe Penetration Flashings</b>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hip &amp; Ridge</b>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Chimney Flashings</b>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Perimeter Flashings</b>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>	<b>Skylight Flashings</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<b>Valleys</b>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Previous 72hr. Rainfall:</b>	None x	Minor <input type="checkbox"/>	Moderate <input type="checkbox"/>	Excess <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.  
**Repairs Not Needed** - 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

(Refer to the **Glossary and Diagram** at the end of this report)

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:

### ITEMS:

- 1. Overviews of the current conditions of the roof and its related components.** The two rotor vents on the right side of the house have been wrapped in a plastic bag and therefore are not part of the roof inspection.
- There are approximately 15 partially displaced or damaged ridge shingles due to periods of high wind and/or tree branch damage that should be repaired or replaced.  
Recommendation: Repair or replace all damaged ridge shingles.
- There are several ridge shingles at the main ridge where the southern exposure of the shingles have lost a moderate amount of their granular surfacing due to the age of the shingles and should be repaired. The granule displacement can reveal the underlying components of the shingle such as the fiberglass scrim.  
Recommendation: Repair these shingles.
- There are approximately 10 field shingles that have abrasion or other damage.  
Recommendation: Repair or replace these shingles.
- Plumbing vent pipe flashing at the left is severely deflected off the roof.  
Recommendation: Secure this flashing in place.
- There are exposed nails at all hip and ridge locations that have deteriorated sealant. Some of the nails are backing out and rusted.  
Recommendation: Reset and seal all exposed nails.
- The counter flashing at the chimney is partially detached and has deteriorated sealant.  
Recommendation: Reset and seal the chimney flashing.
- A valley nail on the left side of the garage has backed out of the roof and created a hole in the overlying shingle that may allow water to seep under the valley flashing.  
Recommendation: Repair the popping nail.

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 before scheduling repairs as a more destructive investigation will be required (as opposed to a visible inspection) to repair damage or other deficiencies that are not visible and likely exist beneath the roof surface.

Property Address: **6712 Birch Court, Dublin, CA, 94568**

Inspection Date: 6/12/2024

Inspector: **John Quintal** Lic. 690049

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.

<p><b>Cost of recommended repairs with one-year warranty*:</b> <b>\$850.00</b></p>
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\* Does not include low slope roofs.

### Inspection Report Images

ITEM 1



ITEM 1



ITEM 2



ITEM 3



ITEM 4



ITEM 5



ITEM 6



ITEM 7



ITEM 8



## Leak Free Warranty

We will warranty this roof against leakage for a period of one year if we perform 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 (i.e., damage caused by fumigation company), 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 cover leaks that occur from damaged felt paper or underlayment concealed beneath tile roofs as these waterproof membranes are not visible to inspection without removal of tiles on the roof. 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 sunrooms, detached structures and low slope roofing materials, 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.

This report is viable for 3 months after the inspection has been performed. If repairs are needed after the 3-month period, we will need to re-inspect the roof for additional damage that may have occurred since our previous inspection.

## Work Authorization

**THERE IS A \$400.00 MINIMUM CHARGE FOR ANY WORK AUTHORIZATION CONTRACT. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED. WORK AUTHORIZATION MAY BE EMAILED TO [REPAIRS@SPECIALTYTEAM.COM](mailto:REPAIRS@SPECIALTYTEAM.COM).** Inspection fee is billed separately from any work costs.

**DISCLAIMER: Specialty Inspections assumes no responsibility for any additional work the building department may require beyond what is outlined in the scope of work. The property owner and/or the person(s) who authorize work assume responsibility for any additional work and associated 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)

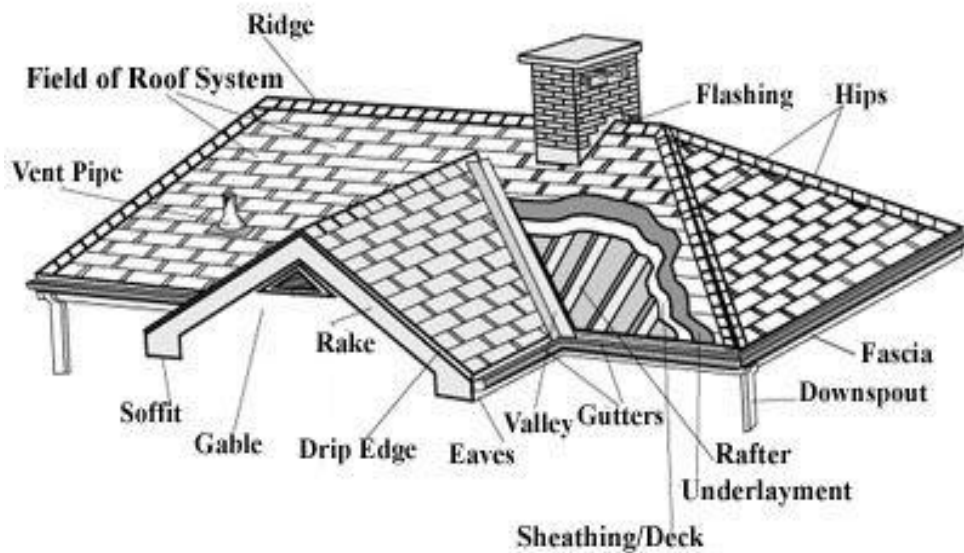
Who is paying for repairs? (Name, address, phone & email)

Escrow Officer (Name & Phone)

Close of Escrow (Date)

ROOFER	START DATE	FINISH DATE	PHOTOS	WARRANTY	COST OF WORK
	/ /	/ /	Y/N	Y/N	\$

## Definition of Terms



**Eaves**- The lower edge of a roof (usually overhanging beyond the edge of the house).

**Fascia**- Trim board behind the gutter and eaves.

**Felt Underlayment**- It is a waterproofing layer made of regular felt, stacked above the solid decking board and then completely covered by the shingles or other roofing materials.

**Flashing**- Sheet metal or other material used at junctions of different planes on a roof to prevent leakage.

**Hip**- The external angle at the junction of two sides of a roof whose supporting walls adjoin.

**Rake**- The slanting edge of a gabled roof extending beyond the end wall of the house.

**Ridge**- The horizontal line at the top edge of two sloping roof planes.

**Slope**- The number of inches of vertical rise in a roof per 12-inches of horizontal distance. Also referred to as pitch.

**Vent Pipe Flashing**- An external installation on the roof that uses the vent pipe system to prevent water seeping in and create damage.