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Quality-Honesty-Integrity
License No. 519845

TOM MARSHALL – OWNER
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File Name: Fulford FB
Proposal Date: 8/28/2024
Source: Ref.

www.RoofingSince1978.com
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4157 Valle Del Sol
Bonsall, CA 92003

Alex Fulford
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Fallbrook, CA 92028
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Type of Roof: Composition Shingles
Color: Slate
Year Home Built (Per Zillow): 1986

Roof Inspection Report

The overall condition of the roof is Poor. According to Zillow this house was built in 1986. The average life of the asphalt shingles is 25 to 30 years.

Summary of roof issues

- **Extreme loss of granules**
- **Missing drip edge metal as required by building codes**
- **Chimney not flashed properly should have "Z" bar installed**
- **Pipe flashings need to be resealed**
- **Exposed fasteners need to be sealed**

NOTICE:

Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it and request invoices and receipts for any work that may have been done. Most roofs eventually leak and only the installers of the roof can credibly guarantee that a roof will not leak. Every roof will wear differently relative to the material type and quality of material, age, installation, exposure to direct sunlight and weather, and the regularity of roof maintenance. It is not possible to detect a leak except as it is occurring or by specific water tests. Water testing roofs is beyond the scope of our inspection service. Water stains on ceilings or on the framing within attics can be old and will not necessarily confirm an active leak.

Recommendations

- Replace the entire shingle roof. **Estimated budget = \$21,600.00** for similar grade roofing material.
NOTE: Budget based on removal of up to 2 layer of existing shingles. Additional layers = \$8/SF
NOTE: Budget excludes wood repairs, permit fees, upgrades such as attic vents, etc.
NOTE: Estimated replacement cost includes inspection fee credit
- Refer to licensed pest control/termite contractor to inspect wood and repair prior to roofing repairs.
- Have attic inspected by licensed pest control contractor or general home inspector.
NOTE: This inspection EXCLUDES inspection of attic or interior unless otherwise noted.
- Have solar system inspected by solar contractor.

*Detailed proposal agreement provided upon request.





Examples of granular loss



Examples of missing edge metal



Examples of improper flashing at chimney





Examples of pipes need sealing



Examples of exposed fasteners

Respectfully submitted by *Tom Marshall* Owner.
Tom Marshall

