

VISION **ROOF** SERVICES

COMMERCIAL & RESIDENTIAL ROOFING · COACHELLA VALLEY

PRE-LISTING ROOF INSPECTION

Tile Roof Inspection Sheet

Prepared for Jesse Rasmussen ahead of your home sale — a plain-language look at where your roof stands today.



PREPARED FOR

Jesse Rasmussen

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CA Lic. #651509 · GCMC Approved Applicator

Your Concerns & What We Found

ROOF SYSTEM	INSPECTION DATE	ROOF HEALTH CONDITION
Concrete Tile	[Date not provided]	Fair

YOUR CONCERNS

You're preparing to sell your home and asked us to inspect the roof so you know where it stands before it goes on the market. You have not experienced any leaks.

WHAT WE FOUND

The good news is that your roof is in fair condition and is maintainable, with no major concerns. The tile is approximately 23 years old, no active leaks were reported, and we did not find any widespread deterioration.

KEY FINDINGS

- **Chipped roof tile** — a cosmetic chip noted along one tile edge
- **Debris in a roof valley** — minor debris slowing drainage in one valley
- **Worn/faded paint** — paint has worn off in one area of the tile field and on a vent flashing

Why this matters: Aside from the items above, your roof is in fair shape for its age. A localized tile replacement and minor maintenance is recommended to address these items.

OVERVIEW PHOTOS

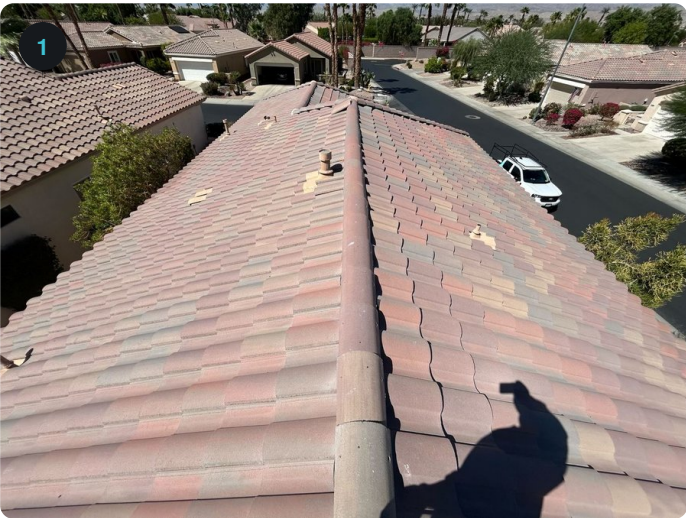


Figure 1 — Roof overview, north-facing plane
General tile condition, consistent with age



Figure 2 — Roof overview, hip & ridge line
No widespread deterioration observed

What We Observed

Each finding below is shown with its supporting photos.

1 Chipped Roof Tile

The chip is mainly cosmetic and is not letting water through. However, home inspectors routinely note chipped tiles, and buyers often use those notes to ask for repairs or credits.



Figure 3 — Chipped tile, eave-line view

Chip noted along the tile edge



Figure 4 — Chipped tile, close-up

Cosmetic; not passing water at present

2 Debris in Roof Valley

We noted minor debris in the valley. Valleys carry a large share of the water off a tile roof, so debris there can slow drainage and add wear over time. It's a simple item to clear.

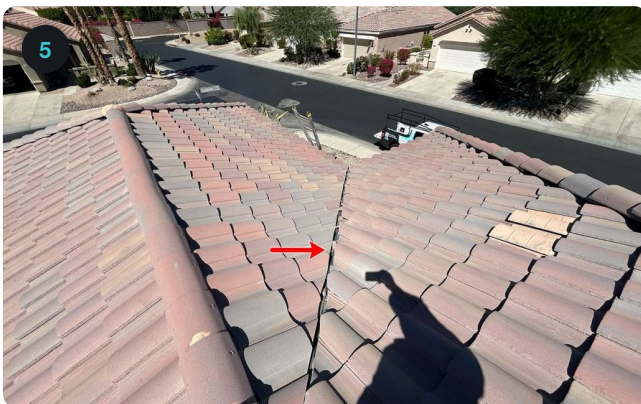


Figure 5 — Roof valley, minor debris

Debris noted along the valley line

What We Observed

3 Worn/Faded Paint

Paint has worn off in one area of the tile field and on a vent flashing. This is mainly cosmetic, giving the roof a less uniform appearance in those spots.



Figure 6 — Worn paint, tile field

Paint worn off in one area of the field



Figure 7 — Worn paint, vent flashing

Paint worn off the flashing boot

Bottom line: None of the items above indicate a widespread roofing problem. They are addressable, and doing so now presents your roof well for the sale.

QUESTIONS ABOUT THIS REPORT

If you have any questions about this inspection or would like to discuss next steps, please reach out any time.

LET'S TALK

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Thank you,

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This report reflects the condition of the roof as observed on the date of inspection. It is a condition report only — not a certification, warranty, or scope of work.