1483 N. Cuyamaca St.
El Cajon, CA 92020-1508
Office (619) 390-8177
CA Lic. B,C39,C46-699151

7/23/2026

ROOFING INSPECTION

1234 Oribia Rd -Del Mar CA 92014

TYPE OF ROOF

The house flat roof has a single ply TPO flat roofing system installed. TPO roofs are warrantied 15-20 years but can achieve up to 30 years when properly installed and maintained. The roof was installed in 2024

Drone video (click here)



ROOF EDGES

TPO Clad metal is properly installed and welded to the field membrane. T-Joint patches are properly installed at all metal transition areas.



No repairs are needed at the edge metal.





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FIELD AREA

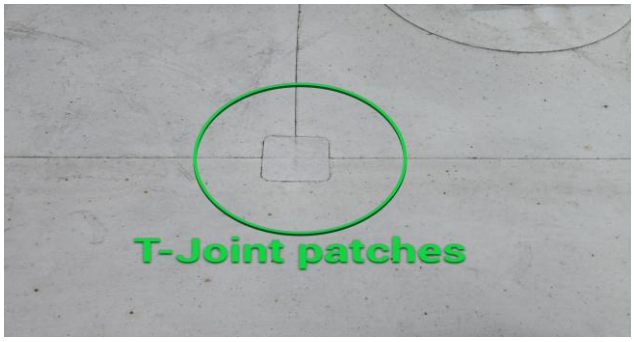
All field laps probed had good adhesion. T-Joint patches are properly welded at all three way transitions.

No repairs are needed in the field areas.















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PENETRATIONS

Boots are properly installed and welded at the roofing penetrations. The collars have collars ties and are sealed.



No repairs are needed at the roofing penetrations.





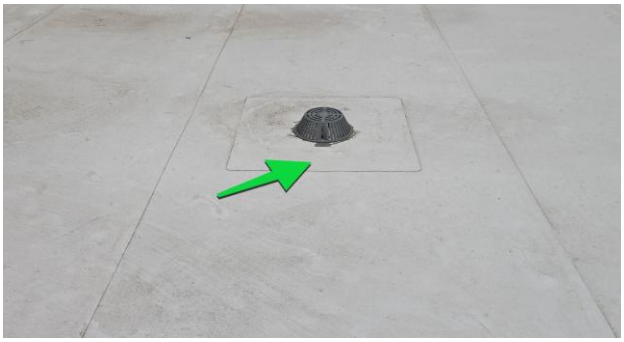
DRAINS

Primary and one secondary roofing drain are properly installed and welded. The drain areas were probed. No imperfections were found at the drain areas.



No repairs are needed at the drain areas.





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WALLS

TPO is properly installed on the parapet walls.



No repairs are needed on the walls.

CHIMNEYS

The TPO membrane is properly installed under the counter flashing metal.



No repairs are needed at the chimney area.

VENTILATION

No one way roofing vents are installed over the house roof. One way vents are not required over the garage. TPO does not allow moisture to escape through the roof. One way vents are required.



Install four one way roofing vents over the house roof area.

One way air gap vents are required. The roof should meet its warranty expectations.

Inspection video (click here)

This report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. This report is based on the visual condition of the roof. Not all problems are visible. Conclusions made by do not constitute a warranty, or guarantee of any kind.

Dana M. Logsdon, President