

Limitless Contracting Inc.

Aug 17, 2026 | 20 Photos



LIMITLESS CONTRACTING INC
RESIDENTIAL & COMMERCIAL ROOFING

21919 Fallview Dr, Sonora, CA 95370, USA (8/14/26)

Roof Inspection Report
Cheryl Branco



Roof Inspection Summary & Recommended Repairs

Roof Information

Type: Concrete Tile

Color: Gray

Style: Roma

Age: 1979

Layers: 1

Levels: 1

Pitch: 6:12

Certifiable: With Repairs

Recommended Repairs

1. Remove all debris from the roof surface as necessary.
2. Replace all vent collars with new rubber collars as necessary.
3. Reset all slipped tiles throughout the roofing system as necessary.
4. Broken tiles were noted at:
5. Various locations (see photos).
6. 7 field tiles allotted.
7. Note: Exact tile match cannot be guaranteed as this tile has been discontinued. However, a similar style, color, and profile will be utilized to ensure the roof maintains waterproofing integrity.
8. 1 pack vent collars (1.5" & 2").
9. 1 roll #30 felt.
10. 2 tubes Lexel.
11. 1 pack hammer tack staples.
12. 1 box 2" hand nails.
13. 1 box 3" hand nails.
14. *All broken tiles in the roofing system must be sealed properly. Tiles that are broken beyond repair must be replaced with tiles of similar shape and profile. Areas where tiles are replaced will be thoroughly checked for damaged underlayment. If damaged underlayment exists, the underlayment will be replaced with new. Tiles repaired or replaced are at the sole discretion of Limitless Contracting Inc. and not to be determined by others.
15. *All additional tiles to be replaced will be charged on a supplemental report at a rate of \$15/tile.
16. Debris must be removed from all critical flashings in the roofing system. This includes all valleys, sidewall flashings, and all major penetrations larger than 24" wide. All open hems in the valley and sidewall flashings are to be opened-up to allow proper water diversion off of the roofing system.
17. All valleys (2).

18. All chimneys (1).

19. *All tiles that are removed will be reinstalled properly upon completion of service.

20. Note: Maintenance on the valley systems and major waterways is required if certification is desired by Limitless Contracting Inc. If previous repairs have been made to these areas, please ensure the contracting party provides a warranty on their work. Limitless Contracting Inc. will not certify work done by others.

21. All apex and valley transitions must be sealed with lead flashings formed into place.

• Total for all repairs: **\$2,620** INITIALS _____

NOTICE: *All damaged wood discovered after removal of the roof covering, including but not limited to: fascia, plywood sheathing, shiplap sheathing, hardwood sheathing, rafters, rafter-tails, and fascia, will be removed and replaced at a rate of \$85 per man-hour, plus the cost of materials used and 35%. In some areas, overhangs may be cut-back to a shorter length in order to properly repair the structure in an economical manner when applicable.



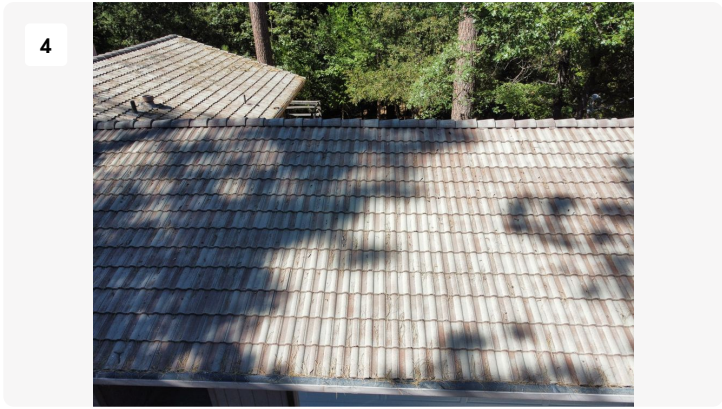
Project: 21919 Fallview Dr, Sonora, CA 95370, USA
Date: Aug 14, 2026, 3:57 PM
Creator: Steven Alvarez
Tags: Discontinued - Roma Tile



Project: 21919 Fallview Dr, Sonora, CA 95370, USA
Date: Aug 14, 2026, 3:57 PM
Creator: Steven Alvarez
Tags: Roof Debris - Clean, Discontinued - Roma Tile



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Tags: Valley Debris - Clean



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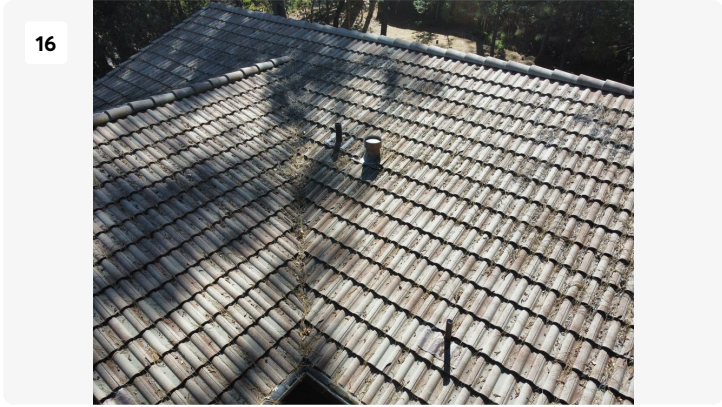
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Exclusions and Roof Information

EXCLUSIONS:

- *Any additional layers of roofing system or damages found beneath the roof deck will be listed on a supplemental report with additional costs/findings at a rate of \$85/man hour plus the cost of materials and 35%, including travel time for material. All change orders will be submitted in writing with the necessary approval to continue work progress.
- *Low-sloped areas adjacent to standard slopes are called "hog valleys." These areas of the roofing system cannot always be determined to be leak-free due to the nearly flat slope. Low-slope sections of roofing systems have a high-risk of water intrusion due to debris buildup and the likelihood of ponding water. All hog valleys, if present, are exempt from two-year certification.
- *All areas under solar panels/pool solar, if present, are inaccessible during inspections. Therefore, these areas are exempt from this roof inspection and two-year certification.
- *The HVAC plenum flashing, if present, is an item that is exempt from this inspection report due to inaccessibility beneath the roof covering. Limitless Contracting Inc. recommends that the party of interest hire a licensed HVAC contractor, at their own expense, to properly inspect the integrity of the HVAC unit and plenum flashing. Split plenum flashings will be excluded from the two-year certification and will likely require replacement by a licensed HVAC contracting company. The average cost to detach/reset a unit spans \$3500-\$4000+ by standard local costs. However, this cost is not included in the work scope unless otherwise specified in a subcontracting agreement.
- *Skylights, if present, may appear to be roofed properly. However, skylights are exempt from two-year certification, as mechanical sealant failures may exist over time. Leaks from skylights may not be visible until rain is present.
- *All low-slope areas with a pitch of 3:12 or below are exempt from two-year certification, including porch and patio covers if present.
- *Damage to wood at the eaves or other areas corresponding to roofing systems is NOT covered in this roof inspection report unless a pest inspection report is sent to Limitless Contracting Inc. for a comprehensive bid prior to inspection or requested prior to site visit.
- *Any foot traffic on the roof, other than that of employees and authorized individuals for Limitless Contracting Inc., will void active roof certification.

*It is the responsibility of the homeowner to keep the roofing system free of debris during the winter months. Leaks caused by debris build-up are not covered under the two-year certification.

*All certifications on the roofing system will be voided if repairs are made by other parties after certification has been given. Limitless Contracting Inc. is not responsible for leaks that may be caused by others after Limitless Contracting Inc. has completed repairs or by foot traffic.

*Limitless Contracting Inc cannot guarantee to match existing shingle colors/profiles or tile colors/profiles, as some materials have been discontinued and or limited in supply.

*Limitless Contracting Inc is not responsible for leaks caused by nail patterns/exposure that may not be visible at shingle end laps. This is a workmanship detail and may not be visible during the time of inspection, as the natural seal of the shingle covers the strike zone.

Your Roofing System: See what applies to your home!

Composition Asphalt Shingles- Composition roofing systems generally last between 20-40 years, depending on thickness, color profile, debris contamination, and exposure to thermal heat. Composition roofing systems are relatively low-maintenance, but should be inspected and repaired every 2-3 years to ensure the roofing system reaches its maximum intended lifespan. Lack of proper ventilation can seriously impair the life expectancy of your composition roofing system since composition roofs may hold more heat than other types of roof coverings. Composition shingles are made up primarily of petroleum-based products (excluding shingles made with polymers).

Concrete Tile- Concrete tile roofs may last for 30-50+ years if maintained properly. However, concrete tile roofing systems require routine maintenance, especially in areas where agriculture is prevalent. Tile roofing systems are meant to gully water beneath the tiles at valleys, penetrations, and sidewalls until the flashings can redirect and terminate back onto a tile surface. Blowing off the roof does not always equate to a proper service, as the tiles would be required to be removed temporarily to access the flashing beneath. Tile roofing systems should be inspected and maintained every 2-3 years to ensure the roofing system reaches its maximum intended lifespan.

Stone Coated Steel: Stone-coated steel roofs are commonly installed over the top of an existing roofing system. These roofing systems can last 40+ years with regular inspection and maintenance. Good maintenance on a roof like this should include: removing debris from the roofing system, sealing pipe flashings, and ensuring no tree limbs rub against the roof covering. It is never recommended to allow anybody (except for licensed roofing contractors) to walk on your roof. Damage to these roofing systems is too often caused by allowing an unqualified individual to walk on the roof tiles. It is often common to see wood shake/shingles beneath these roofing systems, as this was popular.

Exposed-Fastener Metal Roof (EFMR)- Exposed-Fastener Metal roof panels can last up to 50+years with regular maintenance or even replacement of the exposed fasteners in the system. The metal in the roofing system is often energy-efficient and resilient to harsh weather, especially in areas with

heavy snow. The screws that hold this system together usually deteriorate after 20 years. If the screws and rubber penetration flashings aren't changed or sealed properly, your roofing system may leak.

BUR System (Built-Up Roof)- A built-up roofing system is commonly known as a low-slope roof. If done correctly, a BUR can last 25+years depending on the manufacturer's warranty and material type. A BUR system typically consists of layers of roofing felt with hot asphalt installed between 3-4 layers, self-adhered membranes, or TPO/PVC. BUR systems should be kept clean of all debris, and only walked on by roofing professionals. Penetrations in a BUR system are the most common leak source. It is recommended to have your BUR cleaned annually and inspected for degradation every 3-5 years.

Wood Shake- Wood shake roofing systems were an economically viable roofing system between the 1960's and 1980's. These roofs generally lasted 20-30 years, depending on pitch and amount of direct sunlight, as the wood was commonly treated. This roofing system degrades with excessive sun and weather exposure, leaving the underlayment exposed, if present. Some structures with wood shake/shingles do not contain solid sheathing. Once the underlayment (generally organic felt paper) receives direct sunlight, the roofing system is in danger of leaking. After a wood shake roof is 20 years old, the wood shakes are so brittle that repairs are often difficult to complete. In California, repairs cannot always be made due to discontinuation, limited supply, or fire hazard.

Disclaimers

EXCLUSIONS AND DISCLAIMERS: LIMITLESS CONTRACTING INC offers a visual roof inspection and report upon payment of the inspection fee, which is agreed upon by the consumer prior to inspection. LIMITLESS CONTRACTING INC visually inspects all visible and easily accessible areas contained within a roofing system. Roofing systems that were installed against the manufacturer's suggested installation requirements are NOT certifiable under any circumstances, including newly installed roofing systems beneath 5 years of age or otherwise determined. LIMITLESS CONTRACTING INC does not inspect for structural defects or deformities that may lie below the roof covering. LIMITLESS CONTRACTING INC is not responsible for certifying any of the following: any damaged wood (unless otherwise stated above) that would typically involve a licensed WDO pest inspection; roofs with a slope of less than 3:12 (unless part of a commercial roof inspection and manufacturer/labor warranty is provided); patios; porches; aluminum awning covers; walkable or inaccessible balcony roofs; AC stands; areas directly surrounding AC units; split plenum units; satellite mounts; wire antenna tie-downs; gutter systems or downspouts (unless specified within report); solar units (photovoltaic/pool/water heater); solar stands; or solar accessories of any kind. LIMITLESS CONTRACTING INC does not certify that a roofing system has adequate ventilation (unless specified) or if a roofing system has any condensation issues below the roofline not visible from above or under normal inspection circumstances. LIMITLESS CONTRACTING INC does not inspect for or certify against any topical fungus issues in the roofing system. Any topical fungus found on, in, or around a roofing system is beyond the scope of work services that LIMITLESS CONTRACTING INC provides, including remediation. If a leak occurs in a roofing system that has a two-year certification from LIMITLESS CONTRACTING INC, LIMITLESS CONTRACTING INC will not be held responsible in any way for the cost of, or repairing interior damages, unless otherwise agreed upon. LIMITLESS CONTRACTING INC provides services throughout roofing systems installed by others, so long as they are in accordance with the manufacturer's suggested installation technique, but does not offer opinions or warranties without due diligence of inspection. LIMITLESS CONTRACTING INC inspection report opinions/recommendations are based on the premise that the described roof within the report was installed under standard professional roofing practice in accordance with IRC, CBC, and/or the local county/city building codes. Any deviation from this practice, unknown to LIMITLESS CONTRACTING INC, may have occurred during the installation of the described roofing system. Subsequently, any leaks found within the described roofing system due to unforeseen/hidden malpractice that has been certified by LIMITLESS CONTRACTING INC will result in a termination of the two-year certification contract. Thus, LIMITLESS CONTRACTING INC will be relieved of all responsibility or warrantable action regarding the described roofing system.

REPAIRS:

There is a one-year warranty for materials and labor on any repair performed by LIMITLESS CONTRACTING INC, unless otherwise specified. Should a leak occur or continue in the exact areas of the roof that were originally repaired, within one year from the date of repair, then LIMITLESS CONTRACTING INC shall repair the leak at no cost to the homeowner only if: any past due amounts have been paid in full; the leak was not caused by others repairing the roof; and subject to the inspection, repair and certification exclusions.

OPTIONAL TWO-YEAR CERTIFICATION:

A two-year certification is not a requirement enforced by the CSLB. LIMITLESS CONTRACTING INC reserves the right to offer, limit, or deny a two-year certification at its own discretion. In many cases, it may not be possible to determine if there is an active roof leak until or unless it rains. LIMITLESS CONTRACTING INC may not find the presence of an active roof leak at the time of an inspection; therefore, a two-year certification is recommended to protect the roof from future roof leaks. If any roof leakage should occur during the two-year period of the certification, then LIMITLESS CONTRACTING INC, subject to the terms of certification, shall be responsible ONLY for corrective procedures to stop said leakage. Certification is issued at the sole discretion, and may not be available on every home, and is subject to an additional fee to be paid in advance prior to its issuance. Upon payment of the required fee, a certificate will be issued to the homeowner, which describes all its terms and conditions, and the present and future obligations of both the homeowner and LIMITLESS CONTRACTING INC.

Please note: If certification is desired, Limitless Contracting Inc will not be held responsible for wind damage caused by adverse weather conditions or natural material degradation, as this should be referred to the manufacturer if a warranty exists.

PRICE SUBJECT TO CHANGE:

The price of all estimates is subject to change if any additional damage is found on roof sheathing, rafter-tails, roof framing, or other roofing members previously unseen due to the roof cover. Prices to repair further damage within the described roofing system upon discovery are an additional \$85 per man-hour plus the cost of materials used for repair and 35%, including time spent acquiring materials for repair.

PAYMENT TERMS:

Payment is due upon completion of repairs/replacement (unless otherwise stated above, or upon agreement of the escrow terms provided by LIMITLESS CONTRACTING INC). Payment is considered late 5 days after completion of repairs/replacement. If, in the event, any action is taken for non-payment of an outstanding delinquent balance due, then in addition to reasonable attorney's fees, collection costs, and court costs, there shall be a finance charge assessed at the rate of 2% per month (18% annual rate) on any balance due from the delinquent date until the past due amount is paid in full.

REPRESENTATION ON AUTHORITY OF UNDERSIGNED, ACKNOWLEDGEMENT AND RECEIPT:

The undersigned hereby represents and warrants that he or she is authorized and has the legal capacity to execute and deliver this agreement. The undersigned hereby represents and warrants that the execution and delivery of this agreement and the performance of the undersigned's obligations hereunder have been duly authorized and that this agreement is a valid, binding, and legal agreement, thus being enforceable in accordance with its terms. Furthermore, the undersigned hereby acknowledges their agreement, understanding, and receipt of all the terms described herein.

Two Year Certification (If Eligible)

This roofing system is eligible to receive a two-year certification upon completion of all repairs. The total cost for a two-year certification is \$200. If interested, please ensure to initial below

_____INITIALS

By initialing above, the party of interest understands that the cost of \$200 will be added to the total invoice amount for repairs. If multiple buildings are desired to be certified, they must be eligible and will be charged per unit for certification.

Work Authorization

Notice: The party that signs the authorization below is responsible for providing payment regardless of escrow termination if repairs have been made on the property.

Billing Party Mailing Address : _____(if different than the address specified within this report).

Billing Party Email: _____

Billing Party Phone Number: _____

Work Authorization Accepted By: _____(Print name)

Date: _____

Signature: _____

Notice: By signing above, you understand you will be responsible for providing payment within the terms specified.

Current Building Owner (If different than signing party): _____

Owner's Email: _____

Owners Phone Number: _____

Billing Through Escrow:

Title Co: _____

Officer: _____

COE Date: _____

Phone Number:_____

Email Address:_____

Escrow #:_____

Sign and return this form to LIMITLESS CONTRACTING INC for scheduling repairs.

Escrow Notice: If repairs are completed before the close of escrow, an additional 10% fee will be applied to the total amount due. In the event escrow does not close and repairs have already been completed, the original signing party shall remain fully responsible for remitting payment in full immediately.

Notice: If payment is being processed through escrow, please notify the office at (209) 591-9455 when the check is available for pick up.

Limitless Contracting Inc.

Limitlessroofingca@gmail.com

Office: 209-591-9455

CSLB License #1144405

16516, Creekside Dr,

Sonora CA 95370