



ROOF INSPECTION REPORT

805 Eastbrook Court, Danville, CA

CLIENT: Asante Realty

AGENT: Kellie Langewisch

INSPECTOR: Monty Tincher

DATE OF INSPECTION: 10/10/2024

TIME OF INSPECTION: 09:00 AM



2025

www.VistaBayRoofing.com

We appreciate your time, trust and business.

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Summary Section

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Items of Concern

Primary Roof

Page 5 Item: 3	Composite Tile	<ul style="list-style-type: none"> • PREVENTIVE: There is a ridge tile on the right side of the garage that is not properly fastened or secured to the roof deck. Concerned parties may wish to have this tile properly secured for safety and the flashing resealed. This should forestall the possibility of roof leakage. The estimated cost of this repair is \$275. Our office can facilitated this repair upon request.
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Items of Interest

Primary Roof

Page 8 Item: 4	Flashings	<ul style="list-style-type: none"> • MONITOR: There are two chimneys that are over 30 inches wide and do not have diverter flashings to help prevent water from pooling at the roof area directly behind them. This area is a common point for damming and leakage. Concerned parties may wish to monitor this area regularly and keep clear of debris.
Page 10 Item: 7	Roof Drainage	<ul style="list-style-type: none"> • PREVENTIVE: Regular cleaning and maintenance of the roof are essential to prevent damage to the roof covering, avoid potential moisture intrusion, and ensure optimal drainage. • MAINTENANCE: The roof gutters need to be cleaned, sealed and serviced to perform properly. • PREVENTIVE: The roof needs any foliage trimmed away and maintained to prevent damage to the roof covering and to facilitate proper drainage.

Inspection Information

1. Attendance

Attendees:

- The Inspector was present at the inspection.
- No other parties were present at the inspection.

2. Property Type

Property Type:

- The structure is a Single Family Home.

3. Weather Conditions

Conditions:

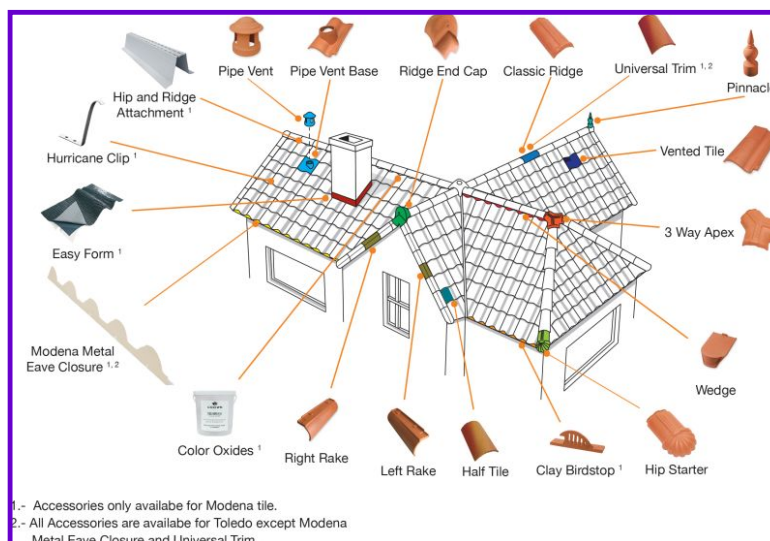
- The weather at the time of inspection was sunny and warm.

Property Comments

1. Inspection Scope

Scope:

• **INFORMATION:** The roof is a critical component of the home and requires regular inspections and maintenance to ensure its integrity. The findings detailed in this report have been prepared by a licensed roofing contractor with expertise in roofing inspections and evaluations. The inspector will deliver a thorough assessment of your roofing system and its associated components. Being well-informed and proactive is crucial for minimizing future repair expenses and extending the lifespan of the roofing system. Our evaluation will pinpoint potential problem areas, thereby reducing the risk of damage to the existing roof system. Timely identification of necessary preventive maintenance and current issues can alleviate the stress, inconvenience, and costs associated with emergency repairs that may arise from adverse weather conditions. Please note that while the components of the roof drainage system are inspected and assessed, they are not filled or tested as part of this evaluation.



INFORMATION: The roof is a critical component of the home and requires regular inspections and maintenance to ensure its integrity.

Primary Roof

1. General Comments

Observations:

• **COMMENTS:** The residence features a sloped or pitched roof, typically covered with overlapping individual shingles or tiles designed to prevent water penetration. The pitch of the roof plays a significant role in determining the lifespan of the roofing material. Additionally, the longevity of the roof covering is influenced by various factors, including the type of material utilized, the quality of the installation, exposure to sunlight, and the wear caused by tree branches, snow, ice, and wind. Asphalt shingles are the most commonly used material for sloped roofs; however, other roofing options include asphalt roll roofing, concrete or clay tiles, wood shakes and shingles, as well as slate shingles. Alternative materials such as fiberglass shingles, metal shingles, and metal sheet roofing systems are also available for sloped roofs.



COMMENTS: The residence features a sloped or pitched roof.



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2. Roof Access

Observations:

• **COMMENTS:** The roof covering was inspected from various angles using an inspection drone, a ladder, and the zoom feature on the inspector's cameras to ensure a comprehensive evaluation.

3. Composite Tile

Observations:

• **COMMENTS:** The composite tile roofing material appears to be in satisfactory condition relative to its age. **This type of normally comes with a 50-year or lifetime warranty. With normal cleaning and regular maintenance the roof could remain leak free for 20 or more years.**

• **COMMENTS:** There may be the occasional cracked or chipped tiles, but none that would appear to warrant replacement of the tiles. This is common on tile roofs and is normally not a concern.

• **PREVENTIVE:** There is a ridge tile on the right side of the garage that is not properly fastened or secured to the roof deck. Concerned parties may wish to have this tile properly secured for safety and the flashing resealed. This should forestall the possibility of roof leakage. The estimated cost of this repair is \$275. Our office can facilitated this repair upon request.

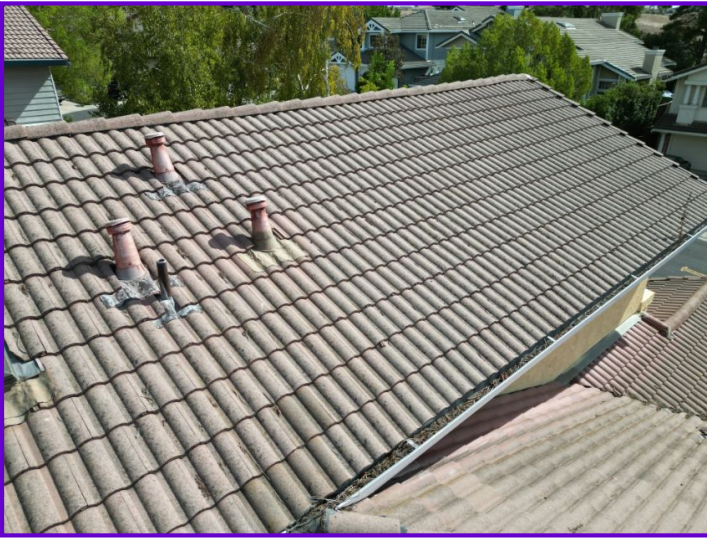
Primary Roof (continued)



COMMENTS: The composite tile roofing material appears to be in satisfactory condition relative to its age.



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Primary Roof (continued)



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COMMENTS: There may be the occasional cracked or chipped tiles, but none that would appear to warrant replacement of the tiles.

Primary Roof (continued)



PREVENTIVE: There is a ridge tile on the right side of the garage that is not properly fastened.

4. Flashings

Observations:

• **COMMENTS:** The visible roof flashing appears to be in satisfactory condition. Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from intersections between the roof covering and other materials.

• **MONITOR:** There are two chimneys that are over 30 inches wide and do not have diverter flashings to help prevent water from pooling at the roof area directly behind them. This area is a common point for damming and leakage. Concerned parties may wish to monitor this area regularly and keep clear of debris.



COMMENTS: The visible roof flashing appears to be in satisfactory condition.



MONITOR: There are two chimneys that are over 30 inches wide and do not have diverter flashings.

Primary Roof (continued)



MONITOR: There are two chimneys that are over 30 inches wide and do not have diverter flashings.

5. Protrusions

Observations:

- COMMENTS: The plumbing vent protrusions appeared to be well sealed, properly flashed and in satisfactory condition.
- COMMENTS: The exhaust vent protrusions appeared to be well sealed, properly flashed and in satisfactory condition.



COMMENTS: The plumbing vent protrusions appeared to be well sealed, properly flashed and in satisfactory condition.

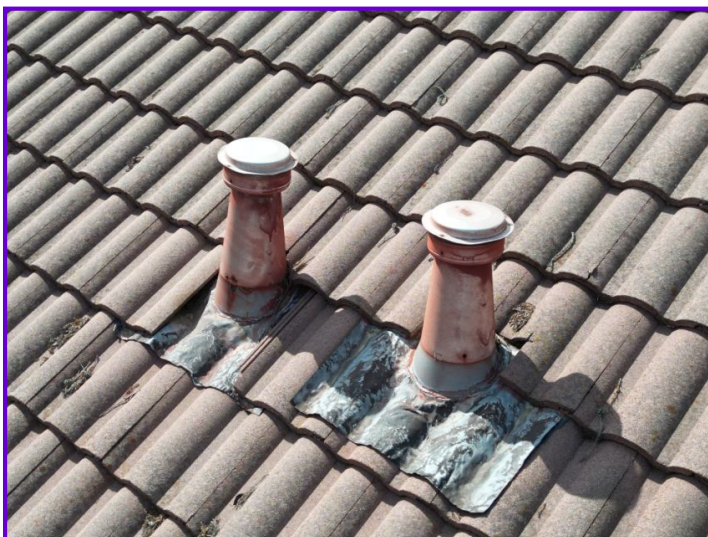


COMMENTS: The exhaust vent protrusions appeared to be well sealed, properly flashed and in satisfactory condition.

Primary Roof (continued)



COMMENTS: The plumbing vent protrusions appeared to be well sealed, properly flashed and in satisfactory condition.



COMMENTS: The exhaust vent protrusions appeared to be well sealed, properly flashed and in satisfactory condition.

6. Skylights

Observations:

- COMMENTS: The roof includes skylights which appeared to be in satisfactory condition. Skylights are easily cracked and you should monitor them regularly for evidence of leakage. The skylights appear functional with no visible evidence of leakage at this time.



COMMENTS: The roof includes skylights which appeared to be in satisfactory condition.



COMMENTS: The roof includes skylights which appeared to be in satisfactory condition.

7. Roof Drainage

Observations:

- PREVENTIVE: Regular cleaning and maintenance of the roof are essential to prevent damage to the roof covering, avoid potential moisture intrusion, and ensure optimal drainage.
- MAINTENANCE: The roof gutters need to be cleaned, sealed and serviced to perform properly.
- PREVENTIVE: The roof needs any foliage trimmed away and maintained to prevent damage to the roof covering and to facilitate proper drainage.

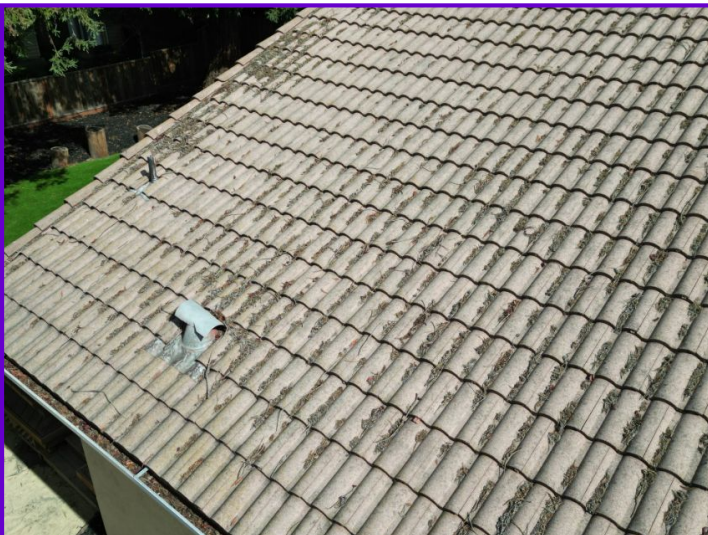
Primary Roof (continued)



PREVENTIVE: Regular cleaning and maintenance of the roof are essential.



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PREVENTIVE: Regular cleaning and maintenance of the roof are essential.

Primary Roof (continued)



MAINTENANCE: The roof gutters need to be cleaned, sealed and serviced to perform properly.



PREVENTIVE: The roof needs any foliage trimmed away and maintained to prevent damage to the roof covering and to facilitate proper drainage.

Structure & Framing

We inspect the roof structure and its components when accessible, ensuring that all visible areas are thoroughly examined for any signs of damage or wear. This examination helps to assess the overall integrity and condition of the roof and its structural components.

1. Roof Structure

Observations:

- COMMENTS: The roof structure appeared functional.
- COMMENTS: The ceiling and roof structure are conventionally framed with dimensional lumber.



COMMENTS: The roof structure appeared functional.

By accepting this report, you agree to the scope, limitations, and terms of our inspection.

This roof inspection report may include an inspection agreement, addenda, and other information related to the condition of the roof and its components. If any item or comment is unclear, please contact our office and you'll be connected to the proper department. It is important that you carefully read all information upon receipt.

This report is provided for the specific benefit of the client named above and is based on observations made at the time of the inspection. If you did not hire the inspector directly, relying on this report may provide incomplete or outdated information. Repairs, professional assessments, or additional inspection reports may alter the interpretation of the information contained herein. We recommend hiring a qualified inspector to perform a full inspection to address your specific needs and to provide you with current information concerning this property.

This inspection has been performed and this report prepared in accordance with state-recognized standards for roof inspections. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components, or systems present, only those specifically noted as being inspected were evaluated. The inspector is not required to move foliage, debris, solar panels, or other items.

This roof inspection is not exhaustive and may not reveal all deficiencies. A roof inspection helps to reduce some risks associated with property ownership, but it cannot eliminate all risks or anticipate future events or changes in performance due to variations in use or occupancy. It is recommended that you gather as much information as possible regarding this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports completed by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. Additionally, you should investigate whether any repairs, renovations, remodeling, additions, or other activities have taken place at the property.

This report may address issues that are code-related or refer to specific codes; however, it is important to note that this is NOT a code compliance inspection and does NOT verify compliance with manufacturer installation instructions. The inspection does NOT imply a guarantee, insurability, or warrantability of the roof or its components. Although some safety issues may be mentioned, this inspection is NOT a comprehensive safety or code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector will note which systems and components were inspected, along with any deficiencies, safety concerns, maintenance and monitoring requirements, and any items that are deferred.

Items identified in the report do not obligate any party to make repairs or take other actions, nor does the purchaser have to request that the seller perform any actions. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any follow-up should occur before the expiration of any time limitations, such as option periods. Evaluations by qualified tradespersons may lead to the discovery of additional deficiencies which could involve extra repair costs. Failure to address deficiencies or comments noted in this report may result in further damage to the roof or its components and increase original repair costs. The inspector is not required to provide follow-up services to confirm that proper repairs have been made but may choose to do so for an additional fee.

Roof conditions can change over time and due to use. Roof materials may deteriorate, seals may fail, and leaks can occur regardless of the roof's apparent condition at the time of inspection. The performance of the roof may also change due to varying weather conditions or changes in use or occupancy. Repairs made to the roof after the inspection may render the information in this report outdated or inaccurate.

The inspector and the inspection company have no liability or responsibility for items documented or omitted from this report.

By accepting this report, you agree to the scope, limitations, and terms of our inspection.