Property Address: **1212 Able Ave, CA 94507**
Inspection Date: 3/11/2025 Inspector: **John Quintal** Lic. 690049

HOMESPEC
(925) 980-3383

Client Name**: Home Owner**

ROOF INSPECTION

Scope of Inspection

This report is based on a visual, non-destructive inspection of the roof surface, roof materials used and their application. The report reflects the inspector's observations and opinion of the accessible areas of the roof at the time of inspection. Felt paper under tile roofs is not visible to inspection however is a key component in helping prevent interior water access. Therefore, it should be understood that the condition of the underlayment beneath tile roofs and whether it is intact is unknown and not within the scope of our inspection. The inspection does not include structural problems, termite or dry rot damage, fungus infections or molds. Inspection of the interior or of the attic is not included, unless otherwise noted. We assume no responsibility for any latent defects, manufacturing defects, or any conditions which may occur or become visible after the time of inspection. There is no warranty provided with this report, it is for informational use only. The inspection does not include gutters and drainage systems. We can offer an opinion as to their basic function and effect on the roof, however we are not able to determine, in every case, whether or not seams may leak or if gutters are pitched correctly. Not all conditions that are present may be apparent at the time of inspection. This report has been prepared for the exclusive use of the client and is not transferable.

Roof Description

Roof Type: **Dimensional Asphalt Composition Shingle Roof**

Approx. Age: 28 years

Layers: Two layer

Approx. Slope(s): 4:12

Summary of Condition

	Repair Needed	Fair	Repairs Not Needed	N/A		Repair Needed	Fair	Repairs Not Needed	N/A
Roof Field Area	X	☐	☐	☐	**Vent Pipe Penetration Flashings**	X	☐	☐	☐
Hip & Ridge	☐	☐	X	☐	**Chimney Flashings**	X	☐	☐	☐
Perimeter Flashings	☐	☐	X	☐	**Skylight Flashings**	☐	☐	☐	X
Valleys	☐	☐	☐	X	**Previous 72hr. Rainfall:**	**None** ☐	**Minor** ☐	**Moderate** ☐	**Excess** ☐

Definitions:
Repair Needed - A condition which would, in our opinion, adversely affect water-tight integrity or remaining life of the roof system, unless corrected.
Fair - Although signs of wear and aging were noted, substantial life remains with proper care and maintenance.
Repairs Not Needed - Condition is satisfactory or better and shows signs of little or no wear. No repairs are needed at this time, in our opinion.
N/A - Not Applicable

Remarks & Recommendations

The asphalt composition shingle roofs above **the main house and detached garage** are within useful service although in need of repair as there are some deficiencies present that may be allowing or can promote interior water incursion if left unattended. The following conditions should be addressed at this time to maintain integrity to the roof and eliminate potential sources of interior water incursion or damage:

ITEMS:

1. **Overviews of the current conditions of the roof and its related components.** The condition of the roof concealed under solar panels is unknown and not within the scope of this inspection.

2. The electrical conduit flashing has a deteriorated collar where the conduit penetrates through the flashing.
   Recommendation: Replace the collar at the mast.

3. There is a flashing at the left front that has a couple of torn shingles around it.
   Recommendation: Repair or replace torn shingles at this location.

4. There is deteriorated sealant where the front plumbing vent pipe penetrates up through its flashing.
   Recommendation: Renew sealant at this vent pipe.

5. The rotor vents on the roof were added and the overlying shingles were nailed through the base flashing of the rotor vents, and the sealant around the rotor vent is deteriorated.
   Recommendation: Repair this location of the roof as needed.

6. There is deteriorated sealant at the counter flashing of the chimney with open voids that can allow water entry.
   Recommendation: Seal the chimney.

7. Several shingles at the front and right side of the rear solar panels have suffered from excessive granule loss and foot traffic damage. The granule displacement can reveal the underlying components of the shingle such as the fiberglass scrim. Saturation of these components may allow moisture influence beneath the roof during periods of heavy rain.
   Recommendation: Replace these shingles.

8. The kitchen vent needs to be resealed around the perimeter.
   Recommendation: Renew sealant at the kitchen vent.

9. The base flashing of the chimney deflected off the roof.
   Recommendation: Repair the deflected flashing.

10. There are three courses of shingles at the right front of the garage that were not sufficiently secured in place and are now migrating down the roof.
    Recommendation: Repair these shingles above the garage.

If leakage has occurred anywhere inside the home in the past beneath the current roof or if there are moisture stains beneath the roof inside the home, please inform the office before scheduling repairs as a more destructive investigation will be required (as opposed to a visible inspection) to repair damage or other deficiencies that are not visible and likely exist beneath the roof surface.

Asphalt roofing shingles generally have a service life of at least 25 – 40+ years in this area of the country, if the proper maintenance has been provided. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while

signs of advanced aging are severe curling, cracked or split shingles, and an exposed fiberglass base mat. As a roof approaches the end of its economic life expectancy, repairs increasingly become necessary, due to an increased likelihood of leakage in the last few years of roof life. Typical maintenance is recommended on a regular basis throughout the entire life of the roof, consisting of inspection for and the replacement of damaged, missing, or excessively deteriorated shingles and deteriorated sealant or closure at roof penetrations and transitions. Often, fasteners begin to back out of the roof and pop through the overlying shingle, necessitating shingle replacement or repair. Proper maintenance will help ensure the roof achieves or surpasses its general service life.

Cost of repairs should not exceed approximately:	**$2,650.00**

Thank you,

John Quintal
Homespec
(925) 980-3383

Inspection Report Images

ITEM 1

ITEM 1

ITEM 1

ITEM 2

ITEM 3

ITEM 4

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Definition of Terms

Eaves- The lower edge of a roof (usually overhanging beyond the edge of the house).

Fascia- Trim board behind the gutter and eaves.

Felt Underlayment- It is a waterproofing layer made of regular felt, stacked above the solid decking board and then completely covered by the shingles or other roofing materials.

Flashing- Sheet metal or other material used at junctions of different planes on a roof to prevent leakage.

Hip- The external angle at the junction of two sides of a roof whose supporting walls adjoin.

Rake- The slanting edge of a gabled roof extending beyond the end wall of the house.

Ridge- The horizontal line at the top edge of two sloping roof planes.

Slope- The number of inched of vertical rise in a roof per 12-inches of horizontal distance. Also referred to as pitch.

Vent Pipe Flashing- An external installation on the roof that uses the vent pipe system to prevent water seeping in and create damage.