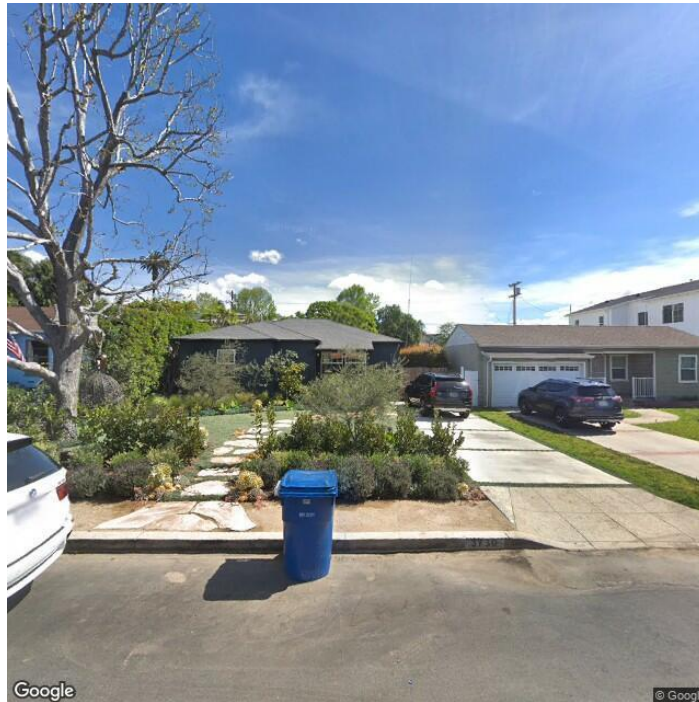


# ROOF REPAIR SPECIALIST

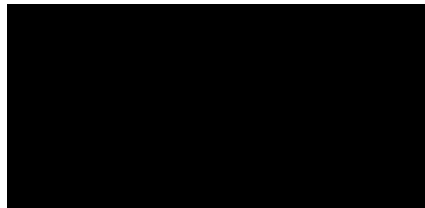
626-869-7663

[flavio@roofrepairspecialist.com](mailto:flavio@roofrepairspecialist.com)

<https://roofrepairspecialist.com/>



## ROOF REPORT



**FLAVIO**

Inspector

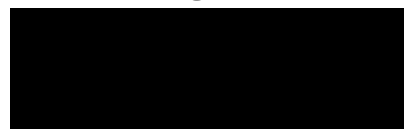
**Flavio Diodoro**

6268697663

[flavio@lroofrepairs.com](mailto:flavio@lroofrepairs.com)



Agent



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# SUMMARY

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## RECOMMENDATION

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- ④ 2.2.1 Shingle Roof - Field: Granule Loss
- ④ 2.2.2 Shingle Roof - Field: Ridge Caps
- ④ 2.2.3 Shingle Roof - Field: Valleys
- ④ 2.3.1 Shingle Roof - Flashings: Pipe flashing

# 1: ROOF

		IN	NI	NP	D
1.1	Coverings	X			X
1.2	Roof Drainage Systems	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

## Information

### Inspection Method

Roof

### Roof Drainage Systems: Gutter

Yes



### Coverings: Material

Wood, Shingle

All this pictures needs action

Metal flashings not seal to tile roof

## 2: SHINGLE ROOF

		IN	NI	NP	D
2.1	General	X			
2.2	Field	X			X
2.3	Flashings	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies

### Information

#### General: Layers

1



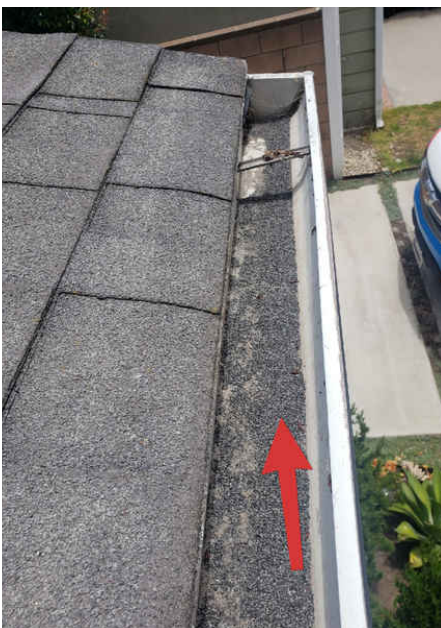
#### Flashings: Types present

Pipe



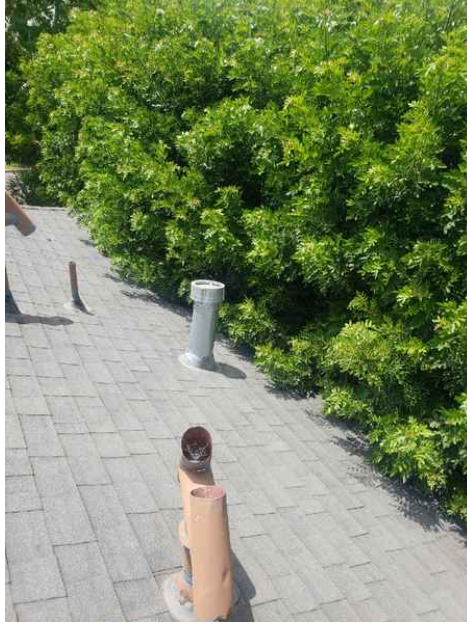
#### General: Type

Architectural



**General: Pitch**

3/12-5/12 (moderate)



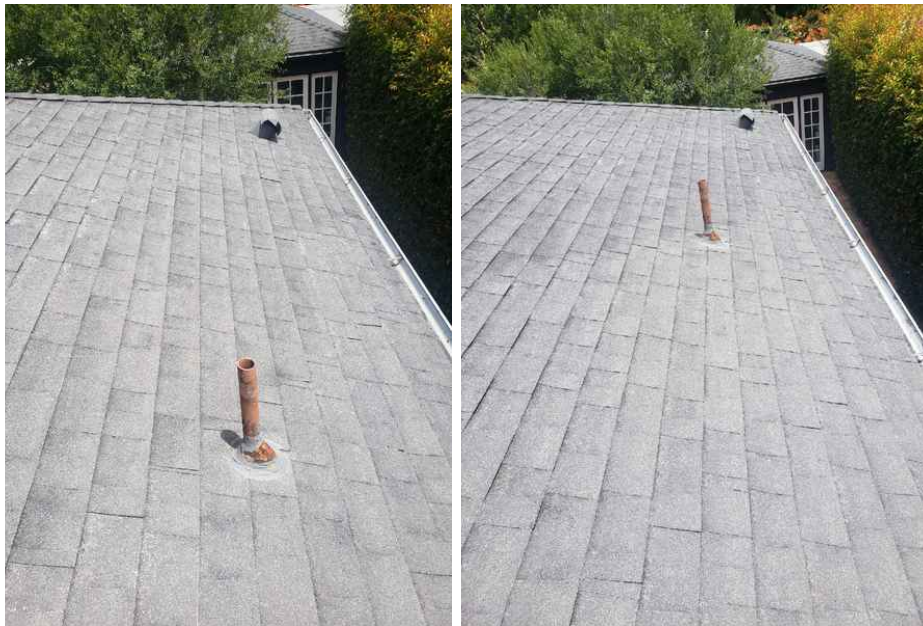
**General: Life Expectancy**

1-2



**Field: Condition**

Poor



**Deficiencies**

2.2.1 Field

**GRANULE LOSS**

Granule loss may expose the underlying asphalt to become exposed to elements and lose waterproofing abilities

 Recommendation

2.2.2 Field

**RIDGE CAPS**

Damaged ridge caps can cause water penetration and can cause shingles to blow off more easily from wind

 Recommendation

2.2.3 Field

**VALLEYS**

Deteriorated valley metal/shingles can cause water penetration

 Recommendation

2.3.1 Flashings

**PIPE FLASHING**

Damaged or improper pipe flashings can cause water penetration

 Recommendation

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# STANDARDS OF PRACTICE

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## **Roof**

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.