

Freeman Roofing

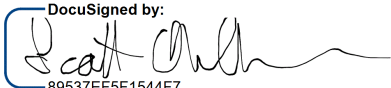
250 Gibson Canyon Rd., Vacaville, CA 95688


707-447-2294

E-mail: freemanroofin@gmail.com

CA License# 594390

John 3:16

DocuSigned by:

89537EF5F1544F7...
12/13/2024 | 6:18 AM PST

Signed by:

98E72E731D15473...
12/13/2024 | 10:42 AM PST

ROOF INSPECTION REPORT

Inspection Fee: **\$150.00**

ORDERED BY: Platta Realty	ADDRESS INSPECTED: 350 Walnut St. Vacaville, Ca.
AGENT: Wendy R./ Jackie	ROOF:
TITLE COMPANY:	TYPE: asphalt composition/ dimensional COLOR: slate CONDITION: fair, repairs needed
OFFICER:	
ESCROW#	Inspected by: Carl Freeman
	Date of Inspection; 12/11/2024

1	Metal Edging	9	Solar Installation	17X	Nails thru Roof
2	Chimney Flashing	10	Loose Shingles/Shakes/Tiles	18	Trim Tree Limbs
3 X	Heat Vent Flashing	11	Broken/cracked shingles/shakes/tiles	19	Remove Debris
4	Dryer Vent Flashing	12	Missing Shingle/Shake/Tile	20	Built up Fascia
5X	Plumbing Flashing	13	Exposed Felt/Shake Liner	21	Bare Spots in Sun Screen
6	Wall Flashing	14	Trim Deteriorated	22X	Drains Clogged
7	Improper Installation	15	Valleys Deteriorated	23X	Other:
8	Antenna Installation	16	Roof Deteriorated	24	Other:

Comments: (3) Sealant around six vent flashings on the bitumen portion of the roof is cracking. (5) There are no seal collars on five plumbing vent pipes. (17) Sealant has worn off seven nail heads. (22) One clogged drain. (23) Four rain gutter straps have pulled loose from the raftertails.

Work Recommended: Reseal vent flashings, install five new plumbing pipe seal collars, reseal all exposed nail heads, clear clogged drain, reinstall loose rain gutter straps.

Estimate: \$695.00

Although FREEMAN ROOFING made a visual examination of this roof, we did not deface or probe into the roof system. This roof inspection is not deemed in any way to be a representation, guarantee or certification by FREEMAN ROOFING as to the water-tightness of the existing roof system, but is rather a statement as to the opinion of FREEMAN ROOFING on the current condition of the roof on the date inspected. For any such representation, guarantee, certification, the buyer should rely solely on the statements of the sellers. FREEMAN ROOFING, by making this roof inspection is not acting as an agent for either the buyers or sellers in the purchase of the inspected property.