

Drug Free &
Background Checked
Professionals



Locally Family
Owned & Operated
for 40+ Years

Free 50-Point Inspection Report

"the peace of mind you deserve" x

seller:
John Torres



Date: 06/09/2023

Quoted By:

Inspector Name: Tovyn Bergeson
Inspector Phone: (916) 276-8605
Inspector Email: tbergeson@lovelandroofing.org

Company Information:

Phone: 916-761-7455
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1715 Newcastle Road,
Newcastle, CA, 95658
Lic. #560932

Custom Prepared for:

John Torres
4424 Fenwick Way
North Highlands CA 95660

wrodriguez@platarealtygroup.com,

Street View of Property



Detailed 50-Point Inspection

ROOFING

Ridges	Good Condition	Hips	Good Condition
Pre. Repairs	Good Condition	Dormers	Good Condition
Rakes	Good Condition	Fields	Urgent
Wearing	Urgent	Granule Loss	Urgent
Discoloration	Urgent	Stagger	Good Condition
Exposure	Good Condition	Nail Placement	Good Condition
Exposed Nails	Good Condition	# of Layers	Good Condition
Sealant	Good Condition	Valleys	Urgent
Debris Buildup	Good Condition	Hip/Ridge Jct	Good Condition
Rake/Ridge Jct	Good Condition	Moss/Algae	Good Condition
Starters	Good Condition	Underlayment	Good Condition
Bleeders	Good Condition		

GUTTERS

Elbows/Seams	Good Condition	Leaf Guards	Good Condition
Downspout	Good Condition	Gutter Channel	Good Condition

FLASHING

Heat Flashing	Good Condition	Dormer Vent	Good Condition
Ridge Vent	Good Condition	Skylight Glass	Good Condition
Chimney Flashing	Good Condition	Skylight Flashing	Good Condition
Pipe Flashing	Urgent	Valley Metal	Good Condition
Lead Flashing	Good Condition	Grip Edge	Good Condition
Conduit Flashing	Good Condition	Roof to Wall	Urgent
Rubber Collar	Good Condition		

WOOD/DRY ROT

Fascia	Good Condition	Outrigger	Good Condition
Gable	Good Condition	Rafter Tail	Good Condition
Plywood/OSB	Good Condition	V-Rustic	Good Condition
Eave	Good Condition	T-111/Shiplap	Good Condition
Barge Rafter	Good Condition	Trim Board	Good Condition

Custom Notes From Inspector

(We're happy to answer any of your questions! Please call the office and ask to be transferred directly to the inspector listed above.)

NOTES FROM INSPECTOR

Custom Note

Due to age and wear re-roof is advised (see line item 1-5 years life remaining). High chance of damaging surrounding shingles when repairing.

1-5 Years of Life Remaining

The current roof is showing significant signs of: age, wear, color loss, granule loss, delamination, rusted flashings, damaged/missing shingles, fiberglass showing through, and previous repairs done. These signs are common, and expected, when the roof has reached the end of its life. For these reasons, a re-roof is recommended, but not required at this time.

Asphalt Shingle Roof Education

For educational purposes: The current home has a standard Asphalt Shingle roofing system. These roofs are a "30-year" roof in best-case conditions. In the Northern California climate, we typically see them lasting approximately 20-25 years before replacement is needed. This lifetime is only met when the roof undergoes routine maintenance every 10-15 years (depending on weather conditions).

Summary of Recommended Work

(We're happy to answer any of your questions! Please call the office and ask to be transferred directly to the inspector listed above.)

REPAIRS

Custom Job

Remove capped off flashing and reseal with shingles to remove high potential leak area. Refer to photos 1.1.

Fix Improperly Installed Buried Flashing

Education: One, or more, of your current flashings were originally installed incorrectly. There is a very specific way that the shingles must be installed in areas surrounding a metal flashing, and if done improperly, will cause future leaks.

Required Repair: Remove, and replace as needed, all buried flashings and reinstall correctly. All flashings should be correctly weaved in with the roofing materials per-the county building code requirements.

Seal Metal Flashings

Seal all metal flashings as necessary with roofing sealant to prevent water intrusion. Nail down loose flashing if needed. This prevents all wind driven rain to enter the roof, and thus causing a leak.

Replace Damaged Shingles - 30yr Dimensional

Education: If portions of the roof are damaged from time, sun exposure, or external factors, all shingles must be replaced with new shingles to prevent current/future leaks. Required Repair: SPECIFIC FOR STANDARD DIMENSIONAL/3-TAB SHINGLES - Remove and replace all damaged asphalt shingles as necessary and install with new roofing materials. (perfect color match will be attempted, but may not be available)

PRICING

Quote Subtotal	\$1,929.98
Total	\$1,929.98
Financing Option #1) \$0 Down Payment -- Monthly Payment =	\$20.79
Financing Option #2) 50% Down Payment -- Monthly Payment =	\$10.39

\$1,000 minimum to finance
(for more details and other financing options, call your inspector)

What Happens Next?

Don't worry, we sent you everything you need.

Click on the link in this email to view your
"New Customer Packet"! Including:

WHY
CHOOSE US?

RATINGS &
REVIEWS

WHAT'S
NEXT

FINANCING
OPTIONS

CUSTOMER
PRIZES



Disclaimer:

- The report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects to the exterior of the structure apparent at the time of the inspection. THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including leaks) which may be subject to the prevailing weather conditions.
- If you have obtained multiple inspection reports by multiple companies and inspectors, there may be differences between what each inspector identifies and qualifies as a recommendation. If you have any questions, don't hesitate to call.
- PRICE SUBJECT TO CHANGE. There may be unforeseen dry rot or damaged underlayment is discovered during roof removal. Additional roofing layers discovered upon roof removal. No decking present discovered upon roof removal. Upon removal of roofing materials, if additional damage is discovered that was not noted in the original estimate, additional work and payment may be required.
- All additional charges will be thoroughly discussed with the customer before any additional work begins.
- Prices valid for 30 days.



Image: 1.1



Image: 1.2



Image: 1.3



Image: 1.4



Image: 1.5



Image: 1.6

