



ROOF REPORT AND ESTIMATE
 Estimate #: **10627**
 Inspection Date: **05/28/2025**

Liability Insured License #896271
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4534 Dartmouth Drive, Sacramento, California, 95841

Ordered By: Kenneth Tobin - +19162151857
 Inspected By: Gary Volchansky - 9162132980

Roof Info	Certifiable	Known Leaks	Roof Layers	Roof Type	Lowest Pitch	Steepest Pitch	Est. Age	Life Left
Asphalt Shingle	Only After Repairs	Client said No	1 Layer	Primary	4/12	4/12	25	2


Presented By:

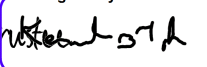
Adam Wilfley - President / CEO

(California CSLB #896271)

Repair Cost	\$1437.21
Total	\$1437.21

Findings	
1	<p>SHOT - BEYOND ITS USEFUL LIFE</p> <p>This roof is NEAR its useful life and needs to be replaced. Please contact your inspector if you are interested in moving forward with the re-roof process</p> <p>Note: Recommended repair below is to make roof water tight until it is replaced</p>
2	<p>ROOF REPAIR</p> <p>See items below for list of needed repairs.</p>
3	<p>ADDITIONAL WORK #1</p> <p>There are total of 4 areas on the roof that have loose roof decking. Located in the Rear and 3 in the front .</p>

Signed by:

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 5/30/2025 | 12:12 AM PDT

Signed by:

 86D127663A2F493...
 5/30/2025 | 8:06 PM PDT



Misc ASPHALT Notes

Surface Inspection: This report is based solely on visible and obvious problems noted during our non-intrusive roof inspection. It is the responsibility of all parties involved in this transaction to report any past or present leaks, ceiling stains, or repairs by others to our roofing company before scheduling any repairs or purchasing any certification if offered.

Price Subject to Change: Price subject to change if repairman finds damaged wood sheathing or members after opening up the roof and removing felt underlayment. There is no way to confirm this during our non-intrusive visual inspection without completely opening up the roof. Approval for additional repairs if needed will be requested before doing any additional work.

Shingle & Ridge Replacement Disclosure: We cannot guarantee an exact match in quality, color, or size or; guarantee a reasonably uniform appearance. We are only offering an option besides replacement to extend the life of the roof.

ITEMS NOT INCLUDED UNDER WARRANTY

- **ANY AREAS WITH PITCH UNDER 2.5/12 & ANY AREAS WITH A FLAT-APPLICATION ROOFING MATERIAL, WAVY OR UNEVEN AREAS**

Roof Doctors' Disclosures, Roof Inspection Limitations & Exclusions from Roof Certification: (i) The roof inspection from which this Roof Report and Estimate was completed is for the sole purpose of Roof Certification evaluation only; (ii) Pursuant to California Business and Professions Code Section 7197 (d) (4), "Roof Certification" means a written statement by a licensed C-39 Roofing Contractor who has performed a roof inspection, made any necessary repairs, and warrants that the roof is free of leaks at the time that the certification is issued and should perform as designed for the specified term of the certification"; (iii) A 'Roof Certification' can only be issued by Roof Doctors only after Roof Doctors has completed all of the following: inspected the roof, made any necessary repairs, offered a written roof certification warranty for the roof ("Warranty"), the Warranty being duly issued by Roof Doctors, and the receipt by Roof Doctors for the payment of the Warranty; (iv) our Warranty is a roof leak warranty only, and is NOT a roof replacement warranty of any kind; (v) this roof certification evaluation is not an endorsement of home sale – it is a subjective evaluation by Roof Doctors for the sole purpose of, whether or not, to issue a Warranty for the roof; **(vi) THIS ROOF IS NOT CERTIFIABLE AND A WARRANTY CANNOT BE ISSUED IF ANY REPAIRS RECOMMENDED HEREIN ARE PERFORMED BY ANYONE OTHER THAN ROOF DOCTORS;** (vii) this Roof Inspection Report and Estimate is based on a limited visual inspection of the roof over the structure at the subject property address; (viii) Roof Doctors makes no warranty that all deficiencies have been identified and described in this report or that other deficiencies do not exist; (ix) elements of the roof that are not visible or safely accessible cannot be addressed by this type of limited non-invasive inspection and are excluded from roof certification and the written Warranty; and (x) this Inspection Report and Estimate has been reviewed and is presented by a licensed C-39 Roofing Contractor in the State of California, as required under California Roof Certification law.

Consumer's Responsibilities: (i) Any known facts or defects, and any past or present roof leaks and/or roof repairs, whether accessible and visible or not, during any inspection(s), pertaining to the roof at the Project Address must be disclosed by Consumer to Roof Doctors prior to any inspection, prior to any repair, and prior to the issuance of a Warranty. If any pre-existing roof leak(s), defect(s), or repair(s) are not disclosed by Consumer to Roof Doctors, then Roof Doctors shall exclude such leak(s) or defect(s) from the Warranty. (ii) Consumer shall be responsible for verifying any Building Permit history that may exist with the City or County government agency having jurisdiction over the subject property address to determine the actual age of the roof, and to determine whether the current roof was installed with a proper and duly issued Building Permit.

Terms of Service: Subject to the sole discretion of Roof Doctors, we reserve the right to refuse service to anyone who has a history of obtaining our Roof Inspection Report and Estimates, and who also has a history of not ordering the services that are recommended therein. Roof Doctors will NOT re-inspect any work completed by others to determine if it has been done correctly.

Please contact our office to receive a written Home Improvement Contract to authorize Roof Doctors to complete any of the repairs recommended herein and / or to order a Warranty pursuant to California Roof Certification law. This Roof Report and Estimate has no force and effect and is not valid until after a written Home Improvement Contract has been signed and duly executed by both Roof Doctors and the Consumer, and / or after a Warranty has been issued by Roof Doctors after being ordered and purchased by the Consumer.

Roof Doctors is pleased to offer our own Best Price Guarantee:

- Send us your best bid prior to our inspection and we will beat it by 5%.
- Bid must be from a licensed Roofing Contractor's written, detailed estimate.
- Competitor's scope of work must be the same as Roof Doctor's scope of work.
- Only applies to roof repairs, and not the roof certification fee.



