

LeakFREE® Roof Inspection

Report No :
43287

Prepared Exclusively for :
Amy White

Published On :
04/01/2021



Inspection Date :
04/01/2021

Property Inspected :
10 Summer Street
Los Angeles, CA 90001

Inspection Time :
12:30 PM

Inspected By :
John Smith
NRCIA Certified
Roof Inspector

Inspection Fee :
\$200.00



NRCIA License: NRCIA-MB-4396

Independently Owned and Operated by

John Smith Roofing
1111 Tagin Street
Los Angeles, CA 90001
CA License 44594459 B, C-39
(888)111-1111
johnsmithroofing@gmail.com
www.johnsmithroofing.com

NRCIA © 2021

This Inspection Report is not a certification.

Table of Content(s)

Scope of Inspection	-----	1
Location of Property	-----	2
Inspection Contacts	-----	3
Interior	-----	4
Room Overview	-----	4
Attic	-----	9
Attic overview	-----	9
Garage	-----	13
Finished Interior	-----	13
Roof	-----	14
Tile	-----	14
Exterior	-----	39
Balcony Deck - Rear	-----	39
Proposal	-----	41

Scope of Inspection

This VisualROOF® Inspection Report is a result of performing a LeakFREE® Roof Inspection at the property address stated herein. The sole and expressed purpose of the inspection was to determine if the roof meets the LeakFREE Roof Certification criteria. The inspection was performed in accordance with the standards of practice and inspection protocols of the National Roof Certification and Inspection Association.

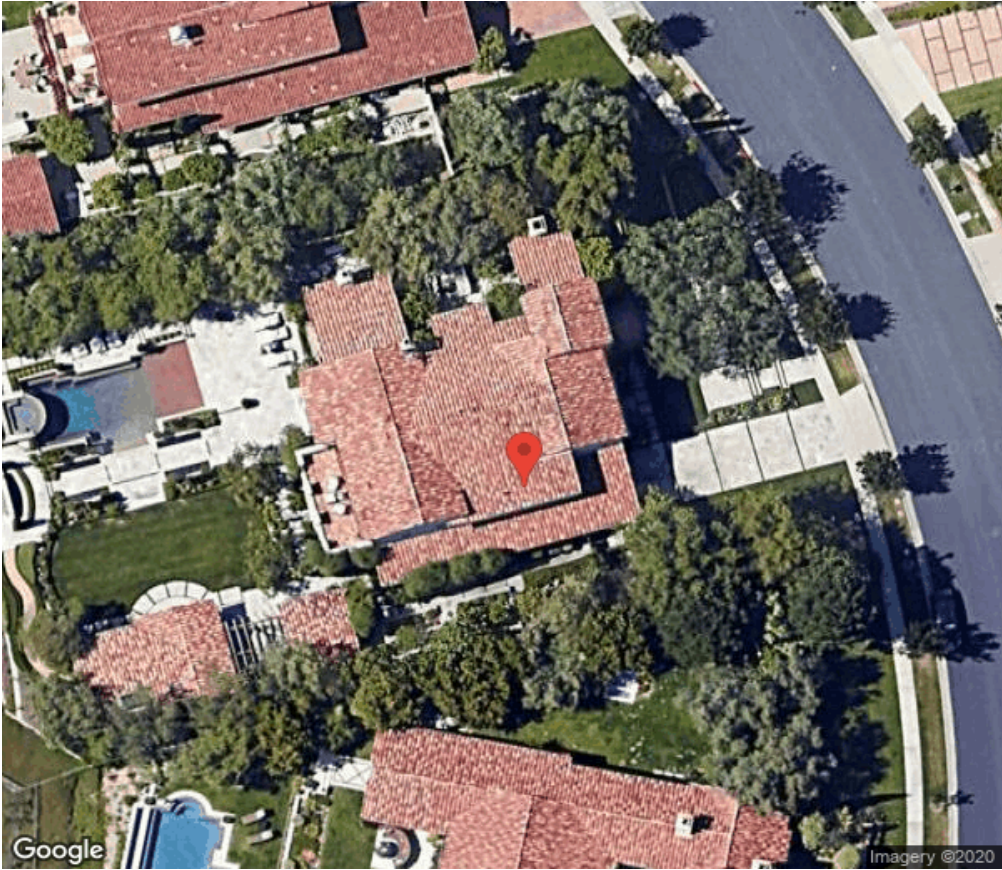
The person that performed the inspection is independently owned and operated and is the sole responsible party for this inspection.

This VisualROOF Inspection Report is strictly for the purchaser of the LeakFREE Roof Inspection for the purpose to determine if the subject roof meets the LeakFREE Roof Certification criteria and cannot be used for any other purpose. The inspection findings and report are non-transferable. Use of this report in itself is accepting the intent and findings of the LeakFREE Roof Inspection. If the LeakFREE Roof Inspection does not satisfy the purchaser's inspection requirements, then a purchase of a further Forensic Roof® Inspection is recommended.

VisualROOF, LeakFREE, Forensic Roof, Today's Inspection...Tomorrow's Protection, Certified Roof, Certification PLUS, are trademarks of or licensed to the National Roof Certification and Inspection Association.

© 2021 National Roof Certification and Inspection Association, all rights reserved.

Location of Property



Inspection Contacts

Name: Amy White
Caller Type: Homeowner
Email: Amywhitehomeowner@gmail.com
Tel: (909)111-1111

Contractor Name: John Smith Roofing
Street: 1111 Tagin Street
City: Los Angeles **State:** CA **Zip:** 90001
Tel: (888)111-1111
Website: www.johnsmithroofing.com
Contractor License No: CA License 44594459 B, C-39
NRCIA License: NRCIA-MB-4396

Inspector Name: John Smith
Address: 1111 Tagin Street
City: Los Angeles **State:** CA **Zip:** 90001
Tel: (888)111-1111
Email: John@johnsmithroofing.com
NRCIA License: NRCIA-MB-4396

Interior

Room Overview



Image Number: 1

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 2

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 3

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 4

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.

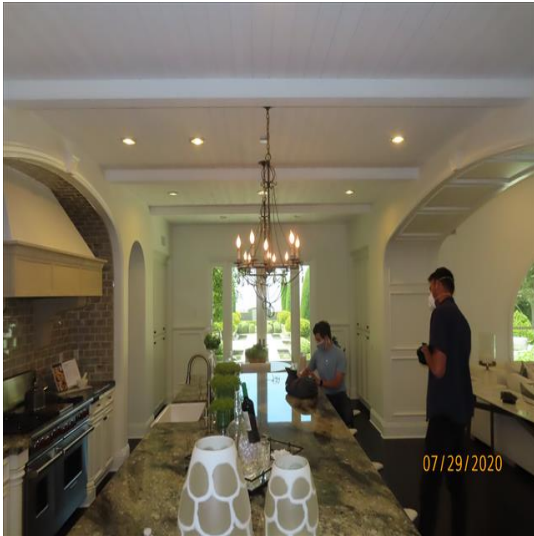


Image Number: 5

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 6

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 7

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 8

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 9

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 10

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.

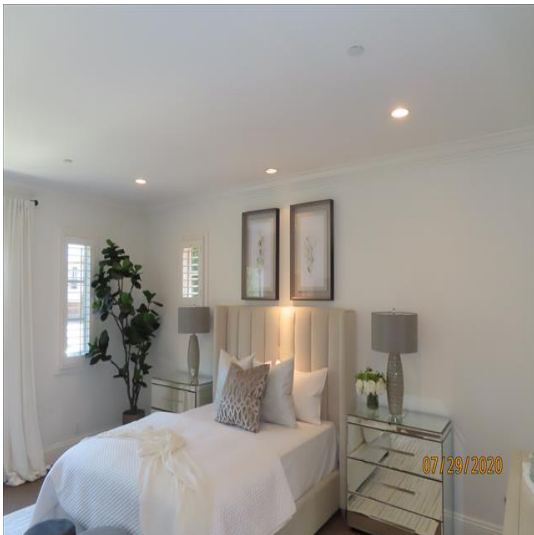


Image Number: 11

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 12

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 13

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 14

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.

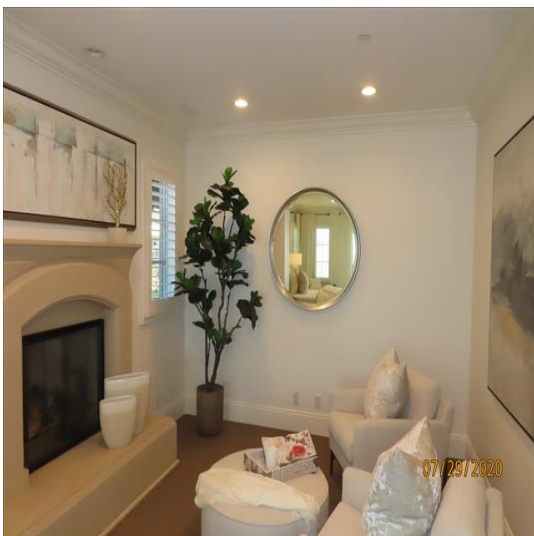


Image Number: 15

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.



Image Number: 16

Observation: Interior Overview: Moisture stains/damage was not visually observed at the time of the inspection.

Attic

Attic overview

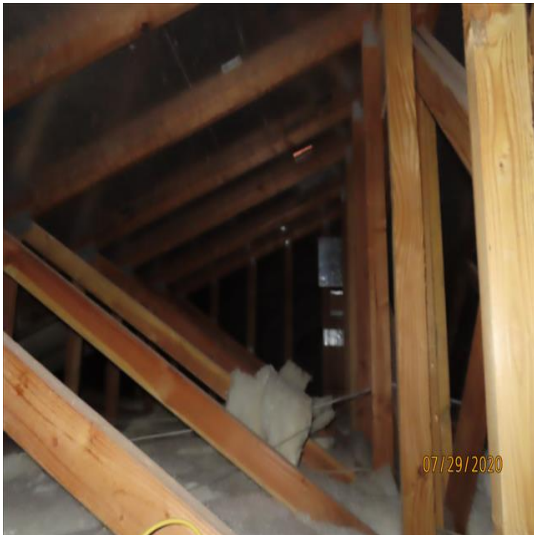


Image Number: 17

Observation: Overview of the attic: Access was limited in certain locations due to framing and HVAC equipment.

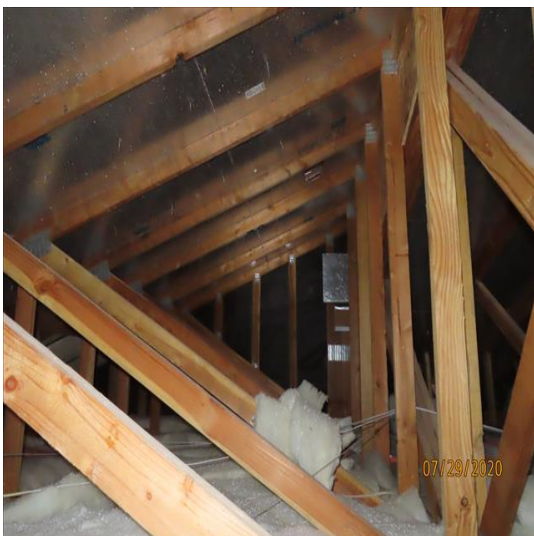


Image Number: 18

Observation: Overview of the attic: Access was limited in certain locations due to framing and HVAC equipment.



Image Number: 19

Observation: Overview of the attic: Access was limited in certain locations due to framing and HVAC equipment.



Image Number: 20

Observation: Overview of the attic: Access was limited in certain locations due to framing and HVAC equipment.



Image Number: 21

Observation: Overview of the attic: Access was limited in certain locations due to framing and HVAC equipment.



Image Number: 22

Observation: Daylight was observed at the exhaust pipe.

Cause: Upon completion of the inspection, it was determined that this is a result of deficient sealant at the roof penetration.

Remedy: See roof section for further details and determinations.



Image Number: 23

Observation: Overview of the attic: Access was limited in certain locations due to framing and HVAC equipment.

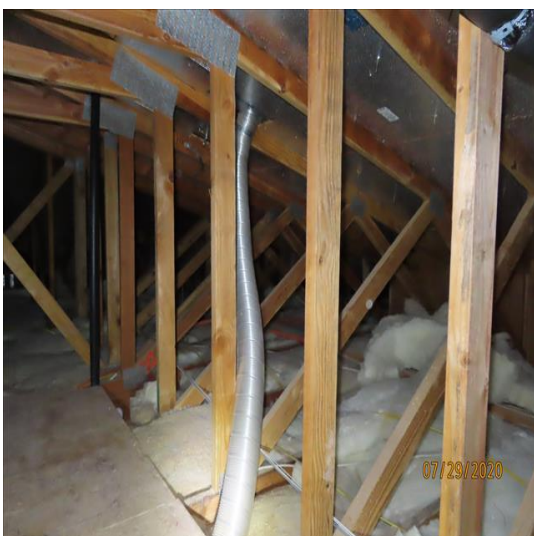


Image Number: 24

Observation: Overview of the attic: Access was limited in certain locations due to framing and HVAC equipment.



Image Number: 25

Observation: Overview of the attic: Access was limited in certain locations due to framing and HVAC equipment.



Image Number: 26

Observation: Overview of the attic: Access was limited in certain locations due to framing and HVAC equipment.

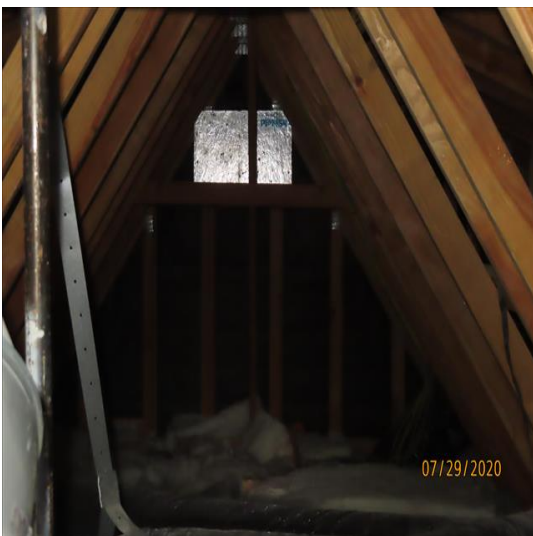


Image Number: 27

Observation: Overview of the attic: Access was limited in certain locations due to framing and HVAC equipment.



Image Number: 28

Observation: Water stains were observed on the exhaust vent pipe in the attic.

Cause: Upon completion of the inspection, it was determined that this is a result of a damaged roof flashing.

Remedy: See roof section for further details and determinations.

Garage Finished Interior



Image Number: 29

Observation: Overview of the garage:



Image Number: 30

Observation: Moisture intrusion was observed on the ceiling of the garage. There is living space directly above this area.

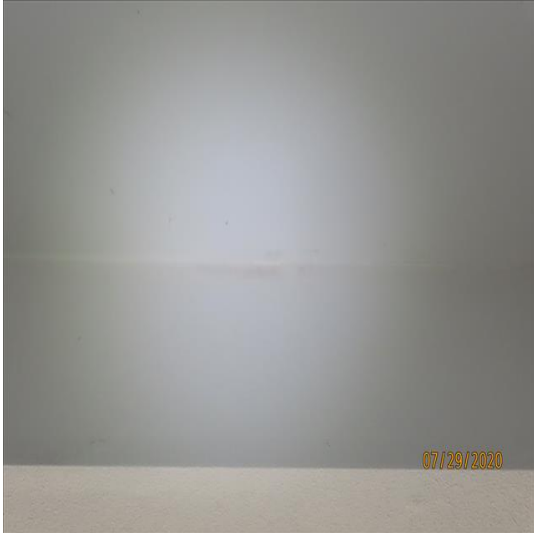


Image Number: 31

Observation: Moisture intrusion was observed on the ceiling of the garage. There is living space directly above this area.



Image Number: 32

Observation: Moisture intrusion was observed on the ceiling of the garage. There is living space directly above this area.

Roof Tile



Image Number: 33

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 34

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 35

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 36

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 37

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 38

Observation: Missing mortar was observed at the ridge.

Remedy: Apply new mortar at all necessary locations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 39

Observation: Damaged roof flashing (2) was observed. The metal cap is missing which has exposed a 10" hole in the roof system.

Remedy: Damaged flashing (2): Remove the tiles surrounding the flashing, remove and disposed the damaged flashing, install an new 10" t-top flashing, install new underlayment where necessary, re-install the tiles, paint the flashing to match.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 40

Observation: Damaged roof flashing (2) was observed. The metal cap is missing which has exposed a 10" hole in the roof system.

Remedy: Damaged flashing (2): Remove the tiles surrounding the flashing, remove and disposed the damaged flashing, install an new 10" t-top flashing, install new underlayment where necessary, re-install the tiles, paint the flashing to match.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 41

Observation: Damaged roof flashing (2) was observed. The metal cap is missing which has exposed a 10" hole in the roof system.

Remedy: Damaged flashing (2): Remove the tiles surrounding the flashing, remove and disposed the damaged flashing, install an new 10" t-top flashing, install new underlayment where necessary, re-install the tiles, paint the flashing to match.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 42

Observation: Damaged roof flashing (2) was observed. The metal cap is missing which has exposed a 10" hole in the roof system.

Remedy: Damaged flashing (2): Remove the tiles surrounding the flashing, remove and disposed the damaged flashing, install an new 10" t-top flashing, install new underlayment where necessary, re-install the tiles, paint the flashing to match.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 43

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 44

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 45

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 46

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 47

Observation: Loose/displaced tiles were observed in various locations throughout the roof system.

Remedy: Re-set and re-secure all necessary displaced tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 48

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 49

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 50

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 51

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 52

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 53

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 54

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 55

Observation: The tiles in the valley were woven together rather than properly cut back. The close cut tiles will impede proper drainage of water and debris. When water can't flow down the valley, it will be pushed laterally under the tiles causing interior moisture intrusion. This is the predominant cause of leaks on a tile roof system.

Remedy: Valley repair: Cut the tiles at the valley locations to expose approximately 3" of the valley metal.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 56

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 57

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 58

Observation: The tiles in the valley were woven together rather than properly cut back. The close cut tiles will impede proper drainage of water and debris. When water can't flow down the valley, it will be pushed laterally under the tiles causing interior moisture intrusion. This is the predominant cause of leaks on a tile roof system.

Remedy: Valley repair: Cut the tiles at the valley locations to expose approximately 3" of the valley metal.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 59

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 60

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 61

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 62

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 63

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 64

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 65

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 66

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 67

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 68

Observation: The tiles in the valley were woven together rather than properly cut back. The close cut tiles will impede proper drainage of water and debris. When water can't flow down the valley, it will be pushed laterally under the tiles causing interior moisture intrusion. This is the predominant cause of leaks on a tile roof system.

Remedy: Valley repair: Cut the tiles at the valley locations to expose approximately 3" of the valley metal.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 69

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 70

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 71

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 72

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 73

Observation: A build up of debris was observed in various locations throughout the roof system. This will impede proper drainage of rain water.

Remedy: Upon completion of the roof repairs, clean all possible debris off the roof. This is recommended at least once a year prior to the rainy season.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 74

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 75

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.

LeakFREE® Roof Inspection



Image Number: 76

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 77

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 78

Observation: The tiles in the valley were woven together rather than properly cut back. The close cut tiles will impede proper drainage of water and debris. When water can't flow down the valley, it will be pushed laterally under the tiles causing interior moisture intrusion. This is the predominant cause of leaks on a tile roof system.

Remedy: Valley repair: Cut the tiles at the valley locations to expose approximately 3" of the valley metal.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 79

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 80

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 81

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 82

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 83

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 84

Observation: The sealant is cracked and deteriorated at various penetrations throughout the roof system. The roof penetrations need to be cleaned and re-sealed approximately every 5 years.

Remedy: Clean, re-seal and paint all roof penetrations.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 85

Observation: The tiles in the valley were woven together rather than properly cut back. The close cut tiles will impede proper drainage of water and debris. When water can't flow down the valley, it will be pushed laterally under the tiles causing interior moisture intrusion. This is the predominant cause of leaks on a tile roof system.

Remedy: Valley repair: Cut the tiles at the valley locations to expose approximately 3" of the valley metal.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 86

Observation: Loose/displaced tiles were observed in various locations throughout the roof system.

Remedy: Re-set and re-secure all necessary displaced tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 87

Observation: Loose/displaced tiles were observed in various locations throughout the roof system.

Remedy: Re-set and re-secure all necessary displaced tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 88

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 89

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 90

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 91

Observation: A build up of debris was observed in various locations throughout the roof system. This will impede proper drainage of rain water.

Remedy: Upon completion of the roof repairs, clean all possible debris off the roof. This is recommended at least once a year prior to the rainy season.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 92

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 93

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 94

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 95

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 96

Observation: A build up of debris was observed in various locations throughout the roof system. This will impede proper drainage of rain water.

Remedy: Upon completion of the roof repairs, clean all possible debris off the roof. This is recommended at least once a year prior to the rainy season.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 97

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.



Image Number: 98

Observation: Broken/damaged tiles were observed in various locations throughout the roof system.

Remedy: Remove and replace all necessary damaged tiles.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 99

Observation: Overview of the clay tile roof system: The typical life expectancy of the waterproof felt underlayment is 25-30 years from date of installation.

000000



Image Number: 100

Observation: The tiles in this valley were properly cut back.



Image Number: 101

Observation: The tiles in this valley were properly cut back.



Image Number: 102

Observation: A build up of debris was observed in various locations throughout the roof system. This will impede proper drainage of rain water.

Remedy: Upon completion of the roof repairs, clean all possible debris off the roof. This is recommended at least once a year prior to the rainy season.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 103

Observation: A build up of debris was observed in various locations throughout the roof system. This will impede proper drainage of rain water.

Remedy: Upon completion of the roof repairs, clean all possible debris off the roof. This is recommended at least once a year prior to the rainy season.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 104

Observation: A build up of debris was observed in various locations throughout the roof system. This will impede proper drainage of rain water.

Remedy: Upon completion of the roof repairs, clean all possible debris off the roof. This is recommended at least once a year prior to the rainy season.

Determination: Roof Repair required for LeakFREE Roof Certification



Image Number: 105

Observation: A build up of debris was observed in various locations throughout the roof system. This will impede proper drainage of rain water.

Remedy: Upon completion of the roof repairs, clean all possible debris off the roof. This is recommended at least once a year prior to the rainy season.

Determination: Roof Repair required for LeakFREE Roof Certification

Exterior

Balcony Deck - Rear



Image Number: 106

Observation: Moisture intrusion was observed beneath the deck systems.

Remedy: Recommend a further detailed evaluation by a licensed deck specialist.



Image Number: 107

Observation: Moisture intrusion was observed beneath the deck systems.

Remedy: Recommend a further detailed evaluation by a licensed deck specialist.



Image Number: 108

Observation: Moisture intrusion was observed beneath the deck systems.

Remedy: Recommend a further detailed evaluation by a licensed deck specialist.



Image Number: 109

Observation: Moisture intrusion was observed beneath the deck systems.

Remedy: Recommend a further detailed evaluation by a licensed deck specialist.



Image Number: 110

Observation: Moisture intrusion was observed beneath the deck systems.

Remedy: Recommend a further detailed evaluation by a licensed deck specialist.

Proposal Repair Required for a LeakFREE® Roof Certification

Date: 04/01/2021

INSPECTOR		PAYMENT TERMS	PROPOSAL IS GUARANTEED FOR
John Smith		Upon Completion	30 Days
QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	-Valley repair: Cut the tiles at the valley locations to expose approximately 3" of the valley metal. -Damaged flashing (2): Remove the tiles surrounding the flashing, remove and disposed the damaged flashing, install an new 10" t-top flashing, install new underlayment where necessary, re-install the tiles, paint the flashing to match. -Remove and replace all necessary damaged tiles. -Re-set and re-secure all necessary displaced tiles. -Apply new mortar at all necessary locations. -Clean, re-seal and paint all roof penetrations. -Upon completion of the roof repairs, clean all possible debris off the roof. <i>This is recommended at least once a year prior to the rainy season.</i>		\$
	Issue a Two Year LeakFREE Roof Certification on the entire roof (optional). If the certification is not purchased, then a 2 year warranty will be provided on the repair area(s) only.		\$
SUBTOTAL			\$
TOTAL			\$

By: John Smith
 John Smith Roofing
 1111 Tagin Street
 Los Angeles, CA 90001
 NRCIA License: NRCIA-MB-4396
 Contractor License No: 44594459
 Phone No: (888)111-1111

Thank You