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Roof Inspection

Prepared for: Elisa Belen Hebb

Dean Alan Lewis

Property: 14041 Loma Rica Dr.

Grass Valley Ca

Inspected on: 7-30-25

Legal disclaimer: Please read thoroughly

This inspection report is based on my professional opinion. It is not a guarantee of water tightness or a warranty of roof life or quality. It is important to understand that leaking is always a possibility, especially with a less than perfect roof. It is highly recommended that the client do a roof check-up and maintenance annually, and more often in cases of heavy foliage in the area.

Leaks often occur at roof penetrations, flashings, skylights, chimneys, changes of roof pitch or changes in roof surface. Debris buildup on the roof will increase the possibility of leaks. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes, and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

This evaluation is based on a visual view of the external roof. There's always a possibility of non visible structure having been installed improperly. Where gutters have been clogged and overflowing for a long period of time, water damage to roof sheathing is a possibility. This condition may not be readily visible to the inspector. Please be aware your inspector has the client's best interest in mind.

By agreeing to have this inspection:

I acknowledge that I have read the entirety of this disclaimer. I release Slate Roofing company from any future litigations or and all liability in connection with or arising out of the subject matter of this report.

General Roof Info:

1. The estimated remaining life of the roof with regularly recommended maintenance: 5+ years
Extreme glaze loss. Recoating tiles can add life to roof.
Recommend contacting a qualified coating contractor for advice.
2. Overall condition: ☐ Good ☒ Fair ☐ Poor ☐ (see comments)
3. Roof installed to industry specifications? ☒ Yes ☐ No ☐ N/A ☐ (see comments)
4. Granule Loss: ☐ Moderate ☐ Excessive ☒ Extreme
5. Presence of Moss: ☐ N/A ☐ Low ☒ Medium ☐ High Recommend: ☐ Treat ☐ Remove
6. Type of Roof: ☐ 3-tab ☐ Metal ☒ Tile ☒ Built-up ☐ Laminate ☐ other: _____
7. How many layers does the roof have? ☒ 1 ☐ 2 ☐ 3
8. What is the vent system? ☐ Eve ☒ Gable ☐ Ridge ☐ Roof ☐ Additional Venting Recommended
9. Recommend maintenance based in foliage in your area: ☐ Annually ☒ Semi-Annually ☐ Quarterly
10. Comments: 7 or more slipping hip & ridge tiles.
Gable tiles on right side of garage are loose
10 or more cracked tiles need repair.
Built up roof showing cracks.

Gutters:

- Overall condition of gutters is: ☐ Good ☒ Fair ☐ Poor Recommend: ☐ Repair ☐ Replace
- The gutters are: ☐ 6" ☐ 7" ☐ OG ☐ plastic ☒ Half round
- Gutters installed to industry specifications? ☒ Yes ☐ No ☐ N/A
- Overall condition of gutter guards is: ☐ Good ☐ Fair ☐ Poor ☒ No Guards
- Gutter Guards installed to industry specs? ☐ yes ☐ No ☒ Recommend new gutter guards

Valleys:

- Overall condition of the valleys: ☐ Good ☒ Fair ☐ Poor
- Valleys are: ☒ metal ☐ woven ☐ N/A
- Valleys installed to industry specs? ☒ Yes ☐ No ☐ N/A

Flashing:

- Overall condition of the flashing is: ☐ Good ☐ Fair ☐ Poor
- The following is installed to industry specs:

Plumbing flashing:	☒ yes	☐ No	☐ See comments	Recommend: ☒ Repair ☐ Replace
Chimney flashing:	☒ yes	☐ No	☐ See Comments	☐ N/A Recommend: ☐ Repair ☐ Replace
Wall to roof flashing:	☒ yes	☐ No	☐ See Comments	☐ N/A Recommend: ☒ Repair ☐ Replace
Skylight flashing:	☐ yes	☐ No	☐ See Comments	☒ N/A Recommend: ☐ Repair ☐ Replace

- Comments: Unsealed roof to wall flashing at back side wall
2 each plumbing vents missing rubber boots.
2 each vent pipes have cracks in rubber boots.
Valley metal showing rust. 2 each 4" Vents are showing rust.

Estimated cost for repair of findings in report:

Recommend contacting qualified contractor for repairs and
recoating tiles

Total cost due for inspection: \$ 250.00 Paid # 152 thanks!

This roof inspection is only an opinion. The inspector has relied on information supplied by owner. There are some elements of the roof installation that can not be inspected without causing damage to the existing roof. This roof inspection does not constitute an implied or expressed warranty or guarantee.

Randy Voss (owner): RBV

Date: 7-30-25