

ROOF INSPECTION REPORT

Customer Name

Customer Address



419 ROUNDUP AVE, RED BLUFF CA 96080 | 530-736-2813 | WWW.KINGDOMROOFING.ORG

OVERVIEW



PROPERTY INFORMATION:

Customer Name:

Address:

Roof Type: Hip Roof

Roof Material Type: Composition Shingle

Roof Pitch: 5/12

Measurement: 26 Squares

Life Expectancy: 20+

REPRESENTATIVE INFORMATION:

Name: Thomas Garrett

Phone: 530-736-2813

Date of Inspection: 6/5/23

SUMMARY OF INSPECTION:

- Roof System and accessories are in overall good condition.
- Steep slope roof is double layer.
- Slight Dry Rot on the fascia on the northwest corner of the steep slope roof.
- Patio flat deck roof has “wear and tear” damage and needs to be replaced.

RECOMMENDATION

- Replace flat deck patio roof.



ROOF INSPECTION REPORT PHOTOS



Good granule retention, straight courses.

ROOF INSPECTION REPORT PHOTOS



Attic ventilation with O'hagin Vents - will help keep the house cool



Properly sealed and installed vents

ROOF INSPECTION REPORT PHOTOS



Double Layer Composition Roof System



Slight dry rot damage to fascia boards, most likely from previous roof system.

ROOF INSPECTION REPORT PHOTOS



Ridge Vent is not installed on the current roof system. The roof does have attic ventilation and ridge vent is not necessary but could be helpful in the future to help keep the home cool and to increase the life of the roof.

Proper attic ventilation allows the composition shingles to “breathe” from both the top and bottom of the shingle. This can increase the life expectancy of the roof by reducing the amount of petroleum on the shingle that evaporates each year.



10 Inch Bull Nose Ridge Cap - No Ridge Vent

ROOF INSPECTION REPORT PHOTOS



Roof to Wall sealed with mastic - roofing sealant.
This is a temporary repair.



Missing granules.
Previous repairs
visible.



SUMMARY OF INSPECTION

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Contractor found the roof system and its accessories in overall good condition. The current life expectancy is 20+ years. The Composition Shingles have good granule retention and straight courses. The roof system is double layer. All vents look to have been installed correctly and are sealed.

There is proper attic ventilation with o'hagin vents. No Ridge vent has been installed, this could be beneficial to roof life expectancy and keeping the home cool in the summer but is not required due to the current attic ventilation.

There is some slight dry rot on the northwest corner of the steep slope roof. Due to the condition of the current roof system, the contractor suspects this is from the prior roof system.

The Patio flat deck roof has “wear and tear” damage as well as visible repairs. Significant granule loss is visible and the contractor recommends it to be replaced.

See attached estimates for cost and scope of work for patio flat deck replacement.



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