



Roof Inspection Form

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Address Inspected: **** Meadow Spring Way, Oceanside, CA.	Date of Inspection: August 24, 2022	Contractor and License Number: Juan Colin (License #CA 909525)
Condition of Roof: <ul style="list-style-type: none">• ~ 6 broken tiles must be replaced with new tiles that match roof color & style• A few sliding tiles must be nailed down with galvanized nails to prevent tiles from falling from edges of roof• Ridge Cap intersections have weather damage and mortar need to be repaired.• Pipes and vents need roof sealant to prevent future leakage and roof damage.• Underlayment paper is reaching end of lifespan. Paper lasts ~20 years. Home was built in 2003. Once leaks begin to occur, the paper will need to be replaced.		
Contractor Notes: <p>Colin Roofing recommends 2 repair options.</p> <p>1. Immediate Repair: Tile roof maintenance (~\$1580.00)</p> <ul style="list-style-type: none">• Sealing and painting all pipes and vents.• Replacing all broken tiles (~6). Resetting all sliding tiles into place w/ galvanized nails.• Repairing the mortar on ridge cap intersections where chipped or cracked. <p>2. Future Repair: Underlayment Replacement (~\$13,500.00)</p> <ul style="list-style-type: none">• Paper only lasts 20 years and home was built in 2003. The roof is 2200 sq. ft.		

This roof inspection was prepared by a licensed roofing contractor. Roof inspections are accomplished by observing visible elements while walking over roof surface. The inspector is concerned only with what he can see at that time of inspection. Severe weather and unforeseen problems such as leakage caused by foot traffic on the roof cover, natural disaster, skylights, solar units or other types of heat/cool units are not covered by this inspection.

Contractor Signature . Juan Colin



Photo Documentation

Roofer's Notes

At least 6 broken tiles were spotted on roof. They must be replaced to protect the underlayment paper.





Photo Documentation

Roofer's Notes

Tile Valleys are closed in nature. This encourages debris build up. When roof paper is replaced in the future, Colin Roofing recommends opening the valley channels.

Some sliding tiles were spotted. They need to be reset into place w/ galvanized nails.

Underlayment paper was assessed. It is nearing the end of lifespan. Paper lasts ~20 years. Home was built in 2003. Replace paper when leaks occur.

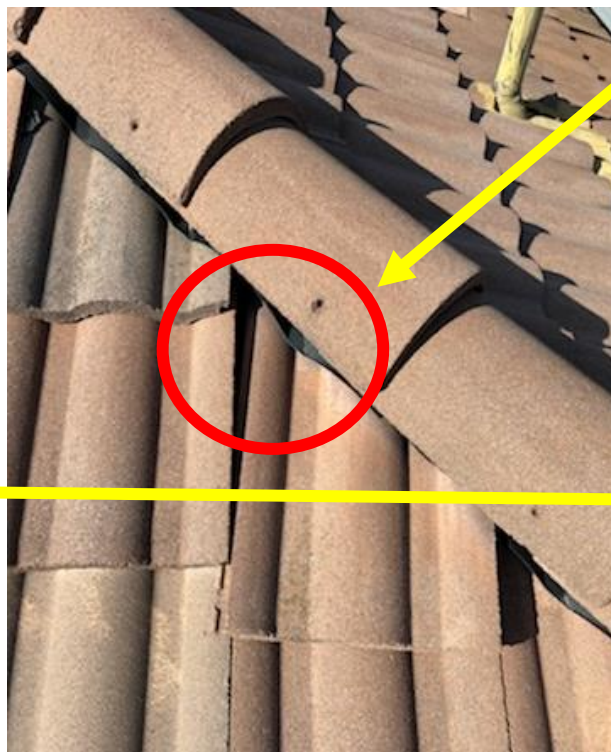




Photo Documentation



Roofer's Notes

Pipes and Vents:
All pipes and vents need to be sealed with roof sealant to ensure no water leaks in these critical areas. Sealant is cracking.

Ridge Caps:
Mortar needs to be reapplied on some ridge cap ends. It is chipped in certain areas. Cracks in mortar invite water and diminish the lifespan of the roof.