

True Roof

9/25/2024 | 22 Photos



**8200 Jantzen Rd, unit 197, Modesto, CA 95357  
(09/24/24)**

**Roof Inspection and Report  
Client: Andrew Quintong**



# Photos and Findings

Type: Metal

Color: White

Style: Mechanical Seam Roof

Age: 30+ years

Layer: 1

Level: 1

Pitch: 2:12

Certifiable: No: True Roof does not certify roofing systems with a slope of 3:12 or below although if fully coated, a 10 year labor and material warranty is available.

## 10 YEAR WARRANTY - HIGH SOLIDS SILICONE

1. Remove all debris from the roof covering with a heavy broom, then power wash.
2. Total area: 14 SQ
3. Inspect the entire roof surface area for splits, voids, loose flashing and any deterioration. Inspect and repair as needed all drain assemblies for damaged or missing components.
4. Repair all penetration pipes with American Standard Coatings elastomeric mastic.
5. Material List:
6. 5 hand rollers
7. 5 rollers
8. 2 rolls of 3m tape
9. For repair areas install 1 layer of polyester fabric in American Standard Coatings elastomeric mastic as needed, where needed at all cracks, voids, coping joints, fasteners and penetrations, with a three-course of acrylic mastic.
10. 3 course all edge metal.
11. Spray apply 1 gallon per 100 square ft. of American Standard Coatings Bleed Blocker to seal asphalt roof surface.
12. Roll apply 3 gallons per 100 square ft. of American Standard Coatings Silicone immediately backroll the coating to ensure proper coverage of the roof field.
13. To seal all penetrations to the new roof coating with American Standard Coatings high-solids silicone roof coating.

14. Total for all repairs: **\$12,166** INITIALS \_\_\_\_\_ (10 year labor and material warranty included).

- Anticipated Start Date: 4-6 weeks from signed work authorization. (Temperature and rainfall will affect scheduling).

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Project: 8200 Jantzen Rd, unit 197, Modesto, CA 95357  
Date: 9/24/2024, 12:42pm  
Creator: Rafael Chavez

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Project: 8200 Jantzen Rd, unit 197, Modesto, CA 95357  
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## Exclusions and Roof Information

### EXCLUSIONS:

\*Any additional layers of roofing system or damages found beneath the roof deck will be listed on a supplemental report with additional costs/findings. All change orders will be submitted in writing with necessary approval to continue work progress.

\*Low sloped areas adjacent to standard slopes are commonly called a "hog valley." These areas of the roofing system cannot be determined to be leak free due to the slope having a high-risk of water intrusion. All hog-valleys, if present, are exempt from two year certification.

\*All areas under solar panels, if present, are inaccessible to the inspector, therefore these areas are exempt from this roof inspection and two-year certification.

\*The HVAC plenum flashing, if present, is an item that is exempt from inspection due to the inaccessibility beneath the roof covering. True Roof recommends hiring a licensed HVAC contractor to properly inspect the integrity of the HVAC unit and plenum flashing.

\*Skylights, if present, may appear to be roofed properly, however, skylights are exempt from two-year certification due to them being mechanisms with multiple components, and a leak in these areas may not be determined until rain is present.

\*All low-slope areas with a pitch of less than 3:12, if present, are exempt from two-year certification including porch and patio covers.

\*Damage to wood sheathing is NOT covered in this roof inspection report unless a pest inspection report is sent to True Roof for comprehensive bid of damage wood under eaves and overhangs prior to inspection.

\*Any foot traffic on the roof, other than that of employees and authorized individuals for True Roof, will void active roof certification.

\*It is the responsibility of the homeowner to keep the roofing system free of debris during the winter months. Leaks caused by debris build-up are not covered under two-year certification.

\*All certifications on the roofing system will be voided if repairs are made by other parties after certification has been given. True Roof is not responsible for leaks that may be caused by others after True Roof has completed repairs.

Customer Signature \_\_\_\_\_ Date: \_\_\_\_\_

(by signing above, you are agreeing to pay for the repairs specified above, upon completion of repair)

## **Your Roofing System: See what applies to your home!**

**Composition-** Composition roofing systems generally last between 20-40 years depending on thickness, color, debris contamination, and exposure to the sun. Composition roofing systems are relatively low-maintenance, but should be looked-over at least once every five years for maintenance items such as: sealing of pipe flashings, caulking at flashings, and debris build-up. Lack of proper ventilation can seriously impair the life expectancy of your composition roofing system since composition roofs generally hold more heat than other types of roof coverings.

**Concrete Tile-** Concrete tile roofs may last for 40-50+ years if maintained properly. Concrete tile is one of the roofing systems that requires the most maintenance, especially in areas where agriculture is prevalent. Excessive dirt and debris gets trapped in the valleys of your concrete tile roofing system, causing serious leaks during the winter months. Broken tiles and tiles that have fallen out of place are the second most common leak-concerns in your tile roofing system. These roofs should be inspected every 3 years to ensure clean waterways around large penetrations and in valleys.

**Stone Coated Steel:** Stone-coated steel roofs are generally installed over the top of an existing roofing system. These roofing systems can last 40+ years with regular maintenance. Good maintenance on a roof like this should include: removing debris from the roofing system, sealing pipe flashings, and ensuring no tree limbs rub against roof covering. NEVER let anybody (except for licensed roofing contractors) walk on your roof. Damage to these roofing systems is too-often caused by allowing an unqualified individual walk on the roof tiles.

**Exposed-Fastener Metal Roof (EFMR)-** Exposed-Fastener Metal roof panels can last up to 50+years with regular maintenance or even replacement of the exposed fasteners in the system. The metal in the roofing system is often energy-efficient, and resilient from harsh weather. The screws that hold this system together usually deteriorate after 20 years. If the screws and rubber penetration flashings aren't changed or sealed properly, your roofing system will leak.

**BUR System (Built-Up Roof)-** A BUR system on a low-slope roof is the industry standard for commercially installed low-slope roofing systems. If done correctly, a BUR can last 25+years. A BUR system consists of layers of roofing felt with hot asphalt installed between each of 3-4 layers. BUR systems should be kept clean of all debris, and only walked on by roofing professionals. Penetrations in a BUR system are the most common leak source, it is recommended to have your BUR cleaned annually and inspected for degradation every 3-5 years.

**Wood Shake-** Wood shake roofing systems were an economically viable, thus popular roofing system between the 1960's and 1980's. These roofs generally last 20-30 years depending on pitch and amount of direct sunlight that hits the wood shakes. This roofing system ages by having too much sunshine that deteriorates the wood shakes so much that they crack and fall apart, leaving the underlayment exposed. Once the underlayment (generally organic felt paper) receives direct sunlight, the roofing



system is in danger of leaking. After a wood shake roof is 20 years old, the wood shakes are so brittle that repairs are often difficult to complete.

## Disclaimers

EXCLUSIONS AND DISCLAIMERS: TRUE ROOF offers a visual roof inspection and report upon payment of inspection fee which is agreed upon by the consumer prior to inspection. TRUE ROOF visually inspects all visible and easily accessible areas contained within a roofing system. Roofing systems that were installed against the manufacturer's suggested installation technique are NOT certifiable under any circumstances. TRUE ROOF does not inspect for structural defects or deformities that may lie below the roof covering; on any dry rot (unless otherwise stated above) that I would typically involve a licensed WDO pest inspection ; roofs that have more than 2 stories in height (unless otherwise stated above); roofs with a slope of less than 3:12 (unless part of a commercial roof inspection); patio; porch; aluminum awning covers; walkable or inaccessible balcony roofs; AC stands; area directly surrounding AC units; satellite mounts; wire antenna tie-downs; gutter systems or downspouts (unless specified within report); solar units; solar stands; or solar accessories of any kind. TRUE ROOF does not certify that a roofing system has adequate ventilation (unless specified) or if a roofing system has any condensation issues below the roofline not visible from above or under normal inspection circumstances. TRUE ROOF does not inspect for or certify against any mold issues in the roofing system. Any mold found on, in, or around a roofing system is beyond the scope of work services that TRUE ROOF provides. If a leak occurs in a roofing system that has a two-year certification from TRUE ROOF, TRUE ROOF will not be held responsible in any way for cost of or repairing interior damage. TRUE ROOF provides services throughout roofing systems installed by others so long as they are in accordance with the manufacturer's suggested installation technique but does not offer opinion or warranty without due diligence of inspection. TRUE ROOF inspection opinions/recommendations are based on the premise that the described roof within the report was installed under standard professional roofing practice. Any deviation from this practice, unknown by TRUE ROOF, may have occurred during the installation of the described roofing system. Subsequently, any leaks found within the described roofing system due to unforeseen/hidden malpractice that has been certified by TRUE ROOF will result in a termination of the two-year certification contract. Thus, TRUE ROOF will be relieved of all responsibility or warrantable action regarding the described roofing system.

### REPAIRS:

There is a one-year warranty for materials and labor on any repair performed by TRUE ROOF. Should a leak occur or continue in the exact areas of the roof that was originally repaired, within one year from the date of repair, then TRUE ROOF shall repair the leak at no cost to the homeowner only if: any past due amounts have been paid-in-full; the leak was not caused by others repairing the roof; and subject to the inspection, repair and certification exclusions.

### OPTIONAL TWO-YEAR CERTIFICATION:

In many cases, it may not be possible to determine if there is an active roof leak until or unless it rains. TRUE ROOF may not find the presence of an active roof leak at the time of an inspection, so a two-year certification is recommended to protect the roof from future roof leaks. If any roof leakage should occur during the two-year period of the Certification, then TRUE ROOF, subject to the terms of our Certification, shall be responsible ONLY for corrective procedures to stop said leakage. Certification is issued at our sole discretion, and may not be available on every home, and is subject to an additional fee to be paid in advance prior to its issuance. Upon payment of the required fee, a Certification Certificate will be issued to the homeowner, which describes all its terms and conditions, and the present and future obligations of both the homeowner and TRUE ROOF. If in the event any future roof leak should occur after a Certification that has been issued by TRUE ROOF, then there shall be a \$45 service fee due for each leak call, paid in advance, prior to the time of each service visit. Failure to pay the fee may result in suspension of our service call until the fee has been paid. This \$45 service fee may be fully refundable if it is determined, at our sole discretion, to be related either to a repair, or to the continuance of a roof leak that was originally repaired by TRUE ROOF, subject to the terms and conditions of our Certification.

#### PRICE SUBJECT TO CHANGE:

The price of all estimates are subject to change if any additional damage is found on roof sheathing, rafter-tails, roof framing, or other roofing members previously unseen due to roof cover. Prices to repair further damage within the described roofing system upon discovery is an additional \$85/hour per man on the job site plus the cost of materials used for repair. Time spent acquiring materials for repair will be charged at an hourly rate of \$50.

#### PAYMENT TERMS:

Payment is due upon completion of repairs (unless otherwise stated above, or upon agreement of the escrow terms provided by TRUE ROOF). Payment is considered late 30 days after completion of repairs. If in the event any action is taken for non-payment of an outstanding delinquent balance due, then in addition to reasonable attorney's fees, collection costs and court costs, there shall be a Finance Charge assessed at the rate of 1 1/2% per month (18% annual rate) on any balance due from the Delinquent Date until the past due amount is paid-in-full.

#### REPRESENTATION ON AUTHORITY OF UNDERSIGNED, ACKNOWLEDGEMENT AND RECEIPT:

The undersigned hereby represents and warrants that he or she is authorized and has legal capacity to execute and deliver this Agreement. The undersigned hereby represents and warrants that the execution and delivery of this Agreement and the performance of the undersigned's obligations hereunder have been duly authorized and that this agreement is a valid, binding and legal agreement thus being enforceable in accordance with its terms. Furthermore, the undersigned hereby acknowledges their agreement, understanding and receipt of all the terms described herein.



# Work Authorization Form

- Accepted By: \_\_\_\_\_
- Signature: \_\_\_\_\_
- Date: \_\_\_\_\_
- Phone: \_\_\_\_\_
- Title Co. \_\_\_\_\_
- Officer \_\_\_\_\_
- Escrow # \_\_\_\_\_
- Mailing Address: \_\_\_\_\_
- Email: \_\_\_\_\_
- Building Owner \_\_\_\_\_
- Owner's Phone Number \_\_\_\_\_

**Sign and return this form to TRUE ROOF for scheduling repairs.**