



## VISUAL ROOF INSPECTION

APR 17, 2026

**True Roof Inc. - We Put Integrity on Top.  
Inspection - Repair - Restoration - Replacement**

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**rafael@trueroofca.com  
2095525682**

## GREEN VALLEY HOMES

8200 Jantzen Road  
Modesto, CA  
95357  
(408) 833-4986

# TERMS & CONDITIONS

**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.

**Roof deck notice:** County/City building code may require new plywood to be installed over the existing substrate if the gaps between the substrate are 1/8" or more in size. If so, the additional cost to install new OSB will be listed on a change order and must be approved prior to continuance of the replacement. True Roof recommends factoring in this total when considering the estimate.

**Client Responsibilities:** Solar panels, if present must be contracted to be removed prior to reroof and reinstalled upon completion at the expense of the homeowner. True Roof is not responsible for this work or any fees associated. Satellite dishes installed on the roof will be required to be removed and is recommended to be reinstalled on the fascia/barge rafter by the satellite provider. True Roof is not responsible for this work scope or reattachment fees/reposition fees.

**NOTICE: \*All damaged wood discovered after removal of the roof covering including but not limited to: fascia, plywood sheathing, shiplap sheathing, hardwood sheathing, rafters, rafter-tails, and fascia, will be removed and replaced at a rate of \$85 per man-hour, plus the cost of materials used and 30%. In some areas, overhangs may be cut-back to a shorter length in order to properly repair the structure in an economical manner when applicable.**

## Cancellation Notice

You may cancel this contract from the day you enter into the contract until 3 days after you receive a copy of the contract. You do not need a reason to cancel. There are other grounds for extended cancellation. For more information, you may contact your provincial/ territorial consumer affairs office. If you cancel this contract, the seller has 15 days to refund your money and any trade-in, or the cash value of the trade-in. You must then return the goods. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.

## Mechanics Lien Clause

California Business & Professions Code §7018.5 and §7159

"Under the California Mechanics Lien Law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer to satisfy the lien. If a lien is filed against your property, you may have to pay twice or face the forced sale of your property. To preserve their right to file a lien, certain claimants such as subcontractors or material suppliers are required to provide you with a document called a 'Preliminary Notice.' This notice is not a lien. The purpose of the notice is to let you know of persons

I acknowledge that I have read and understand this page. Initials: \_\_\_\_\_

or companies who may have a right to file a lien against your property if they are not paid.”

I understand that I must remove items from the interior walls of my home that may be damaged or fall due to vibrations from the loading/installation of shingles on to my roof (if applicable), or installation of siding. True Roof Inc. is not liable for such damages.

I understand that minor stucco damage may result when the roof is torn off areas where stucco meets my roof's surface, especially where improperly applied. True Roof Inc. is not liable for repairing said damage.

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, True Roof Inc. provides a 10-year Workmanship Warranty on portions of the project in which True Roof Inc. fully replaced any existing products.

I understand that, unless agreed upon. This does not apply to products, some of which may deteriorate more rapidly (ie. sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses.

I certify that I am the registered owner of the above project property, or have the legal permission to authorize True Roof Inc. to perform the work as stated and agree to pay the total project price.

I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company, and may be subject to insurance company approval.

I understand that payment in full is due upon completion of work as stated in contract. All invoices not paid in full after 15 days will be subject to a 2% per month interest charge.

I understand that approval of my estimate is subject to customer credit approval by True Roof Inc.. I agree that True Roof Inc. may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval.

**I acknowledge that I have read and understand this page. Initials:** \_\_\_\_\_

# INTRODUCTION

Hi Andrew,

## **Thank You for choosing True Roof Inc.**

We sincerely appreciate the opportunity to conduct a visual inspection of your roof. At True Roof, our mission is to deliver a comprehensive evaluation of your roof's condition by providing high-quality images, accurate assessments, and a detailed summary of its current state.

### **Scope of Inspection:**

- **Safety First:** Ensure safe access to all areas of the roof.
- **Perimeter Assessment:** Inspect the perimeter of the home to evaluate the substrate quality at eaves and gables.
- **Damage Identification:** Identify and document any damaged wood or structural issues caused by roof leaks or water intrusion.
- **Roof Access:** Access the roof (when safe and feasible) to capture photographic evidence of critical conditions.
- **Roof Covering Analysis:** Determine the type of roof covering, number of layers\*, and approximate age using available resources such as permit history or satellite imagery.
- **Condition Report:** Provide a detailed evaluation of the existing roof covering, including expectations for its remaining service life.
- **Recommendations:** Offer tailored options for maintenance, repairs, rejuvenation, or replacement, as appropriate.

Our goal is to provide you with a clear, professional understanding of your roof's condition and actionable steps to address any issues. If you have specific concerns, please let us know prior to the inspection so we can address them thoroughly.

Thank you again for trusting True Roof Inc. We look forward to assisting you!

Kind regards,  
Rafael Chavez  
rafael@trueroofca.com  
2095525682

# INSPECTION NOTES

## **Roof Information:**

Type: Composition  
Color: Shasta white  
Style: Architectural  
Age: 10+ years  
Layers: 1  
Levels: 1  
Pitch: 3:12  
Certifiable: N/A

## **Findings:**

- **The roof is in need of full replacement due to the advanced age and deteriorated condition of the existing shingles. The shingles are exhibiting lifting at the corners, indicating loss of adhesion and increased susceptibility to wind uplift and water intrusion.**
- **Moisture is present around the roofing nails, suggesting that water penetration is occurring beneath the shingle layer. This condition compromises the integrity of the roofing system and may lead to further deterioration if not addressed.**
- **Additionally, multiple soft spots were observed throughout the roofing surface. These areas are indicative of underlying moisture damage and possible deterioration of the roof decking.**
- **Based on these observed conditions, repairs are not considered sufficient. A complete roof replacement is recommended to restore the integrity and performance of the roofing system.**

## **Please click here to view full photo library of your roofing system!**

**Link:**<https://app.companycam.com/galleries/NJh7K7Yn>

**Exclusions:** Areas under solar panels are not inspected visually, these areas are exempt from two-year certification. Areas with a pitch of less than 3:12 are not covered under two-year certification unless a roof restoration or new roof is installed by True Roof in these areas. Skylight assemblies are not included in two-year certification. Damaged wood repairs beneath the roof covering is not included in repair costs unless explicitly stated in the following scope of work.

The items below are recommended repairs that are required to be completed prior to obtaining two year certification, if eligible. Each line item represents a recommendation that your roofing system requires to prevent water intrusion (either active or preventative).

Routine maintenance repairs should be considered every 2-3 years.

# PABCO PREMIER RADIANCE - 10 YEAR WORKMANSHIP WARRANTY

Description	Unit	Qty
<b>Roof Removal</b>		
<b>Roof Removal 1/12-6/12</b> To remove and legally dispose of the roof covering. 1/12-6/12 Slope	SQ	14
<b>Dump Fees</b> Cost to haul away debris and dump at local waste facility.	SQ	14
<b>Change Order - DELETE</b> Any damaged wood discovered after the roof removal will be assessed and properly repaired using lumber of similar profile and size. All wood replaced by True Roof will also be painted with one coat of primer. True Roof is not responsible for matching finish paint color on wood that is replaced. Additional work on damaged wood repairs will be charged at an hourly rate of \$85 per man-hour, plus the cost of materials used. Invoices for lumber will be furnished to the client upon completion.	HOUR	
<b>Roof Sheathing</b>		
<b>7/16" OSB</b> Oriented strand board for use as solid deck for shingle installation. 4'x8'x7/16"	PC	8
<b>1X3X12 DF</b> 1x3x12' DF board for furring strips or use prior to sheathing.	EACH	5
<b>8D Stick Nails</b> 8d nails for sheathing	BOX	2
<b>Roof Installation Labor</b>		
<b>Install Architectural Shingles 3/12-6/12</b> Install necessary leak barrier and architectural asphalt shingles. 3/12-6/12	SQ	15
<b>Install Underlayment - Synthetic 3/12-6/12</b> Install synthetic underlayment over approved substrate. 3/12-6/12 Pitch	SQ	30
<b>Roof Covering Materials</b>		
<b>PABCO Premier Radiance® Shingles</b> PABCO Roofing Products PABCO Premier Radiance® Solar Reflective Shingles  Cool Black, Cool Pewter Grey, Cool Oakwood, Cool Weathered Wood	SQ	15
<b>Rhino Roof Synthetic Underlayment</b> Rhino Roof U20 Synthetic Underlayment	RL	2
<b>10" Rapid Ridge</b> In-o-vate Manufacturing 10" Rapid Ridge	BX	3
<b>Top Shield - Starter</b> Generic starter strip for eaves and gables.	BUNDLE	2
<b>2X2 Drip Edge Painted</b> Pre-painted drip-edge flashing for eaves and gables	EACH	17

<b>Vents - O'Hagin Painted</b> O'Hagin vents are designed to provide superior airflow in attics by using a passive ventilation system that exhausts air from the upper vents and draws in air through the lower intake vents.	EACH	5
<b>Accessory Paint</b> Rattle-Can to paint metal accesories.	EACH	6
<b>Coil Nails</b> Coil nails are used to attach the asphalt shingles and flashing accesories to the roof deck.	BOX	2
<b>4" assembly cap and base</b> 4" .025" aluminum flashing for heat exhaust penetrations	Items	2
<b>6" assembly cap and base</b> 6" .025" aluminum flashing for heat exhaust penetrations	Items	1
<b>MASTIC</b> 3 gallon bucket of plastic roof cement.	BKT	1
<b>1.5" plumbing vent flashing</b> Galvanized flashing for use around 1.5" plumbing vents	EA	5
<b>Associated Costs</b>		
<b>Warranty - True Roof 10 year</b> True Roof 10 year workmanship warranty. Any deficiency in the roofing system associated with performance is fully covered for the period of 10 years from the date of installation completion.	EA	1
<b>Building Permit - HCD</b> Acquisition of building permit at local building department.	EA	1

<b>Estimate subtotal</b>	\$9,909.68
<b>Total</b>	\$9,909.68

# SIGNATURES PAGE

**PABCO Premier Radiance - 10 Year  
Workmanship Warranty**      \$9,909.68

**Name:** Andrew Quintong

**Address:** 8200 Jantzen Road, Modesto, CA

Any repair costs greater than \$3,000 will require a 10% deposit upon scheduling work.

## Optional Two Year Certification (If Eligible)

Description	Qty	Unit price	Line total
<input type="checkbox"/> <b>Two Year Certification</b> Upon completion of the specified work above, a two-year certification will be issued for an additional \$200.00	1	\$200.00	\$200.00

## Customer Comments / Notes

**Andrew Quintong:**

**Date:**

# AUTHORIZATION PAGE

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

Billing Party Mailing Address: \_\_\_\_\_ Billing Party Email: \_\_\_\_\_  
Billing Party Phone Number: \_\_\_\_\_

Building Owner: \_\_\_\_\_ Owner's Email: \_\_\_\_\_  
Owner's Phone Number: \_\_\_\_\_

## **Billing Through Escrow:**

Title Co: \_\_\_\_\_ Officer: \_\_\_\_\_ COE Date: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Escrow # \_\_\_\_\_

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

# INSPECTION PHOTOS



Photo By: Rafael Chavez // Project:  
<https://app.companycam.com/projects/103021653>

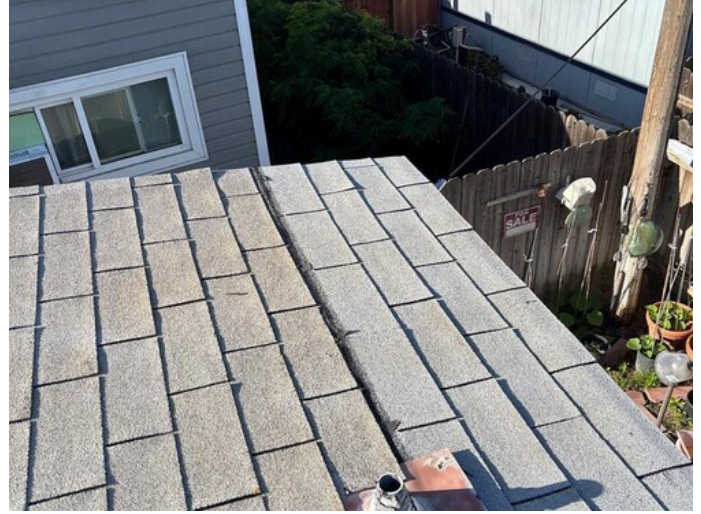


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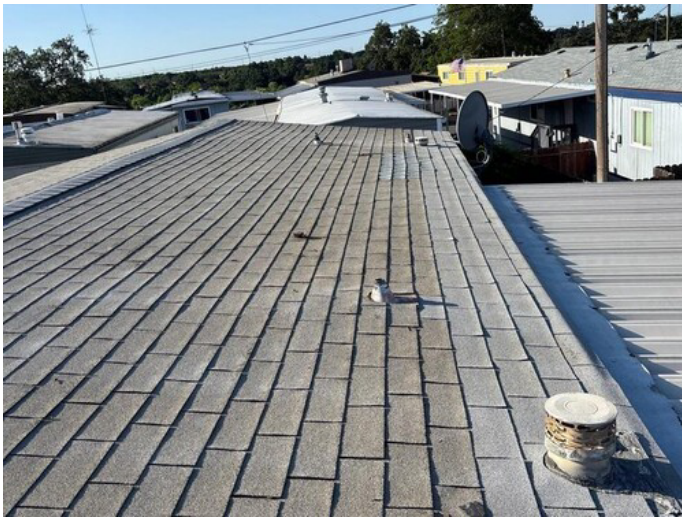


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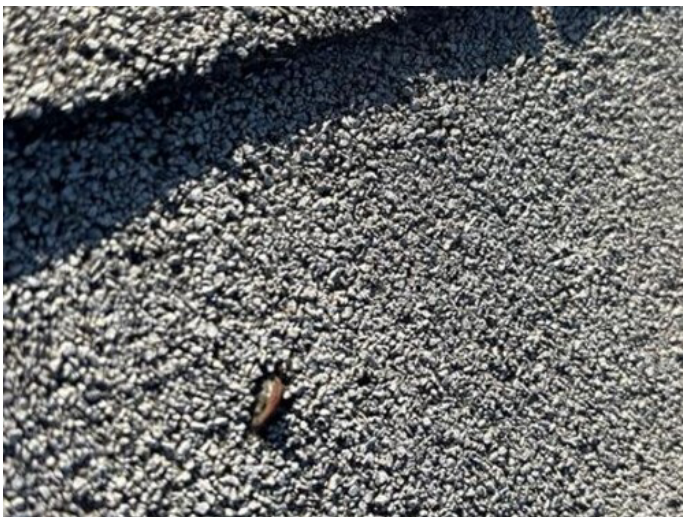


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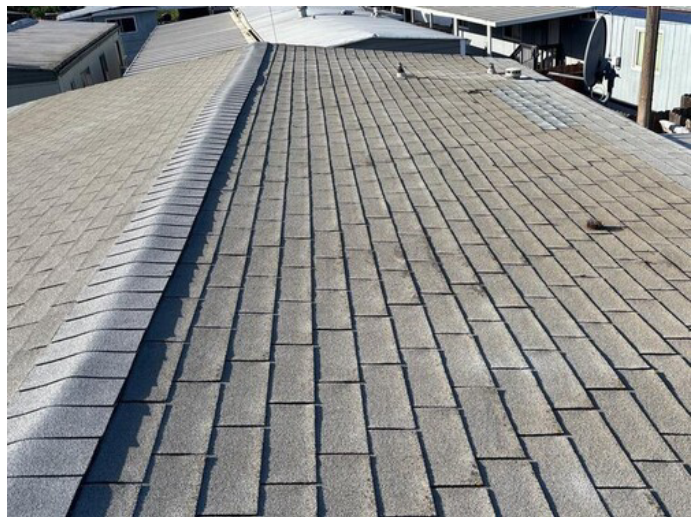


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