



VISUAL ROOF INSPECTION

JUL 21, 2026

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

Rafael Chavez
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2095525682

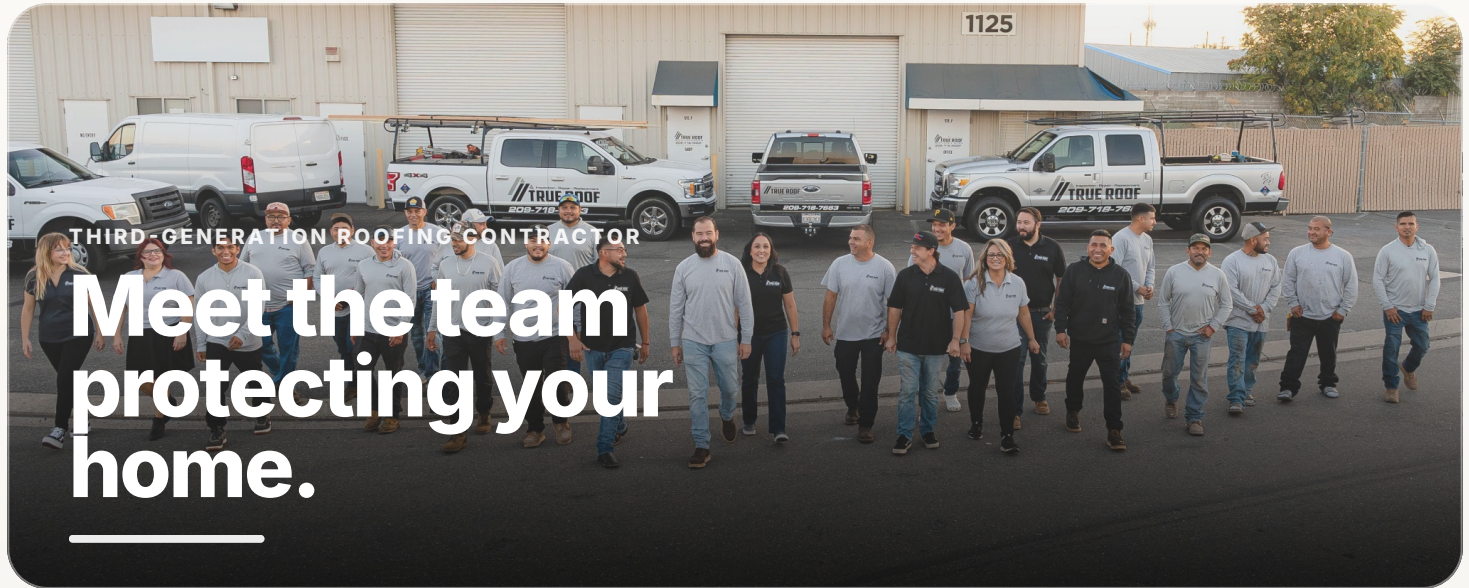
MICHELLE QUINTONG

8200 Jantzen Road
Modesto, CA
95357
(408) 230-4499

TRUE ROOF INC.

ABOUT US

LICENSED | BONDED | INSURED



Meet the team
protecting your
home.

**A family trade.
A customer-first
promise.**

At True Roof Inc., roofing is more than a service - it is a family legacy. We guide homeowners with honest recommendations, dependable workmanship, and a smooth experience from the first inspection to final cleanup.

OUR CREWS

In-house employees - no subcontractors on our jobs.

OUR STANDARDS

Our people, our workmanship, and our name behind the work.

OUR PROTECTION

Fully licensed, bonded, and insured for your peace of mind.



Our in-house True Roof team brings accountability, care, and craftsmanship to every project.

Our Promise

When you choose True Roof, you get the team standing behind the work - not a rotating crew of unknown subcontractors.

- Clear guidance from inspection through final cleanup.
- Insurance-work experience when documentation matters.
- Craftsmanship focused on protecting your home.
- Integrity at the top of every project.

True Roof, we put integrity on TOP.

MODESTO, CA
ROOF INSPECTIONS | REPAIRS | REPLACEMENTS

INTRODUCTION

Hi Michelle,

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: Metal

Color: Gray/White

Style: Mechanical seam

Age: 10+ years

Layers: 1

Levels: 1

Pitch: 2:12

Certiifiable: N/A

Findings:

- **The roof is in need of routine maintenance and service. All flashing should be thoroughly cleaned and resealed to help maintain a watertight roofing system. In addition, all roof penetrations, including vents, pipes, and other protrusions, should be properly cleaned and sealed. All roof edges should also be inspected, cleaned, and resealed where necessary to ensure the integrity of the roofing system and help prevent future water intrusion.**

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

Link:<https://app.companycam.com/galleries/XijQRZB4>

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.

METAL ROOF INSPECTION - SUGGESTED REPAIRS

Materials Required for Repairs

Item
Metal Roof Service Package Remove all debris off of the roof covering. Remove debris buildup behind large penetrations.
Three Course Penetrations - Silicone Mastic Seal penetrations with a three-part application of silicone mastic, polyester fabric, and silicone mastic to ensure a waterproof seal around these penetrations in the roofing system.
R/R Fasteners with Rescue Screws 1/12-6/12 Remove existing screws and replace with larger-shank #14 rescue screws. Screws to be pre-painted to match as closely to existing screws/roof covering as possible. If color isn't chosen, galvanized screws will be used as default.
Hourly Labor Hourly labor rate
Hourly Labor Hourly labor rate

Materials Required for Repairs

Item
Rescue Screws #14 1.5" Rescue Screws #14 1.5" Quantity: 250 per box Color:
ASC 7 ElastoMagic 3.5G Acrylic Mastic for detail work. 3.5 gallon pail
A Roll of Polyester Fabric 1 roll of polyester fabric.
Acetone to ensure proper adhesion Acetone.
Wire brush to remove debris. Wire brush.
Bag of rags. 1 bag of rags.
3m Tape 3m tape.

Estimate subtotal	\$2,814.60
Total	\$2,814.60

SIGNATURES PAGE

Metal Roof Inspection - Suggested Repairs

\$2,814.60

Name: Michelle Quintong

Address: 8200 Jantzen Road, Modesto, CA

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

Customer Comments / Notes

Michelle 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.

TERMS & CONDITIONS

Exclusions from Roof Inspection and Two-Year Certification

True Roof Inc. cannot certify the work of other contractors. Any roof repairs or new roof installations completed by others within the past 24 months are outside the scope of our certification. The following items are expressly excluded from our two-year leak certification:

- Hog valleys and all low-slope areas (pitch less than 3:12), including porch and patio covers — these areas carry a high risk of water intrusion.
- Areas beneath solar panels (inaccessible for full inspection).
- HVAC plenum flashing (inaccessible beneath the roof covering). True Roof Inc. recommends inspection by a licensed HVAC contractor.
- Skylights — due to their multiple components and moving parts.
- Any additional layers of roofing or hidden damages discovered beneath the existing roof deck (will be addressed in a supplemental report).

Any foot traffic on the roof by anyone other than True Roof Inc. employees or authorized representatives will void the certification. It is the homeowner's responsibility to keep the roof free of debris (especially during winter months). Leaks caused by debris accumulation are not covered. All certifications are void if any repairs or alterations are made to the roof by other parties after issuance of our certification. True Roof Inc. is not responsible for leaks caused by others.

Roof Deck & Structural Notice

County or City building codes may require installation of new plywood/OSB sheathing over existing substrate if gaps exceed 1/8 inch. Any additional cost for new decking will be documented on a written change order and must be approved before work proceeds. True Roof Inc. recommends including this potential cost when reviewing the estimate.

Damaged Wood Discovered After Tear-Off

Any damaged wood (fascia, plywood/OSB sheathing, rafters, rafter tails, etc.) found after removal of the existing roofing will be replaced on a time-and-material basis at \$85 per man-hour plus the cost of materials and 30% overhead/profit. In some cases, overhangs may be shortened for economical and code-compliant repair.

Client Responsibilities

- Solar Panels: Must be removed by a licensed solar contractor prior to reroofing and reinstalled after completion at the homeowner's expense. True Roof Inc. is not responsible for this scope or associated fees.
- Satellite Dishes / Antennas: Must be removed prior to work. Reinstallation on fascia or barge rafter is recommended and is the responsibility of the satellite provider.
- Interior Items: Homeowner must remove or protect fragile items on interior walls that could be damaged by normal vibrations during roofing.
- Stucco: Minor stucco damage may occur where stucco meets the roofline, especially if previously installed improperly. True Roof Inc. is not liable for repairing such cosmetic damage.

Warranty

True Roof Inc. provides a 10-year workmanship warranty on labor for portions of the project where we fully replaced the existing roofing system. True Roof Inc. provides a 1-year warranty (maximum 2-year with roof certification) on all repairs/maintenance performed on the roof covering. Manufacturer product warranties are separate and governed solely by the material supplier.

This warranty does not cover:

- Consequential damages (including interior contents or loss of use)
- Damage caused by others, acts of God, extreme weather events, lack of maintenance, or debris accumulation
- Sealants or flashings that naturally deteriorate faster (regular inspection recommended)

Payment Terms

Payment in full is due upon completion of work. Invoices not paid within 15 days are subject to a 2% per month finance charge. Approval of the estimate is subject to credit approval by True Roof Inc.

Escrow Holdback / Retention Fee

If the buyer or client chooses to withhold any portion of the contract balance through escrow for repairs or any other reason, True Roof Inc. will assess a 10% escrow holdback fee on the withheld amount. This fee is due in addition to the

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

original contract sum and covers administrative processing, extended financing, and opportunity costs. True Roof Inc. reserves the right to delay mobilization or completion of any remaining work until the full holdback amount plus the 10% fee is confirmed and guaranteed through escrow. Any delays caused by escrow processing or holdback disputes will extend the project timeline accordingly.

Mechanics Lien Warning (California Business & Professions Code §§ 7018.5 and 7159)

Anyone who helps improve your property, but who is not paid, may record what is called a mechanics lien on your property. A mechanics lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the county recorder. Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who helped to improve your property may record mechanics liens and sue you in court to foreclose the lien. If a court finds the lien is valid, you could be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit.

To preserve their right to record a lien, each subcontractor and material supplier must 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 that the person who sends you the notice has the right to record a lien on your property if he or she is not paid.

BE CAREFUL. The Preliminary Notice can be sent up to 20 days after the subcontractor starts work or the supplier provides material. This can be a big problem if you pay your contractor before you have received the Preliminary Notices. You will not get Preliminary Notices from your prime contractor or from laborers who work on your project.

PROTECT YOURSELF FROM LIENS. You can protect yourself from liens by getting a list from your contractor of all the subcontractors and material suppliers that work on your project. Then wait 20 days, paying attention to the Preliminary Notices you receive. One way to protect yourself is to pay with a joint check. For other ways to prevent liens, visit CSLB's website at www.cslb.ca.gov or call CSLB at 800-321-CSLB (2752).

REMEMBER, IF YOU DO NOTHING, YOU RISK HAVING A LIEN PLACED ON YOUR HOME.

Right to Cancel (3-Day Notice)

You may cancel this contract at any time before midnight of the third business day after you receive a copy of the contract. You do not need a reason to cancel. To cancel, send written notice (including by email) to True Roof Inc. at the address or email listed in this contract. Retain proof of delivery.

Notice of Cancellation Form (attached or provided separately – must include contractor phone and email per 2026 requirements).

Information About the Contractors State License Board (CSLB)

CSLB is the state consumer protection agency that licenses and regulates construction contractors. Contact CSLB for information about the licensed contractor you are considering, including any disclosable complaints, disciplinary actions, or civil judgments. Use only licensed contractors. If you file a complaint against a licensed contractor, CSLB has authority to investigate. Contractor Information

True Roof Inc.

CSLB License #1021762

Address: 1125 Lone Palm Ave. Suite F Modesto, CA 95351

Phone: 209-718-7663

Email: trueroofca@gmail.com, admin@trueroofca.com

I have read, understand, and agree to the terms and exclusions outlined above. I certify that I am the legal owner or have authority to authorize work on the property.

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, 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 acknowledge that I have read and understand this page. Initials: _____

INSPECTION PHOTOS



Photo By: Rafael Chavez. // Project:
<https://app.companycam.com/projects/104908180>



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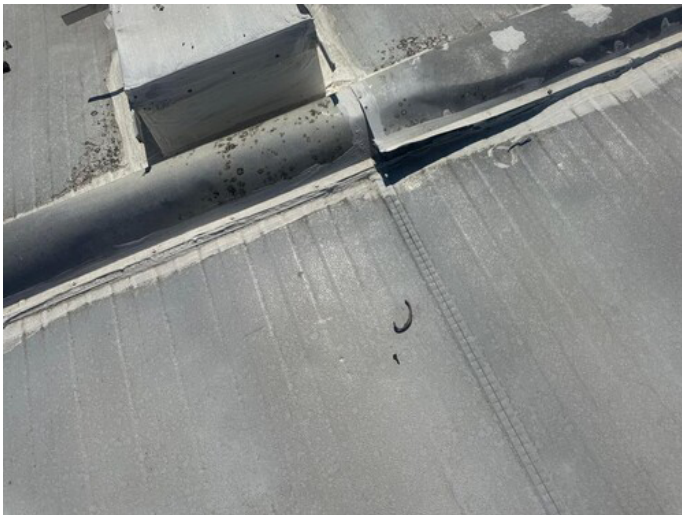


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