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ROOF INSPECTION REPORT

Prepared for: JoAnn Outland and Associates

Inspection Location: 8775 Casanova Road, Atascadero, CA

Date: 06/06/2019

Inspector: Chris Chase

Lic#:869197

In my findings the roof inspection is as follows:

This roof is a flat tile roof that is in terrible condition, with no life left.

Recommend a complete roof replacement.

There is evidence of active leaks inside and outside. There was no drip edge or eave risers installed, allowing gable tiles to slide out of place and fall off, water intrusion, and fascia and other wood to rot.

There are multiple broken tiles throughout.

Tile and flashings were improperly installed and flashings are insufficient, allowing water intrusion. Tile was not installed to extend past fascia on bottom course. There is major wood damage caused by leaks and improper installation.

Cost to replace the roof would be approximately \$14,300.00 for a 30 YEAR COMPOSITION SHINGLE. THIS DOES NOT INCLUDE THE PRICE OF WOOD REPAIRS AS WE CANNOT SEE UNDER THE ROOFING MATERIAL THAT IS ON THE ROOF CURRENTLY.

If you have any questions please call Chris Chase at 805-458-7931

Evidence of ACTIVE inside leaks:



Broken Tiles and Tiles out of place:



Improper flashing, no drip edge, tiles not past fascia:



Rotten wood, leaks, improper installation:





Many photos have evidence of overlapping issues.