

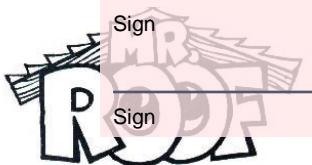
Lafayette Roofing Company.

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Received 1 - 1 pages



Inspection #1784

Date: 10/3/2025

Our 45th Year with over
55,500 Inspections &
Repairs completed!

ROOF INSPECTION REPORT

Location:

891 Bell St.

Lafayette Ca.

Roof Covering:

Modified Bitumen Torch Down Roofing System.

Approximate Age:

15 Years old.

General Condition:

Fair Condition.

Please Note: The purpose of this roof inspection report is to give a general idea as to the condition of the roof. There may be hidden problems not evident upon our visual inspection. We assume no responsibility for water stains, dry rot, mold and/or interior damages. We give **NO WARRANTY**, written, expressed or implied.

Installed roof covering is a, **Modified Bitumen Torch Down Roofing System** application. which we were told to be approximately 15 years of age. Actual age is unknown to me currently. In our opinion the roof is in Fair condition, and with a repair now and good future maintenance it should be serviceable for another 5+ years. Please note that this is our opinion only and is not a warranty of future performance or longevity. Our exterior inspection made note of the following items and/or conditions.

1. The roof is installed over solid wood sheathing. The Roof slope runs at a 1/12 pitch approximately.
2. The roof appears to have been properly installed by a qualified Roofing Contractor.
3. There is no Attic ventilation on roof, but this is common for this style roofing system.
4. In the field of roof there are areas of bad erosion, and these areas can be repaired with new material.
5. The plumbing vent flashings and all other pipe jack flashings need to be resealed at bases where roofing meets metal flashings.
6. All perimeter edge metal L flashings look ok currently.
7. No solar is installed on roof currently.
8. No Chimneys are installed on roof.
9. A previous repair was noted to upper roof right side and looks good.
10. The rain gutters appear to be in serviceable condition.
11. Note: This inspection covers all of buildings roofing area and or apartments. There are 2 different levels. Right side is upper level and Left side is lower level.

Note: A repair bid needs to be given by a Professional Flat Roofing Contractor as I do not repair the field areas of a Torch down roofing system. A referral can be given if needed.

Please Read: We will warranty repairs made for a one-year period only on the individual specific items listed above. This is not to be understood as any type of blanket warranty on the whole roof. Lafayette Roofing assumes no responsibility for water stains, dry rot, mold and/or interior damages. This estimate is valid for 30 days.

REPAIR ESTIMATE: None

Ordered By:

Scott Winburne
Coldwell Banker Realty
Orinda Ca.

INSPECTION FEE DUE: \$195.00

(Ordering Party is responsible for payment unless otherwise noted.)

Inspection Fee Due \$195.00 please send check to
Lafayette Roofing 615 Saint John St. #D
Pleasanton Ca. 94566 or Venmo @LafayetteRoofing
or Zelle # 925-209-9503 care of Alec Mackenzie.