



ROOF INSPECTION REPORT

1458 E 33rd Street, Oakland, CA 94602

CLIENT: Frank Hennefer

AGENT: Frank Hennefer

INSPECTOR: Kyle J Reed

DATE OF INSPECTION: 9/29/2023

TIME OF INSPECTION: 9:00AM



2023

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We appreciate your time, trust and business.

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Summary Section

The summary section consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items we feel warrant extra attention. This summary section is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive and should not be used as a substitute for reading the entire home inspection report or be viewed as a tacit endorsement of the condition of components or features that do not appear in the summary section. Please feel free to contact your inspector with any questions or concerns.

Items of Interest		
Property Comments		
Page 4 Item: 1	Inspection Scope	<ul style="list-style-type: none"> • INFORMATION: The roof is one of the most important systems of the home and should be routinely inspected and maintained. The observations noted in this report are those of a licensed roofing contractor specializing in roofing inspections and evaluations. Your inspector will provide you with a comprehensive evaluation of your roofing system and related components. Being informed and prepared is essential to reduce future repair costs and increase life expectancy of the roofing system and related components. We will identify potential problems areas to minimize damage to the current roof system. Early identification of preventive maintenance and current defects eliminates the stress, hassle and costs of emergency repairs when inclement weather occurs. The roof drainage system components are inspected and evaluated but not filled or tested as part of our inspection.
Primary Roof		
Page 5 Item: 2	Roof Access	<ul style="list-style-type: none"> • DEFERRED: The roof has hydronic panels which may limit areas of the roof that are visible for inspection.
Page 7 Item: 4	Built-Up	<ul style="list-style-type: none"> • MONITOR: Water stains were noted in areas of the flat roof. This indicates water has pooled in the past and will likely continue to pool. This is not uncommon but It is important to keep this roof clear of debris and foliage and have it inspected on a regular basis.
Page 10 Item: 6	Protrusions	<ul style="list-style-type: none"> • PREVENTIVE: The plumbing vent protrusions appeared to be properly flashed but lacked storm collars. We recommend having storm collars installed for a better seal and to help prevent the possibility of leakage. These rubber gaskets are inexpensive and easy to install by sliding them down over the pipes.

Inspection Information

1. Attendance

Attendees:

- The Home Inspector was present at the inspection.
- The Seller was present at the inspection.

2. Property Type

Property Type:

- The structure is a Single Family Home.
- The structure is a Multi Family Property.

3. Occupancy

Status:

- The Property was Occupied and Furnished.

4. Weather Conditions

Conditions:

- The weather at the time of inspection was sunny and warm.

Property Comments

1. Inspection Scope

Scope:

- **INFORMATION:** The roof is one of the most important systems of the home and should be routinely inspected and maintained. The observations noted in this report are those of a licensed roofing contractor specializing in roofing inspections and evaluations. Your inspector will provide you with a comprehensive evaluation of your roofing system and related components. Being informed and prepared is essential to reduce future repair costs and increase life expectancy of the roofing system and related components. We will identify potential problems areas to minimize damage to the current roof system. Early identification of preventive maintenance and current defects eliminates the stress, hassle and costs of emergency repairs when inclement weather occurs. The roof drainage system components are inspected and evaluated but not filled or tested as part of our inspection.

Primary Roof

1. General Comments

Observations:

- **COMMENTS:** The residence has what is commonly referred to as a 'flat' roof. Flat roofs are basically watertight membranes that should have just enough slope to allow water to run off. The slope of the roof is usually a factor in the life expectancy of the roofing material. The life expectancy of a roof covering is also dependent upon the type of material used, the quality of workmanship, exposure to sun and wear from tree branches, snow or ice, and wind. Flat roofs are 'built up' with layers of molten asphalt and felts, or covered with a membrane of modified bitumen or asphalt base, or plastics or rubber. Most are heat-sealed ('hot-mopped') and some are glued. Some are covered with rock or gravel. Flat roofs must be regularly maintained and routinely repaired for damages.

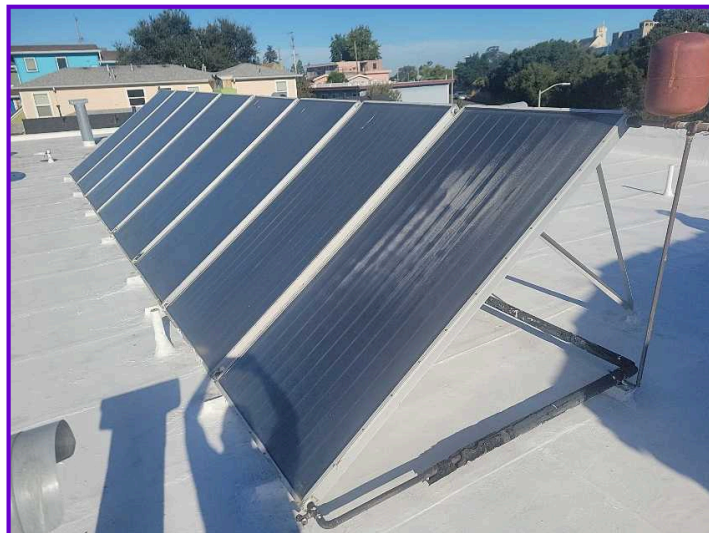


COMMENTS: The residence has what is commonly referred to as a 'flat' roof.

2. Roof Access

Observations:

- **COMMENTS:** The roof was walked on for the inspection.
- **DEFERRED:** The roof has hydronic panels which may limit areas of the roof that are visible for inspection.



DEFERRED: The roof has hydronic panels which may limit areas of the roof that are visible for inspection.

Primary Roof (continued)

3. Composite Tile

Observations:

- COMMENTS: The composite tile roofing material appears to be in satisfactory condition relative to its age. This type of normally comes with a 50-year or lifetime warranty. With normal cleaning and maintenance the roof should remain leak free for 5+ years.
- COMMENTS: There may be the occasional cracked or chipped tiles, but none that would appear to warrant replacement of the tiles. This is common on tile roofs and is normally not a concern.



COMMENTS: The composite tile roofing material appears to be in satisfactory condition relative to its age.



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Primary Roof (continued)

4. Built-Up

Observations:

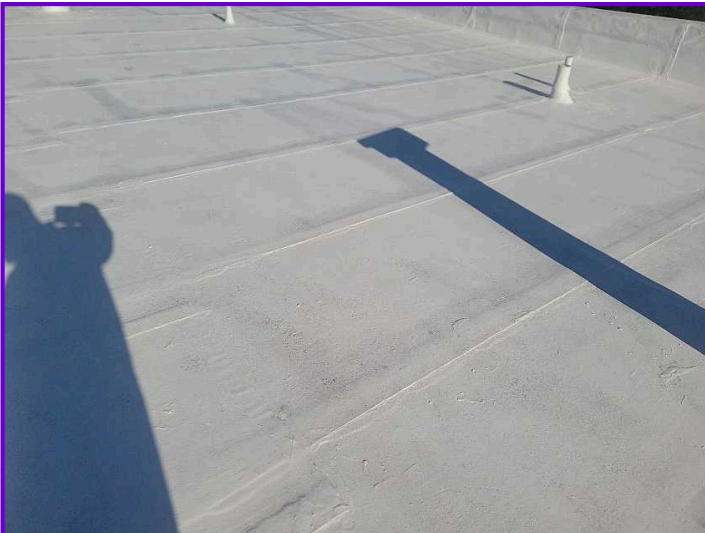
- **COMMENTS:** The built-up roofing material appears to be in satisfactory condition relative to its age. This type of roofing system normally comes with a 12 or 20-year warranty. With normal cleaning and maintenance the roof should remain leak free for five or more years.
- **MONITOR:** Water stains were noted in areas of the flat roof. This indicates water has pooled in the past and will likely continue to pool. This is not uncommon but It is important to keep this roof clear of debris and foliage and have it inspected on a regular basis.



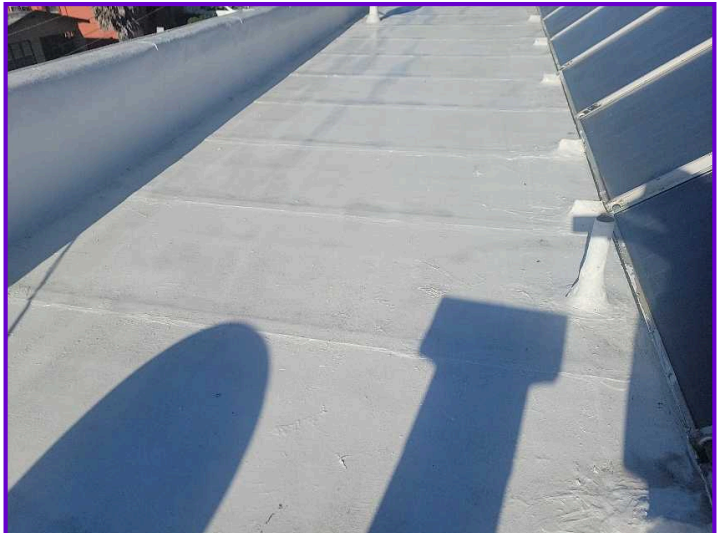
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Primary Roof (continued)



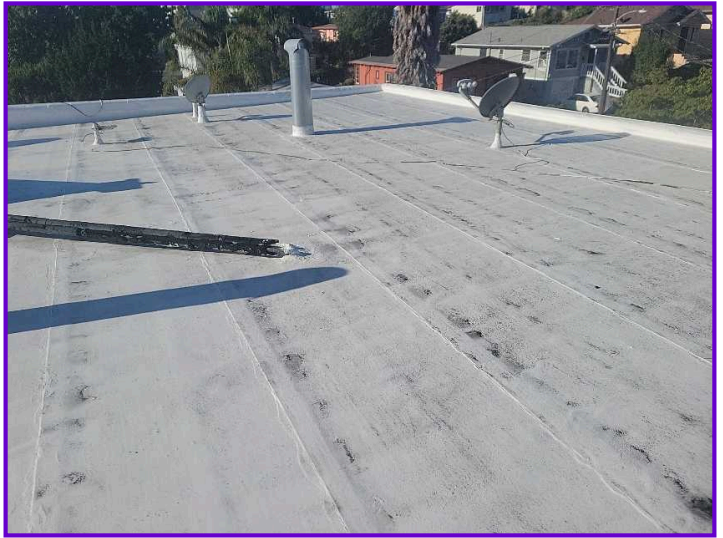
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5. Flashings

Observations:

- COMMENTS: The roof flashing, where visible, appears to be in satisfactory condition. Flashing is an impervious material (usually galvanized sheet metal) that comes in a variety of shapes and sizes and is used to cover, waterproof, and direct water away from roof penetrations and from intersections between the roof covering and other materials.

Primary Roof (continued)



COMMENTS: The roof flashing, where visible, appears to be in satisfactory condition.



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6. Protrusions

Observations:

• **PREVENTIVE:** The plumbing vent protrusions appeared to be properly flashed but lacked storm collars. We recommend having storm collars installed for a better seal and to help prevent the possibility of leakage. These rubber gaskets are inexpensive and easy to install by sliding them down over the pipes.



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Primary Roof (continued)



PREVENTIVE: The plumbing vent protrusions appeared to be properly flashed but lacked storm collars.

7. Roof Drainage

Observations:

- COMMENTS: The scuppers and downspouts appeared to be clear and in satisfactory condition.



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Inspection Scope - Please Read Carefully

This roof inspection report may include an inspection agreement, addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information upon receipt. This inspection has been performed, and this report prepared, in accordance with State-recognized standards for inspections. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected.

The inspector is not required to move foliage, debris, solar panels or other items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply a guarantee, insurability or warrantability of the roof or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector will note which systems and components were inspected, and report any deficiencies, safety concerns, maintenance and monitoring requirements, and any items that are deferred.

This roof inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A roof inspection helps to reduce some of the risks involved in purchasing a home, but it cannot eliminate all the risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradespersons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made but may choose to do so for an additional fee.

Property conditions can and do change with time and use. Appliances and mechanical devices can fail at any time, plumbing gaskets and seals may crack and leak if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid.

This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

The inspector and inspection company have no liability or responsibility for items documented or omitted from this report.

By accepting this report you agree to the scope, limitations and terms of our inspection.