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VIA Email: doug@srealproperty.com

Re: 3510 Alta Vista, Santa Rosa CA

On December 15th, 2020 a roof inspection was performed on the above-mentioned property. There is a main house and a detached garage connected by a breezeway. Both roofing systems appear to have been installed during the same time frame. Following are the findings:

GENERAL CONDITION: Existing property is protected by two types of roofing materials. The following areas were inspected, and their condition is as outlined below.

- 1.) **Eves/ Gutters:** There are two types of gutters on this property. One an “internal” style gutter which, if it leaks, will allow water to drain directly into the building. The other is a fascia style gutter which is hung externally on the home. The internal gutter has been repaired with a “bituthane” material that relies on its ability to adhere to the metal gutter to keep water from entering the building. There is at least one joint on the fascia gutter that is leaking.

- 2.) **Roof Surfaces:** There are two distinct types of roofing material used on this home. The first, which covers the most surface area, is a metal roofing system generically called “Stone and Steel”. I was unable to determine if the stone and steel roof system was installed as an overlay system or if the previous roof was removed prior to stone and steel installation. Both methods were code compliant at the time of this installation.
The stone and steel panels appear to be functioning as intended and the stone granules show no significant erosion at this time. There is at least one panel that has been dented by what appears to be foot traffic.
The second type of roofing material is a Mineral Surfaced APP Modified Bitumen. This protects the breezeway and the upper center of the main house. Both areas show signs of repair. No leaks were reported at the time of this inspection.

- 3.) **Hip and Ridge:** The hip and ridge on the stone and steel roof appears to have been installed properly.

- 4.) **Pipe and Vent Flashings:** Pipe flashings on the stone and steel portions appear to have been installed properly and there is no evidence of leaking at this time. The Flat sections of the upper roof covered with APP show evidence of repairs. No leaks are evident or reported at this time.
- 5.) **Roof to wall:** The transition from a flat surface to a pitched surface, especially with “stone and steel”, is a difficult waterproofing problem. There was no evidence of failure at the time of this inspection.
- 6.) **Skylight:** The skylights appear to have been installed properly and functioning as intended.
- 7.) **Chimney flashing:** The transition from the valley to the chimney appears to be functioning normally. This area should be inspected and cleaned annually.
- 8.) **Roof Ventilation:** The home appears to be vented by a combination of attic fan and dormer style ventilation.
- 9.) **Breezeway:** This portion of the roof was waterproofed with mineral surfaced APP Modified Bitumen. There is evidence of at least one repair.

RECOMMENDATIONS AND COMMENTS:

This roof appears to be in good condition for its age. Due to the evidence of repair on the APP sections of this roof, I recommend a complete re-surfacing with a 100% silicone fluid applied roofing material. GACO Western rates its silicone with a 50-year life expectancy.

I also recommend installing a similar coating on the internal gutters to prevent rust and metal fatigue. The bituthane may have to be removed to facilitate this. I also recommend cleaning and repair of the joints of external fascia gutters.

The roof surfaces of this home should be inspected annually and repaired as necessary to ensure the longest life possible. A budgetary estimate for the silicone repairs to this roof is \$8,000-\$10,000.

Sincerely,
Stan Klaus
Roof Inspector

This report is at the request of the above party and is a statement of professional opinion based on a visual surface inspection. No warranties or guarantees are expressed or implied nor assumption of liability for errors or omissions assumed. Use of this inspection constitutes acceptance of the above conditions.