

ROOF INSPECTION REPORT



Inspector: Tina Kirkpatrick

TK Contracting & Consulting Inc.

0000 Near Me, Neverland 94000 CA
Inspection Prepared For: Smith Sam
Agent: Not Applicable -

Date of Inspection: 9/24/2026

Age: 23 - Size: 2274

NACHI24041526 / CLSB #1158251

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Good/Satisfactory - This item was inspected and is in good or satisfactory condition for it's age and use.



Maintenance/Repair/Monitor - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Not Inspected/Deferred - Items with this rating were not able to be fully inspected because access was blocked off or covered, were not on the scope of the inspection or hi-tech systems.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



Report Summary

This report contains the findings of a visual inspection of the readily accessible components of the property at the time of inspection. The purpose of the inspection is to identify material defects, safety concerns, and items that may require repair, replacement, monitoring, or further evaluation. While many components appeared functional, no home is without maintenance needs. Clients are encouraged to review the entire report, including photographs and recommendations, and consult qualified specialists as needed prior to the close of escrow. This summary is provided as a convenience and should not be considered a substitute for reviewing the complete inspection report. In some of the narratives, we can suggest standard repair and maintenance tips.

Maintenance/Repair/Preventive/Monitor		
Materials and Condition		
Page 8 Item: 1	Composite Tile	<ul style="list-style-type: none">• SLIPPED TILES: Some roof tiles, particularly near the valley flashing, were loose, displaced, or had slipped from their intended positions. Although this condition is not uncommon near roof valleys, it may expose the underlayment and other roofing components, increasing the potential for moisture intrusion and premature deterioration. Have a qualified roofing contractor properly reposition and secure the affected tiles before the rainy season and evaluate the surrounding roof areas for additional deficiencies.• CRACKED TILES: One or more cracked roof tiles were observed. Damaged tiles may expose the underlayment to accelerated weathering and increase the potential for moisture intrusion and deterioration of the underlying roofing components. Have a qualified roofing contractor repair or replace the affected tiles and evaluate the surrounding area for additional damage.• ROOF-TILE CLEANING: Moss growth was observed on the roof tiles. This condition is not uncommon and routine cleaning is part of regular roof maintenance. Have the roof professionally cleaned and treated using methods appropriate for tile roofing to improve drainage and help prevent moss from spreading beneath or displacing the tiles. Avoid pressure washing, which may damage the tiles or underlying roofing components.
Roof Components		
Page 11 Item: 1	Flashings	<ul style="list-style-type: none">• CROWDED ROOF PENETRATIONS: Multiple roof penetrations and attic vents were installed too close together, resulting in overlapping or improperly integrated flashings. This configuration may prevent proper water-shedding and increase the potential for moisture intrusion and concealed deterioration. Have a qualified roofing contractor evaluate the penetrations and reconfigure or properly integrate the flashings to provide a durable, watertight installation.

Not Inspected/Deferred

Structure and Framing Type

Page 16 Item: 1	Roof	<ul style="list-style-type: none">• CONCEALED AREAS: Portions of the attic ceiling structure were concealed by attic insulation, limiting visibility of the underlying framing components. As a result, the condition and integrity of the concealed framing members, supports, and related structural components could not be fully evaluated during the inspection.
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Inspection Details

1. Inspection Scope

Observations:

- **Scope of Roof Inspection.**

This roof inspection consisted of a limited, visual evaluation of the readily accessible roofing system and its visible components at the time of the inspection. The inspection is intended to identify observable deficiencies, damage, deterioration, and conditions that may affect the roof's performance. It is non-invasive and does not include destructive testing, moisture testing, concealed areas, or determination of remaining service life, watertightness, future performance, code compliance, or hidden defects. Areas that were inaccessible, concealed, or unsafe to inspect were excluded. This report reflects the visible condition of the roofing system only on the date of the inspection. Further evaluation and repair by a qualified roofing contractor is recommended for any deficiencies noted, and routine maintenance and periodic inspections are advised to help maximize the roof's performance and service life.



2. Attendance

In Attendance:

- The Inspector present
- Client present
- Buyer Agent present

3. Home Type

Home Type: Single Family Home

4. Occupancy

Occupancy:

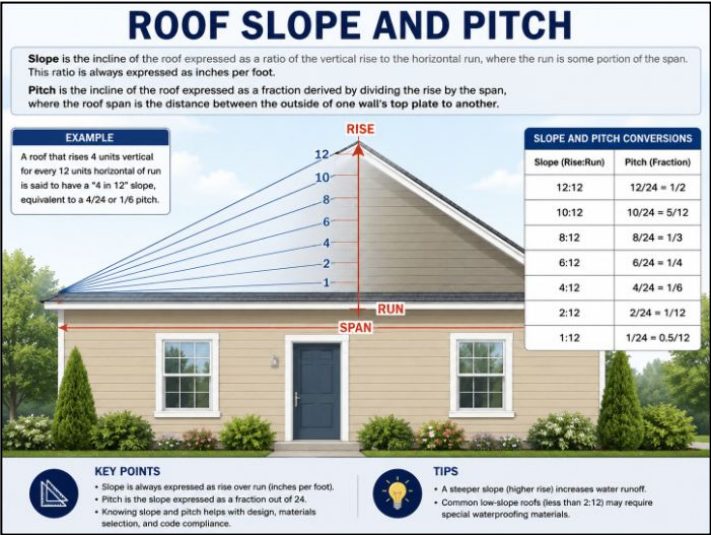
- Vacant - Unfurnished

Property Roof

1. General Comments

Observations:

• **SLOPED ROOF:** The property features a sloped (pitched) roof designed to shed water efficiently and protect the structure from weather-related moisture intrusion. The service life of a roofing system is influenced by several factors, including the roof's pitch, the type and quality of the roofing material, installation methods, maintenance practices, exposure to sunlight, and environmental conditions such as wind, rain, snow, ice, and overhanging tree branches. Common roofing materials used on sloped roofs include asphalt shingles, concrete or clay tiles, wood shakes, slate, metal roofing systems, and various composite products. Regular inspections and maintenance are recommended to help maximize the roof's performance and longevity.



2. Roof Access

Observations:

• The roof covering was inspected from multiple vantage points using an inspection drone, ladders where appropriate, and high-resolution camera zoom capabilities to provide a comprehensive visual evaluation. As a standard practice, walking on the roof is avoided unless deemed necessary, as foot traffic can damage certain roofing materials and may create unsafe conditions for the inspector. This inspection is therefore based primarily on observations made from accessible and safe viewing locations.



Property Roof (continued)

3. Material Type

Materials:

• **CONCRETE FLAT TILES:** The residence is equipped with a concrete tile roof covering. Concrete tile roofs are known for their durability, longevity, and resistance to fire and weather-related deterioration. The roofing system consists of individual overlapping tiles designed to shed water and protect the structure from moisture intrusion while providing an attractive and long-lasting roof covering.

This type of roofing system is typically a Class A fire-rated assembly when installed in accordance with manufacturer specifications. Concrete roof tiles commonly have a service life of 50 years or more, and many manufacturers offer long-term warranties. With regular inspections, seasonal cleaning, prompt repairs, and routine maintenance, a concrete tile roof can provide decades of reliable, leak-free performance.

The longevity of a concrete tile roof depends on factors such as installation quality, underlayment condition, roof ventilation, maintenance practices, and exposure to environmental conditions. While the concrete tiles themselves are highly durable, the underlayment beneath the tiles may require replacement before the tiles reach the end of their service life. Regular inspections and maintenance are recommended to help maximize the performance and longevity of the roofing system.

CONCRETE ROOF TILES

Strong, durable, and fire-resistant roofing designed for long-lasting protection and timeless beauty.

OVERVIEW

Concrete roof tiles combine advanced engineering with the natural look of wood shake. They are made from a blend of cement, sand, water, and iron oxide pigments, then molded and cured for exceptional strength and durability.

Concrete shake tiles provide the rustic charm of wood with the performance, fire resistance, and low maintenance of concrete.

WOOD SHAKE APPEARANCE

Authentic wood shake look with deep texture and natural shadow lines.

DURABLE & STRONG

High-strength concrete construction resists cracking, impact, and extreme weather.

FIRE RESISTANT

Non-combustible material helps protect your home and provides excellent fire resistance.

WEATHER RESISTANT

Engineered to withstand rain, wind, hail, and UV exposure for long-lasting performance.

ENERGY EFFICIENT

Thermal mass helps reduce heat transfer, improving energy efficiency and indoor comfort.

COMMON CONCRETE TILE PROFILES

S-TILE (BARREL)

Classic curved profile for Mediterranean and Spanish-style homes.

FLAT TILE

Smooth, flat profile for a clean, modern appearance.

SHAKE TILE (WOOD SHAKE)

Textured profile that replicates the look of natural wood shake.

SLATE TILE

Thin, flat profile with slate-like texture and traditional appeal.

MISSION TILE

Traditional curved profile with a classic mission look.

POPULAR CONCRETE SHAKE (WOOD SHAKE) COLORS

WEATHERED GRAY	CEDAR BROWN	DRIFTWOOD	CHARCOAL
RUSTIC BROWN	TAUPE	SANDSTONE	GREYSTONE

FEATURES & BENEFITS

- LONG LASTING**
Provides decades of reliable performance (50+ years with proper maintenance).
- LOW MAINTENANCE**
Resists rot, insects, and decay. Minimal upkeep required.
- COLOR FAST**
Factory-applied color resists fading and maintains beauty over time.
- SUSTAINABLE**
Made from natural materials and is recyclable at the end of its life.

Ensure roof structure is properly designed to support the additional weight of concrete tiles.

Install in accordance with manufacturer's instructions and local building codes.

Use proper underlayment, flashing, and ventilation for optimal performance.

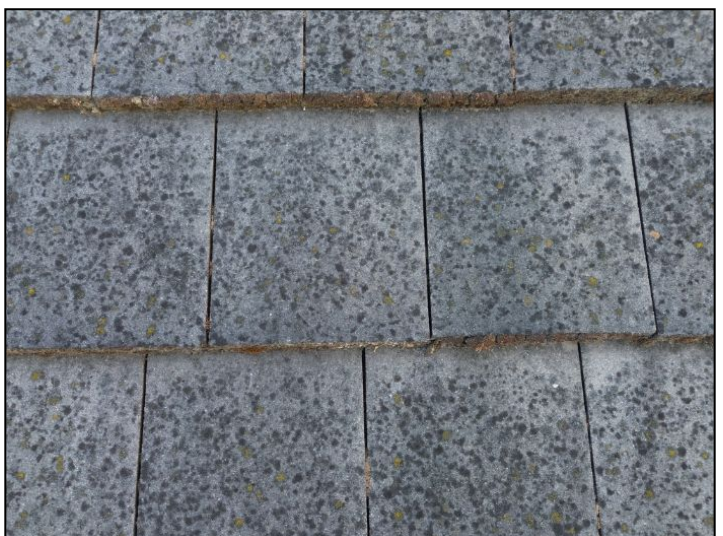
Inspect tiles regularly and replace any cracked or broken tiles promptly.

Materials and Condition

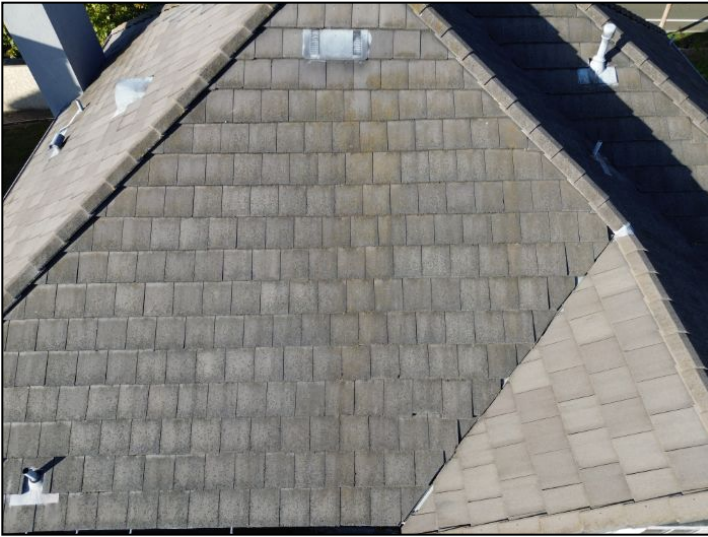
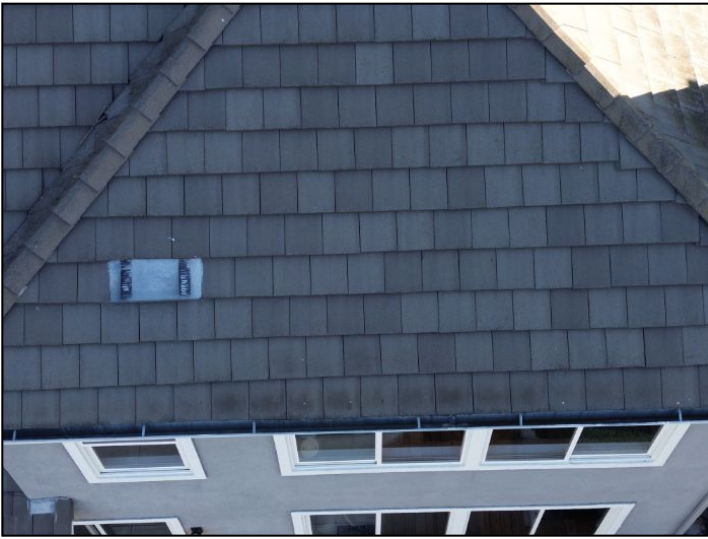
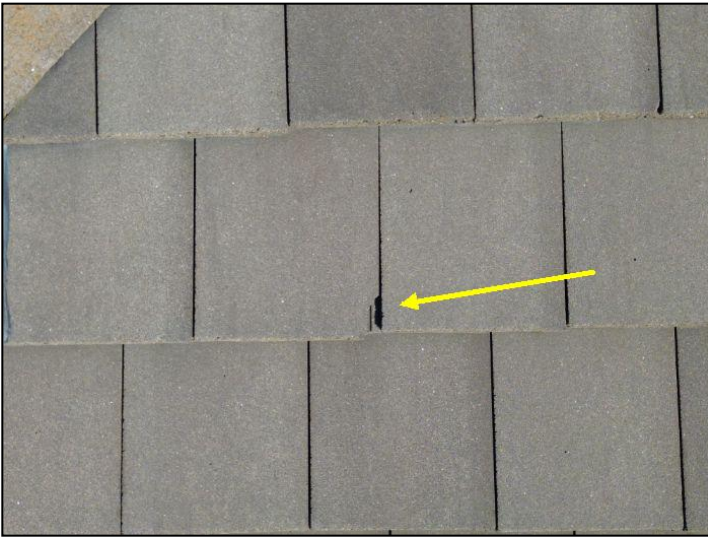
1. Composite Tile

Observations:

- The composite tile roofing material appears to be in satisfactory condition relative to its age.
- 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.
- **SLIPPED TILES:** Some roof tiles, particularly near the **valley flashing**, were loose, displaced, or had slipped from their intended positions. Although this condition is not uncommon near roof **valley**s, it may expose the underlayment and other roofing components, increasing the potential for moisture intrusion and premature deterioration. Have a qualified roofing contractor properly reposition and secure the affected tiles before the rainy season and evaluate the surrounding roof areas for additional deficiencies.
- **CRACKED TILES:** One or more cracked roof tiles were observed. Damaged tiles may expose the underlayment to accelerated weathering and increase the potential for moisture intrusion and deterioration of the underlying roofing components. Have a qualified roofing contractor repair or replace the affected tiles and evaluate the surrounding area for additional damage.
- **ROOF-TILE CLEANING:** Moss growth was observed on the roof tiles. This condition is not uncommon and routine cleaning is part of regular roof maintenance. Have the roof professionally cleaned and treated using methods appropriate for tile roofing to improve drainage and help prevent moss from spreading beneath or displacing the tiles. Avoid pressure washing, which may damage the tiles or underlying roofing components.



Materials and Condition (continued)



There may be the occasional cracked or chipped tiles.



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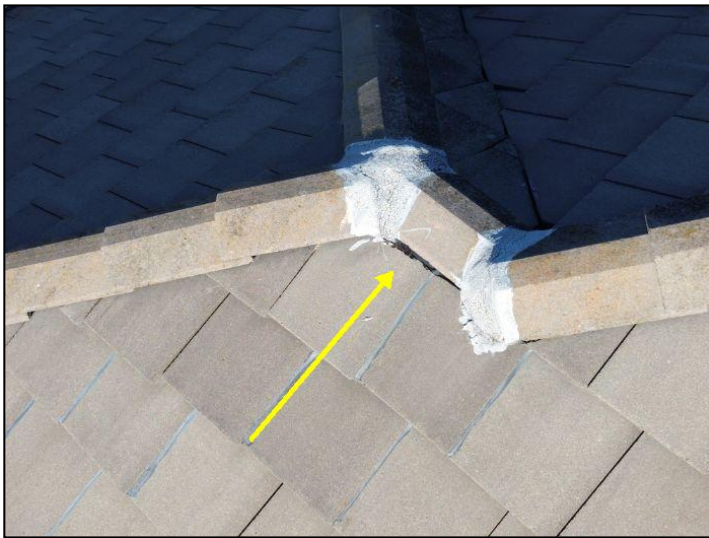
Materials and Condition (continued)



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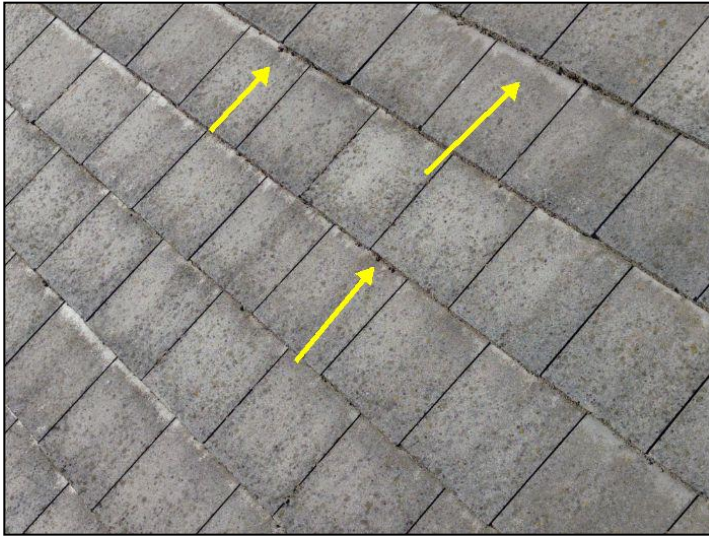


SLIPPED TILES: Some roof tiles were loose, displaced, or had slipped from their intended positions.



CRACKED TILES: One or more cracked roof tiles were observed.

Materials and Condition (continued)



ROOF-TILE CLEANING: Moss growth was observed on the roof tiles.



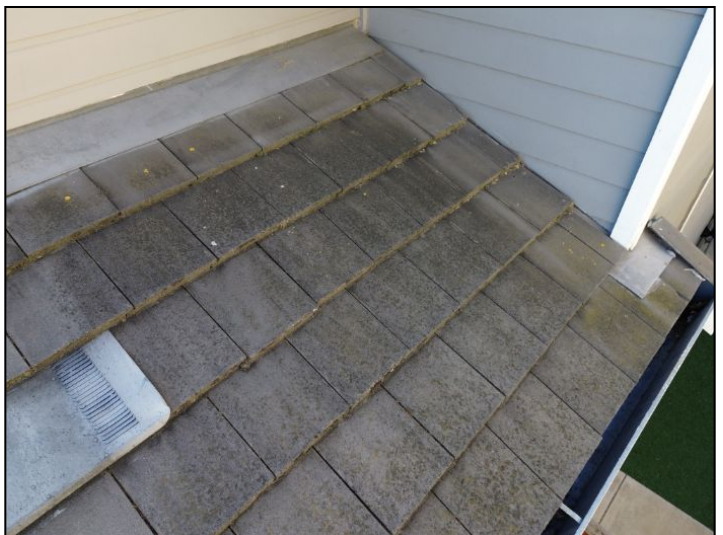
ROOF-TILE CLEANING: Moss growth was observed on the roof tiles.

Roof Components

1. Flashings

Observations:

- The visible roof flashing 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.
- **CROWDED ROOF PENETRATIONS:** Multiple roof penetrations and attic vents were installed too close together, resulting in overlapping or improperly integrated flashings. This configuration may prevent proper water-shedding and increase the potential for moisture intrusion and concealed deterioration. Have a qualified roofing contractor evaluate the penetrations and reconfigure or properly integrate the flashings to provide a durable, watertight installation.



Roof Components (continued)



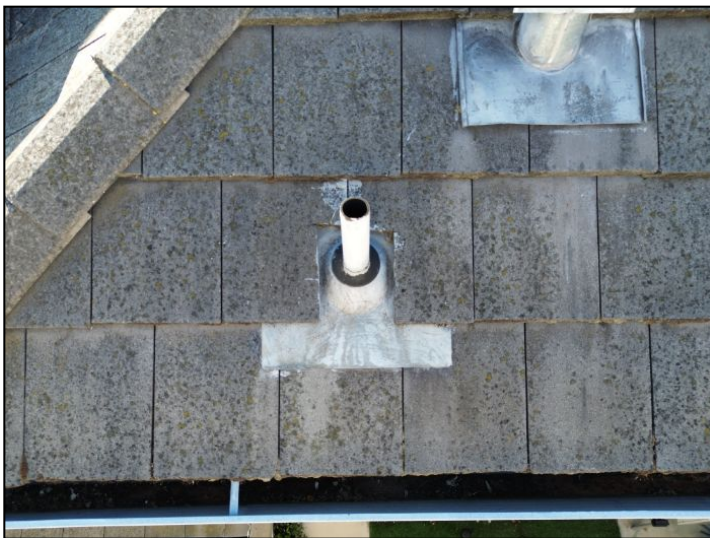
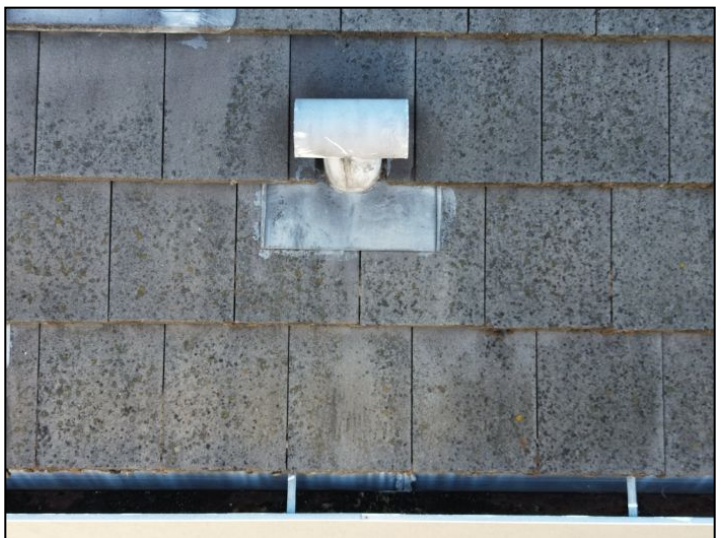
CROWDED ROOF PENETRATIONS: Multiple roof penetrations and attic vents were installed too close together, resulting in overlapping or improperly integrated flashings.

2. Protrusions

Observations:

- The plumbing vent protrusions appeared to be well sealed, properly flashed and in satisfactory condition.
- The exhaust vent protrusions appeared to be well sealed, properly flashed and in satisfactory condition.

Roof Components (continued)



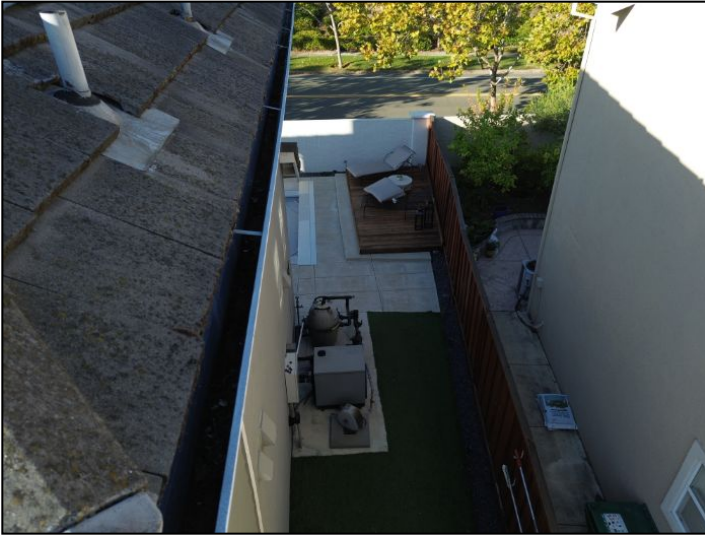
Roof Components (continued)



3. Roof Drainage

Observations:

- The gutters and downspouts are clear and in satisfactory condition. This allows for proper water drainage and helps prevent potential water damage to the property. Regular inspections and maintenance should be continued to ensure they remain in good working order.



Roof Components (continued)



Structure and Framing Type

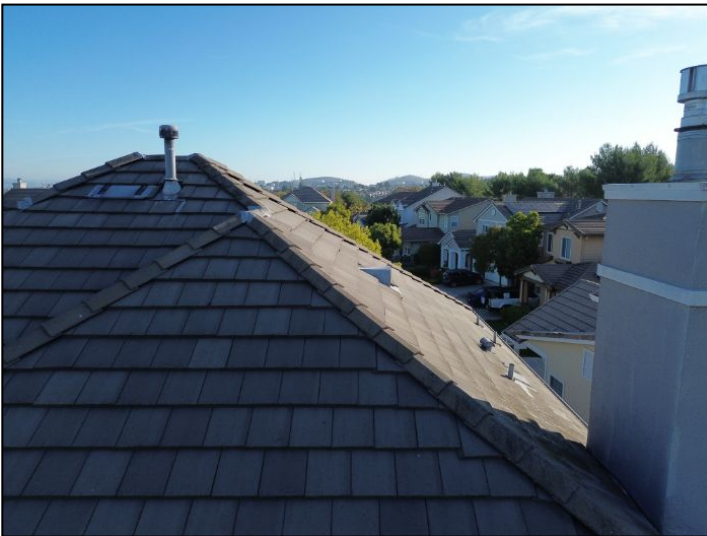
1. Roof

Structural Type:

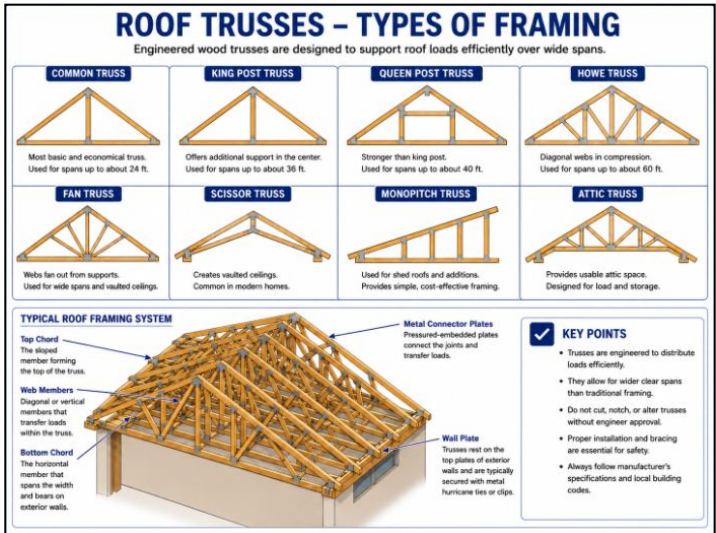
- The visible roof structure appeared to be in functional and satisfactory condition, with no significant damage or structural concerns observed at the time of the inspection. The roof decking was generally level, with no unusual irregularities beyond those commonly associated with the age and type of construction. The readily accessible framing members also appeared to be in satisfactory condition. Periodic inspections are recommended as part of routine home maintenance to monitor the roof structure over time.

- **TRUSSES:** The ceiling and roof structure are framed with prefabricated wood trusses. This construction method allows for efficient framing and can provide strong, stable support for the roof. Regular inspections are recommended to ensure the integrity of the trusses and overall structural safety.

- **CONCEALED AREAS:** Portions of the attic ceiling structure were concealed by attic insulation, limiting visibility of the underlying framing components. As a result, the condition and integrity of the concealed framing members, supports, and related structural components could not be fully evaluated during the inspection.



Structure and Framing Type (continued)



Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Primary Bedroom Closet.
- Access at hallway ceiling first floor.
- The access was readily accessible and allowed inspection of the visible and accessible portions of the attic interior components at the time of the inspection.
- Informational:** For safety reasons and to avoid damaging ceiling finishes, insulation, wiring, ductwork, or framing components, the inspector does not traverse attic spaces unless a safe and adequate walking platform is installed. Attic inspections are generally limited to areas that are readily accessible and visible from the attic access opening or from designated walkways. Conditions may exist in concealed or inaccessible areas that were not visible at the time of the inspection.

Attic (continued)



2. Insulation Condition

Observations:

- The visible attic insulation appeared to be adequately and relatively evenly distributed at the time of the inspection. No significant visible deficiencies were observed unless otherwise noted in this report.

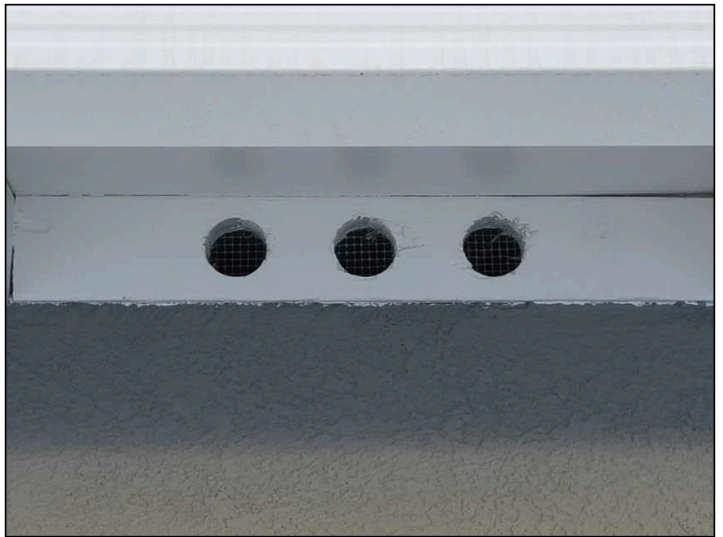


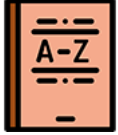
3. Ventilation

Observations:

- The visible attic ventilation provisions appeared adequate at the time of the inspection. No significant visible deficiencies were observed unless otherwise noted in this report.

Attic (continued)





Glossary

Term	Definition
Valley	The internal angle formed by the junction of two sloping sides of a roof.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.

Thank you for choosing TK C & C, Inc. for your roof inspection.

Please feel free to contact me if you have any questions or concerns about this report. I will be happy to review my findings, answer your questions, and discuss any recommendations with you. I am here to help make your real estate transactions as smooth and stress-free as possible.

This report provides a visual assessment of the roof's accessible components and documents the conditions observed at the time of the inspection. Any recommendations included in this report are intended to help you better understand the roof's current condition and identify areas that may require repair, maintenance, further evaluation, or replacement by a qualified roofing contractor.

Upon request, TK Contracting & Consulting, Inc. can also provide an **AI-assisted roof repair and replacement cost estimate**. This optional estimate is prepared using the inspection findings, typical material costs, and prevailing contractor labor rates for Northern California. It is intended solely for preliminary budgeting and negotiation purposes and **is not a contractor's proposal, bid, warranty, or guarantee of final costs**. Actual pricing may vary based on site conditions, material selections, permitting requirements, contractor availability, and conditions that were not visible during the inspection. **We recommend obtaining written estimates from qualified roofing contractors before proceeding with any work.**

Thank you for allowing us to assist you with your property inspection needs.

TK Contracting & Consulting, Inc.

Professional Roof Inspection Services

