

Photo Report by DMNC Roofing

Created by Stephan Kraemer

Nov 3, 2020 | 9 Photos



Inspection Report

Property Address



In general the roof covering appears to be in good shape considering it's age, and no major storm damage was found. The individual shingles seem to seal well. However, significant granular loss was observed indicating aging and drying of the shingle core. This is to expect over time and more so in this hot ocean climate. An additional life span of 7 to 10 years can be expected. This estimate is solely based on the shingles normal wear and tear and does not include future potential storm damage that also may become more possible as the shingle ages.

Minor concerns are pointed out on the pictures below.



Date: November 3rd, 2020, 12:12 p.m.
Creator: Stephan Kraemer



Shingles have been sealed on areas they should not have been sealed. This could be an indicator for prior leakage.

These corners are in general hard to manage and the water diverters are a good way to litigate potential issues.

Date: November 3rd, 2020, 12:22 p.m.
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Lead Pipe Jack was chewed on by rodents this should be fixed to prevent water from entering and run down on the outside of the pipe.

Date: November 3rd, 2020, 12:24 p.m.
Creator: Stephan Kraemer



There are exposed nails throughout the roofs ridge cap line. While these nails are necessary to hold the last ridge cap in place, they should be caulked to prevent water from running in.

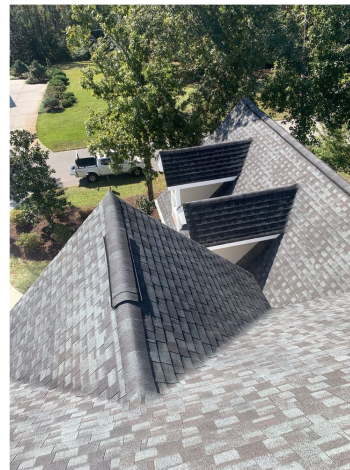
Date: November 3rd, 2020, 12:24 p.m.
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This is the only area where minor wind damage has been found. While this damage is not causing any leaks at this point, it will be vulnerable to future wind gusts. The creased shingles should at least be sealed. so they can't easily flip up.

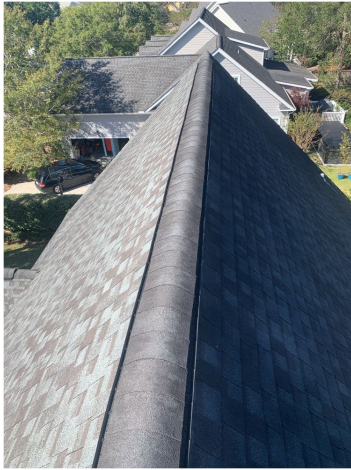
This is right of the back deck on the flat part of the roof.

Date: November 3rd, 2020, 12:27 p.m.
Creator: Stephan Kraemer



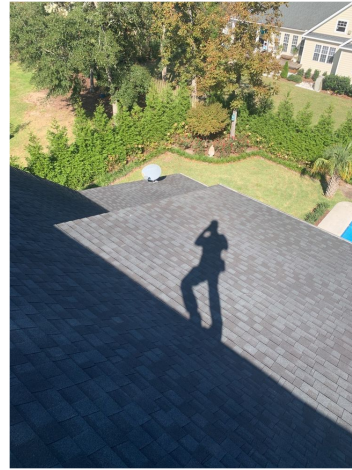
No storm damage found on front slope.

Date: November 3rd, 2020, 12:20 p.m.
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Ridge vent installed correctly.

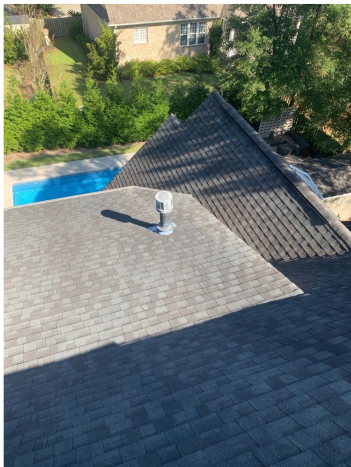
Date: November 3rd, 2020, 12:20 p.m.
Creator: Stephan Kraemer



No storm damage found on rare slope.

We suggest to re-install the satellite dish to the wall or fascia as roof mounted satellites can cause water entrance and slowly deteriorate the plywood.

Date: November 3rd, 2020, 12:20 p.m.
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No Storm damage found.

Date: November 3rd, 2020, 12:20 p.m.
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