



V MENDOZA ROOFING INC.
Lic. #911369
P. O. Box 1327, Brentwood, CA 94513
Tel: (925) 783-6265
Email: v.mendozaroofing@yahoo.com
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ROOF REPORT

Date	Roof Report No.
04/16/26	6599

Name/Address
Mike Perry Company: Mike Perry Realty Team Email: mike@perryrealtyteam.com

Project Address
112 Jimno Ave Pittsburg, CA 94565



Roof Inspection Date: April 15th, 2026

Roof Inspector: Valente Mendoza

Roof Inspection Report Created By: Tamara Mendoza



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Inspection Findings

Building Type: Single Family Residential
 Living Size: 1,757 sqft
 Stories: 2
 Year Built: 1950
 Roof Type: Asphalt Shingles
 Roof Layers: 1 layer

Roof Condition: The asphalt roof has an estimated remaining service life of approximately 10-15 years with repairs and proper roof maintenance before the recommended roof replacement date. It is recommended that the following findings listed below be serviced.

 Please be aware that the following roof inspection was made from inspecting the exterior of the home only; the interior of the home was not inspected

Findings (Please Refer to the Images on Pages 3-5):

1. It is recommended that lifted flashings be secured with screws, that shiners be sealed with glue to prevent water intrusion, and that all roof flashings be painted.
2. Nails were installed onto the roof for light attachments, creating penetrations that may allow water intrusion. It is recommended that the nails be removed and sealed.
3. Moss buildup was observed on the north side wall of the house. It is recommended that the moss be removed.
4. It is recommended that the temporary patch be removed and shingles be installed in the affected area.
5. There is no drip edge metal or gutters installed at the eaves, which has contributed to dry rot due to unprotected fascia boards. It is recommended that the visibly dry-rotted plywood and fascia along the second-story eaves be repaired or replaced as needed, that any removed shingles be replaced, and that drip edge metal be installed. Alternatively, gutters may be installed in lieu of drip edge; please see Estimate #6600 for details and pricing.

 To service the following recommended repairs (#1-5), it would be \$4,200.
 *Less \$200 if Estimate #6600 is completed

Acceptance of Proposal - The above prices, specifications & conditions are satisfactory & are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date of Acceptance: _____

Finding Image(s):





5c.



The purpose of this roof inspection is to determine type, age, life expectancy, and corrective work if needed. This report is based solely on visible and obvious problems noted during our roof inspection from the exterior of the house only. Inspection results do not include portions of the roof located underneath HVAC units, solar units, and other fixtures on the roof due to inaccessibility. Dry rot repairs, if included, are based on roof leaks the inspector found above the area. It is the responsibility of all parties involved to report any past or present leaks, ceiling stains, or repairs done by others to V Mendoza Roofing Inc prior to or upon inspection. Failure to do so may result in voiding all or part of stated warranty if offered.

Maintenance Disclosure: Tile roofs are lifetime roofs if properly maintained. Over time, tiles will naturally break/slip and sealants/rubber collars will deteriorate due to the sun. The largest concern is the buildup of debris in flashings under roof tiles that can impede water drainage. Depending on the amount of nearby trees, wind blowing debris, and other debris causing factors: flashings may need to be cleaned every 1-3 years. Leaks caused by maintenance issues will not be covered under certification or workmanship warranty.

Price Subject to Change: Price is subject to change if repairman finds damaged wood members after opening up the roof and removing felt underlayment. There is no way to confirm damaged plywood during the roof inspection without completely opening up the roof.