



ROOF REPORT AND ESTIMATE

Estimate #: 16087

Inspection Date: 11/04/2025 12:00 AM

Liability Insured License #896271

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376 Spreading Oak Lane, Rancho Cordova, California, 95670

Ordered By: Robert Holden - +12535761686

Inspected By: Gary Volchansky - 9162132980

Roof Info	Certifiable	Known Leaks	Roof Layers	Roof Type	Lowest Pitch	Steepest Pitch	Est. Age	Life Left
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Presented By:		(California CSLB #896271)	Repair Cost
			Total

Findings		
1	1 Info	LOW PITCHED BETWEEN 2/12 & 2.5/12 This composition shingle roof has a pitch of 2.2 /12. Uniform building code allows a pitch under 4/12 and over 2.0/12 with 2 layers of felt underlayment on composition roofs, however, we have found that these lower pitched roofs sometimes fail and are more susceptible to leaks due to poor drainage with hundreds of nail penetrations as a risk. Windy conditions make them even more likely to leak because water will run under the shingles and find the nail holes. We cannot certify this roof as it is under our company policy of 2.5/12, however, we will address the following obvious problems noted by the inspector if repairs are ordered: No repairs are needed This time .



ITEMS NOT INCLUDED UNDER WARRANTY

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Roof Doctors' Disclosures, Roof Inspection Limitations & Exclusions from Roof Certification: (i) The roof inspection from which this Roof Report and Estimate was completed is for the sole purpose of Roof Certification evaluation only; (ii) Pursuant to California Business and Professions Code Section 7197 (d) (4), "Roof Certification" means a written statement by a licensed C-39 Roofing Contractor who has performed a roof inspection, made any necessary repairs, and warrants that the roof is free of leaks at the time that the certification is issued and should perform as designed for the specified term of the certification"; (iii) A 'Roof Certification' can only be issued by Roof Doctors only after Roof Doctors has completed all of the following: inspected the roof, made any necessary repairs, offered a written roof certification warranty for the roof ("Warranty"), the Warranty being duly issued by Roof Doctors, and the receipt by Roof Doctors for the payment of the Warranty; (iv) our Warranty is a roof leak warranty only, and is NOT a roof replacement warranty of any kind; (v) this roof certification evaluation is not an endorsement of home sale – it is a subjective evaluation by Roof Doctors for the sole purpose of, whether or not, to issue a Warranty for the roof; (vi) **THIS ROOF IS NOT CERTIFIABLE AND A WARRANTY CANNOT BE ISSUED IF ANY REPAIRS RECOMMENDED HEREIN ARE PERFORMED BY ANYONE OTHER THAN ROOF DOCTORS;** (vii) this Roof Inspection Report and Estimate is based on a limited visual inspection of the roof over the structure at the subject property address; (viii) Roof Doctors makes no warranty that all deficiencies have been identified and described in this report or that other deficiencies do not exist; (ix) elements of the roof that are not visible or safely accessible cannot be addressed by this type of limited non-invasive inspection and are excluded from roof certification and the written Warranty; and (x) this Inspection Report and Estimate has been reviewed and is presented by a licensed C-39 Roofing Contractor in the State of California, as required under California Roof Certification law.

Consumer's Responsibilities: (i) Any known facts or defects, and any past or present roof leaks and/or roof repairs, whether accessible and visible or not, during any inspection(s), pertaining to the roof at the Project Address must be disclosed by Consumer to Roof Doctors prior to any inspection, prior to any repair, and prior to the issuance of a Warranty. If any pre-existing roof leak(s), defect(s), or repair(s) are not disclosed by Consumer to Roof Doctors, then Roof Doctors shall exclude such leak(s) or defect(s) from the Warranty. (ii) Consumer shall be responsible for verifying any Building Permit history that may exist with the City or County government agency having jurisdiction over the subject property address to determine the actual age of the roof, and to determine whether the current roof was installed with a proper and duly issued Building Permit.

Terms of Service: Subject to the sole discretion of Roof Doctors, we reserve the right to refuse service to anyone who has a history of obtaining our Roof Inspection Report and Estimates, and who also has a history of not ordering the services that are recommended therein. Roof Doctors will NOT re-inspect any work completed by others to determine if it has been done correctly.

Please contact our office to receive a written Home Improvement Contract to authorize Roof Doctors to complete any of the repairs recommended herein and / or to order a Warranty pursuant to California Roof Certification law. This Roof Report and Estimate has no force and effect and is not valid until after a written Home Improvement Contract has been signed and duly executed by both Roof Doctors and the Consumer, and / or after a Warranty has been issued by Roof Doctors after being ordered and purchased by the Consumer.

This Roof Report and Estimate is NOT a Roof Certification, NOT a Roof Warranty NOR a Roof Clearance.

Roof Doctors is pleased to offer our own Best Price Guarantee:

- Send us your best bid prior to our inspection and we will beat it by 5%.
- Bid must be from a licensed Roofing Contractor's written, detailed estimate.
- Competitor's scope of work must be the same as Roof Doctor's scope of work.
- Only applies to roof repairs, and not the roof certification fee.



Inspection Pictures

