

WORK TO BE PERFORMED AT:

Berkshire Hathaway
3101 Calle Mariposa
Santa Barbara, CA 93105
c/o Ken Switzer

SAFEGUARD ROOFING



PROPOSAL SUBMITTED TO:

Berkshire Hathaway
1170 Coast Village Road
Montecito, CA 93108
c/o Ken Switzer

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Roof Inspection Report

**UPON INSPECTION OF THE ABOVE ADDRESSED DWELLING
OUR FINDINGS ARE AS FOLLOWS:**

The existing roof consists of dimensional composition shingles installed over a 30# felt underlayment.





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- The front section of the house is a combination of the older shingles with patches of newer shingles interwoven in several areas.



- There are newer shingles over the front entryway and older shingles on the main part of the roof.





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- This photo shows the roof to wall area on the front side where one shingle is missing.



- This photo shows a shingle adjacent to the tie-in where one of the older shingles is cracked.





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- This appears to be a recent repair where the front entryway meets the main house.



- This photo shows newer shingles on the left and older shingles on the right. It's not known why this approach was executed.





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- This photo shows older shingles on the left (main house) and newer shingles on the right over the entryway.



- These appear to be newer shingles and should have step flashing at the roof to wall connection. I was not able to determine that step flashing was used. The roof to wall connection appears to be sealed with mastic.





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- This photo shows the back side of the chimney. There is no step flashing or counterflashing. The shingles appear to be sealed to edge metal using mastic. The seal between the edge metal and the bricks appears to have holes.



- This photo shows the sides of the chimney. Once again, there is no step flashing or counterflashing.





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- This is the window in a roof dormer facing east. There does not appear to be a metal flashing below the windowsill.



- The china hat on this vent appears to be badly rusted.





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- There is a large cricket on the back side of the house adjacent to the new addition. The cricket appears to have been recently repaired. Safeguard Roofing suspects that this cricket may still be problematic. This type of a repair using mastic is usually temporary.



- This photo shows a vent pipe adjacent to the cricket. The seal on this vent pipe appears to be cracking.





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- A skylight has been installed on the second story of the new addition. The skylight is a self-flashing skylight and is meant to be hot-mopped into a flat roof. The skylight is the incorrect style for a sloped shingle roof. A curb-mounted skylight would be the proper skylight to be used for this installation.



SUMMARY: The oldest section of roofing appears to be on the front side of the house. This section of roofing may have four to five years of life. The newer sections of roofing on the balance of the house may have 15-20 years of life left. That being said, there are issues stated in this report that may have to be addressed during the interim. The cricket is the most likely to cause problems in the near future. Some of the other issues could be resealed and wait until those sections of the roof are reroofed.

Disclaimer: The only way to determine if a roof is absolutely water-tight is to observe it during a prolonged rainfall. This report is not a warranty against leaks. The only roofs Safeguard Roofing can warranty are roofs newly installed by Safeguard Roofing.

If you have any questions regarding this report,
please call Troy Lobdell directly at (805) 895-5800.