



22 Point Roof Inspection Report + Bonus

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1. Restoration Colorado will inspect your roof for missing shingle granules.

Shingles will lose their granules through a variety of ways such as normal wear and tear, severe hail damage or a defective product that was used on your roof during a previous inspection. Of course when your roof shingles begin showing signs of losing their important granules they are at the point where you will need to replace them immediately or risk leaking to occur in your home.

The granules of shingles are responsible for a variety of features such as protecting the shingles from harmful UV light directed by the sun and to protect your home from whatever mother nature throws at it. In reality there are different types of granule losses that include shingle blistering, mechanical damage, old shingles, normal aging and from being walked on too much.

At Restoration Colorado we understand how important these granules are to both your home and to your shingles and we ensure to check every shingle thoroughly during our 21 point inspection to help give you a better idea whether you need to have the shingles replaced or if your roof can survive a little longer with the shingles currently on it.

2. Restoration Colorado looks for Proper shingle overhangs at gutters, and eaves

Whenever you have a new roof installed, what tends to happen is that in order to compensate for the lack of either a drip edge or flashing contractors will install shingles too far forward which covers the opening of your gutter. It is even common for many roofing contractors to place roof shingles into the gutter itself, which can cause wicking if the shingle is exposed to the water within your gutter.

There are certain measurements for which your shingles should be placed over your eave such as $\frac{1}{4}$ to $\frac{3}{8}$ inch and many contractors recommend extending the shingles very slightly in the case that the eave is slightly wavy. While many contractors ignore the recommendations that manufacturer's make for the proper placement of your shingles over your home's gutters and eaves, at Restoration Colorado we strive to ensure these proper measurements so that your shingles can last you for many years to come.

3. Restoration Colorado will inspect for any loose shingles

There are a variety of things that can cause the shingles of your roof to become loose and to fall from your home. Some of these things include the harmful rays of the sun, heavy rainfall and high winds. All of these things can contribute to the beginning stages of decay in roof shingles and begin to loosen them. There are many different ways that you can tell if your roof shingles need to be replaced such as finding large shingle granules inside of your rain gutters, your shingles are filled with cracks and if there are any corners missing from the shingle itself.

When you can see that your shingles are beginning to wear down this is a clear indication that you will need to replace your roof fairly quickly. Your shingles are responsible for protecting your home from the worst mother nature can throw at it and help to protect your home from being penetrated with water. We can help you prevent a potential leak in your roof from occurring by inspecting your shingles closely and we can help you to avoid having to make costly repairs to the inside of your home in the future.

4. Restoration Colorado will inspect for curled, brittle, or deteriorated shingles

Remember, your roof is the first line of defense that you have to protect yourself from the elements such as the sun, wind, snow, rain, hail, etc. These different elements have the potential to ruin your shingles and wear them down faster than many homeowners realize and that is why having them inspected often is crucial to the safety of your own home.

Rain and snow are your roof's worst enemy and not only can these two weather conditions damage the overall structure of your shingles and rot decking which can lead to faster deterioration of your shingles. The sun can have a damaging effect on your shingles and results in a complete break down of them over time.

The fact of the matter is mother nature will begin to make your shingles brittle, can curl them or deteriorate them after some time. Having your shingles inspected by Restoration Colorado will help to ensure that your roof is up to the task of protecting your home the way it should for many years to come.

5. Restoration Colorado will inspect all seals on your shingles to help prevent wind damage

Here in Colorado there will be some days where we may experience high winds from time to time and those strong winds can have a damaging effect on our roofs. When you schedule a free 21 point inspection with Restoration Colorado we will effectively take a look at your roof shingles and make sure none of them are peeling away from the foundation of your roof.

There are a variety of things that we look for when looking for wind damage such as whether the bonding process that was used in the primary installation is still intact and we also look for curled and brittle shingles.

6. Restoration Colorado will inspect the fasten method used from the original installation

There are different kinds of fastening methods that are used in order to install a roof onto a house such as hand nailing the shingles down or using an automatic nail gun to attach the shingles onto the roof. Both of these fastening methods have their own set of advantages and disadvantages and both methods will be used depending on what kind of shingles are being installed.

When we inspect which fastening method was used in the primary installation of your roof we determine whether or not the method damaged your shingles in any way and if so we would recommend fastening down your shingles using a different method to ensure the durability and life of your shingles.

We have many years of experience with installing and repairing roofs and our experience will come with the added benefit of knowing exactly how your shingles should be fastened to the framework of your home and we use our experience in order to make sure that you are happy with the work we do and can rest assured that any work we do will come with a positive outcome.

7. Restoration Colorado will inspect flashings at all walls

There are various type of flashings at your walls that we inspect during our 21 point inspection process.

Headwall Flashing-this is the place where your roof meets a wall and it should extend behind the exterior wall covering of your home and down over the material that is covering your roof. Flashing should continue to overlap over the material covering your roof. The important thing to note here is that there are no dimensions that are provided and that are applicable with every manufacturer so every contractor will install it differently. The main goal is to make sure that water will be kept out of the headwall flashing. We will inspect the flashing and ensure that no water will be able to seep through it.

Sidewall Flashing-this is the flashing that lies between a wall and a sloped portion of your roof if there is any. The only exception is if your walls are made of brick. The same function applies to this flashing, which is to keep water out.

Step Flashing-this flashing primarily consists of installing small pieces of the flashing overlap every piece of shingle your roof contains and this is the kind of flashing that tends to be installed defectively.

Regardless of the type of flashing that was used in the installation of your home, we at Restoration Colorado will inspect each kind thoroughly and make sure that it keeps water from leaking into your home.

8. Restoration Colorado will inspect all pipe flashings for cracks

A pipe flashing is a material that is commonly used around the various pipes and vents that come out through your roof and they are primarily used to prevent water from leaking through them and into your home. Often times many contractors tend to install these incorrectly which will result in water leaking in through your roof and into your home, which can leave you with a costly repair bill. At Restoration Colorado we inspect each of these flashings thoroughly and look for signs of wear and tear and defective installation and we will give you our honest opinion on whether or not you need to replace them before any long lasting damage can be done to your home.

9. Restoration Colorado will inspect all valleys for cracks, and deterioration

A roof valley is an area of your roof that is very prone to leaking and this holds especially true if you own an older roof. There is a reason why this area of your roof is very sensitive and it is because this is the area of your home that accumulates most of the water that is captured by normal rainfall and this is where the water will flow through before it can escape through your gutter.

Leaking in this area commonly occurs during the harsh Coloradan winter months as all of the snowfall we receive will accumulate in this area and a leak will most likely occur if you do not have any flashing that has been properly installed.

With our years of experience we understand why roof valley leaks occur and they occur because of a few reasons:

1. An Ice and Water Shield Is Missing From The Roof Valley-if your roof valley has been properly installed it should include an ice and water shield that was installed. If not it is prone to many leaks in this area.

2. Roofing Nails Used Improperly-if nails were used improperly during the installation process this can accelerate the rate at which your shingles age and can also draw moisture through the aging shingle.
3. Collection of Dirt and Debris-naturally your roof valley will collect an endless amount of dirt, leaves and other debris, which can disturb the natural downward flow of water into the gutter when these objects are blocking it.

There are a variety of reasons why your roof can fail within the valley flashing and can cause a leak such as improper roofing installation, structural issues and deterioration of the materials that were used. At Restoration Colorado we will look at this area carefully and make sure that there are no leaks or the potential for leaks to occur during our routine 21 point inspection process.

10. Restoration Colorado will inspect all storm collars at pipes for proper seal

In the roofing industry there are certain statistics that have shown that a built up of moisture can cause even more damage to a roof of a residential or commercial roof than that alone of termites, storms or even fires combined.

Storm collars are used to ensure proper ventilation of gas and they are used to make sure no water can leak into the inside of your home or commercial building. Think of your storm collar as an umbrella as it keeps the water out of the joint where it meets the pipe of the vent. We will determine if the seal is worn down or has been improperly installed and if so we will recommend removing the old sealant that was used and replacing it with new sealant to ensure there is no chance of water leaking into your home.

When you perform a routine 21 point inspection by Restoration Colorado on a periodic basis we can check all of your storm collar pipes to ensure that no moisture can seep through them and destroy the interior and exterior of your structure. We can detect any problems that may arise because of these pipes having the wrong sealing method used and we can help maintain the life of your roof for many years to come.

11. Restoration Colorado will inspect all rubber boots at top of pipes for dry rot

Dry Rot is a condition that can happen to your roof and it doesn't necessarily happen to only wood products. It can happen in rubber as well and it can be caused by a variety of things:

1. Ultraviolet Light That Comes From The Sun
2. The Chemicals In The Ozone
3. Oxidation

Naturally these three things will cause the rubber boots on your pipes to wear down and there will need to be inspected to ensure whether or not the need to be replaced.

12. Restoration Colorado will inspect all gutters, and downspouts for any blockage

Your home's gutter are essential in ensuring water cannot build up on your roof and cause long lasting damage in the long run. Gutters are used as a way to funnel water away from your roof and your home and they are responsible for protecting the siding of your home, the windows of your home and the foundation of your home from harmful water damage. When you have gutters that aren't working as they should you will be left with a collection of water near your house which can and will have long lasting damage on the foundation of your home.

Your homes gutters protect your home from a variety of things that you may be unaware of such as:

1. Flooding within your home and basement
2. Cracking or damaging your home's foundation
3. Preventing infestation of mosquitoes or other pesky insects
4. Preventing a build up of mold
5. Protects your home from harmful erosion
6. Prevents staining of the exterior of your home in the walls, driveways or even walkways
7. Prevents paint damage
8. Prevents any products on the exterior of your home from rotting and rusting
9. Prevents your landscape from being damaged

13. Restoration Colorado will make sure your Gutters are securely fastened

As you know your gutters play a key role in the overall maintenance of both your home and your roof and help to ensure that no water can build up on either and cause long lasting damage in its wake. When you have a loose gutter in place or a gutter that has fallen away from the building itself, this is allowing water runoff to miss the gutter completely and to run down the sides of the building and to pile up near the foundation of the building itself.

Having water run off of the building in this manner can result in a number of consequences such as harmful dry rot, harmful erosion of the building and foundation, damage to your surrounding landscape, damage done to the siding of the building, possible window and door damage, build up of hazardous mold and even damage to the structure of the building.

At Restoration Colorado we can look for possible loose gutters and let you know of the dangers these can pose so that we can get them fixed for your right away.

14. Restoration Colorado will check for proper attic ventilation

There are many reasons as to why you want to ensure there is proper ventilation within your attic with the primary reason being that this will allow for air to circulate naturally through a method known as convection, which simply means that the air is drawn from the outside from the lower levels of the attic and is then released through higher areas in what is known as a draft. This is very similar to how a chimney works and is the way the air should be circulated through your attic.

Believe it or not having a well ventilated attic is a crucial part of the entire roofing system of your home. When your attic is properly ventilated it is able to push hot air and moisture from your entire home and will help to reduce the overall temperature within your home as well. If your attic is properly ventilated you can help reduce a majority of potential health risks that can occur and can even extend the life of your roof in the process.

When your attic has a poor ventilation system it can cause a majority of problems for you in the long run such as mildew build up, rust, deterioration to your entire roofing system, and having to spend a lot of money on air conditioning systems for your home. If you find that no matter what you do in your attic but it is always blistering hot in the summer and bitter cold in the winter, it may be a clear indication that the area has a poor ventilation system.

15. Restoration Colorado will inspect attic insulation throughout attic for proper R-Value

There are certain types of insulation levels that are specified by an R-Value System. This system helps to measure how resistant the insulation is against heat that travels through it. The important thing to know here is that the higher the R-Value you have, the better the insulation will work in resisting heat.

In your home the one room that tends to have the most amount of energy lost through it is your attic. That is why it is key to have adequate insulation in place to prevent the lose of this energy and to create an effective barrier against the unwanted heat exchange which causes you to lose this energy.

At Restoration Colorado we can measure how effective the insulation in your attic is working based upon it's R-Value and we can give you our professional and honest opinion on whether what you have in place is effective enough to stop this unwanted exchange of energy.

16. Restoration Colorado will do an interior attic inspection for moisture, mold or dry rot

We already know that having excessive moisture within your home is not only harmful for the roof of your home but can be harmful to your entire home as a whole. When there is excessive moisture found it is often something that can be difficult to get rid of due to the extreme complication of it all. Moisture itself can cause some harmful effects such as:

1. Dry Rot-while it has been known to primarily target wood, this wood-eating fungus has proven to be an enemy of rubber as well. It tends to target areas of a home that are not well insulated, thick with moisture in the air, a room with no light and in places that reach temperatures above 50 degree Fahrenheit. The perfect place for this fungus to thrive is in the attic of any home if it is not well ventilated or well insulated.
2. Mold-mold itself can cause a variety of health problems for humans who live in homes where it thrives. One of the illnesses humans can suffer from is known as Sick-Home Syndrome and people who suffer from it usually exhibit symptoms such as respiratory issues and unable to fully recover from something as simple as the common cold.

At Restoration Colorado we understand how harmful both dry rot and mold can be for your home and your family and during our 21 point inspection process we always keep an eye out for these harmful substances and alert you immediately if we find any trace of them.

17. Restoration Colorado will inspect attic intake vents for any blockage

The intake vents in your attic are primarily responsible for giving your attic adequate ventilation and if it is blocked in anyway this can prevent warm air from flowing out of your home and to the outside, ineffectively control the temperature of your home. Blocked intake vents will even have the potential of bringing cool and wanted air out of the occupied space, which will lead to an increase of heat loss or cold loss from your building.

At Restoration Colorado we look for these blockages in the intake vents as part of our 21 point inspection and ensure to unblock them to restore adequate air flow throughout your home and your attic.

18. Restoration Colorado will inspect all Attic vents for holes, cracks, shrinkage or proper installation to the outside

When you think of your home try to imagine it as a giant chimney. Any warm air that resides in your home will rise to the top of the building (the attic) where it will increase the air pressure once it reaches the ceiling. Between the air pressure in your home and the air pressure which is lower on the outside of your home will drive any warm air that resides in the home to go through any hole or crack it can find. The same can be said for the lower part of your home and the high pressure within your home can push cool air out of your home and into the outside or into the foundation through any hole or gap it can find.

This is known as the stack effect and the important thing to remember here is that the larger the space you have between the inside and outside of your home, the greater the air pressure will be in your home and thus the stronger the pull of air will be. At Restoration Colorado we will look out for any hole, crack or shrinkage that could indicate your are losing too much air and that your home is not being properly ventilated so that you can save money on your energy bills in the long run. We will also check for proper vent installation and that all vents are vented to the outside of the attic.

19. Restoration Colorado will inspect for cracks in the mortar on your chimney

When you have crack in the mortar of your chimney you are more likely to experience water leaks than chimneys that do not have this problem. There are a variety of ways that this can pose a problem for you such as:

1. Water running down the flue of your chimney
2. Water running down the brickwork within your home or your attic
3. The exposed chimney brick will get damp from the water run off and will begin to form lime deposits on them.

When you have cracks in the mortar of your chimney there are 3 serious health risks that can occur due to this such as Carbon Monoxide Poisoning, which can be fatal, Chimney Fires and Deterioration to your chimney as a whole.

At Restoration Colorado we can alert you to any cracking in the mortar of your chimney so you can have it repaired before your encounter any of these problems for yourself and have to pay more in the long run due to costly repairs.

20. Restoration Colorado will inspect for any missing caulking around chimneys and vents

Caulk is one of those substances that is essential to use in any kind of home repair or home building project and it is the key tool used to prevent any air or water from seeping into your home. As the season changes here in Colorado (which tends to be every 5 minutes), cracks and gaps can begin to appear in the caulking used around your chimney and its vents which can allow unwanted air to come into an air-conditioned space and that can allow moisture to leak in through these areas. This unwanted air and moisture can cause a number of problems for you such as mold appearing, having unwanted drafts and having heat loss during the bitter cold winter months.

At Restoration Colorado we keep an eye out for any caulk that we see that contains gaps, holes or that is missing altogether and we alert you to this issue immediately.

21. Restoration Colorado will inspect for bricks missing in your chimney

It is important to make sure that there are no bricks missing from the foundation of your chimney as this can result in water penetrating into the inside of your home and destroying important materials which can lead to rapid deterioration. When it is cold this can lead to the water freezing which can expose your entire chimney to stress, which can have a damaging effect on it.

Prolonged contact with water can damage your chimney in a variety of ways such as:

1. Rusting chimney accessories
2. Rusting the glass doors of your chimney if there are any
3. Staining the walls and ceiling of your chimney
4. Staining the exterior of your chimney
5. Decaying the mortar on the outside of your chimney
6. Rotting any woods or coverings that are nearby

22. Restoration Colorado will inspect Siding, Stucco, Windows and deck for hail damage

Hail does not just damage roofs. Hail also damages the other parts of the exterior of the home. Restoration Colorado will inspect all sides of your homes siding or stucco. Along with the home's exterior surface we will inspect the windows and window screens for damage. If your roof got hit you can bet your deck most likely has some hail damage. We don't only do roof repairs or replacement, we can perform all exterior or interior repairs.

Bonus: Restoration Colorado will inspect for Rodent or Bird nests in attic or Chimney

During any time of the year little critters such as rodents like squirrels and mice and birds will try to make your home their own home. Unfortunately as small as these creatures are they tend to make long lasting damages to your home they are unaware of. These creatures can clogged up your chimney, eat away at the wood in your attic, chew through wires, or make annoying and unwanted noise in your home.

As a bonus Restoration Colorado will thoroughly inspect both your chimney and attic where these creatures tend to take over and search for any signs of nests that could indicate their presence.



LIST OF OUR SERVICES

- Wand or Rotovac 360i (Power Scrub) Truck Mount Deep Steam Carpet Cleaning
- Furniture Cleaning, All Fabrics including Leather
- Carpet & Upholstery Protection (Dupont Teflon®)
- Ceramic Tile & Natural Stone Cleaning
- Hardwood Floor Cleaning, Sanding & Re-Finish (NO DUST)
- Oriental Rug Cleaning
- Mattress Cleaning & Sanitizing
- Pet Urine Decontamination
- Air Duct Cleaning
- Certified Mold Inspections & Remediation
- Water Damage Clean-Up & Dry-Out
- Fire & Smoke Damage Cleanup
- Contents Pack Out & Ultra Sonic Cleaning (Including Electronics)
- Infrared Inspections (Thermography)
- Hoarder House Cleanup
- Sewage Damage Clean-Up
- Indoor Air Quality Testing
- Janitorial (Any size building)
- Drywall Repair
- Painting
- Kitchen and Bathroom Remodel
- Complete Rebuild of Property
- Fence & Deck Builds & Maintenance

24 Years in Business
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