

Kirt Kobashigawa

Koolau Roof Tech

9/24/2021 | 13 Photos



Sample Photo Assessment Report



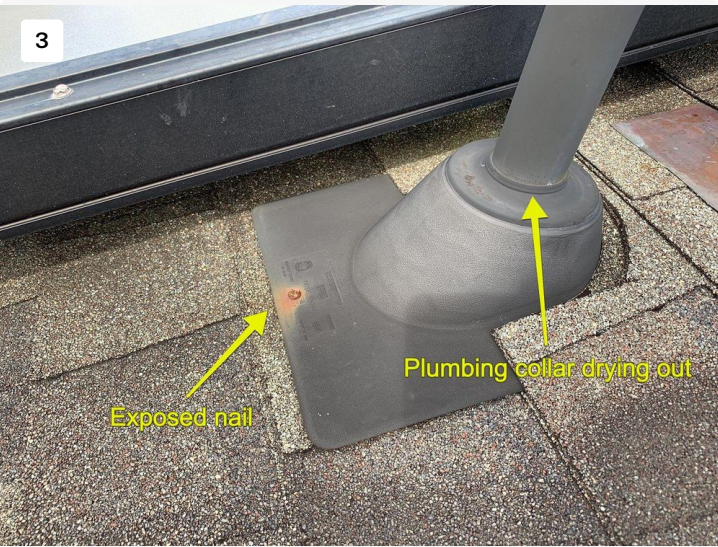
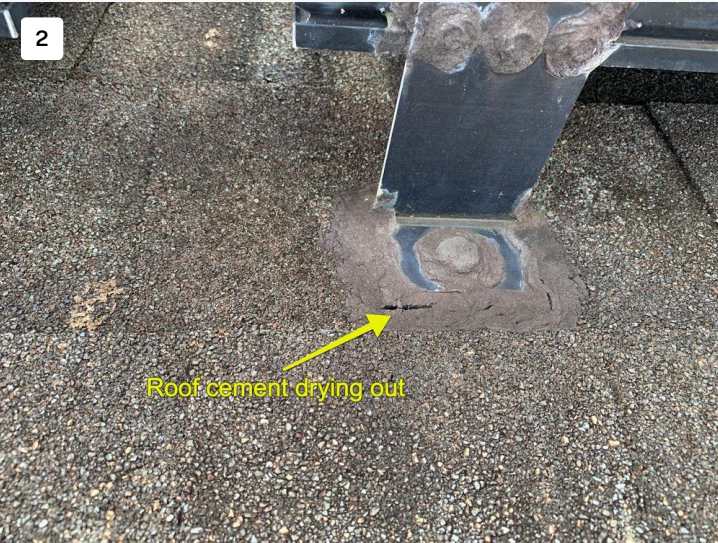
Low hit, backed out, and exposed nails

Low hit, backed out, and exposed nails are all potential leak areas. As the nail corrodes, it leaves an entry point for water. Low hit and exposed nails should be covered with a clear sealant. Backed out nails should be removed, re-secured and resealed under the shingle.



Roof Penetrations

All roof penetrations are susceptible to leaks. The plumbing vents, PV panel and solar water panel tie downs appear to be flashed correctly. Any exposed nails or screws will be covered with a clear sealant to protect it from rust. The plumbing vent collars are starting to dry out and crack. This is also a place where water can enter the home, and although it is usually a slow leak, over time it can cause structural damage and mold/mildew growth. As part of the tune-up, new vent collars will be installed over the existing gaskets. Also, any dried out roofing cement around any tie downs have been resealed.



Algae growth

The black stains on the roof is *Gloeocapsa Magma*, a blue-green algae with a black outer shell. This algae feeds on the crushed limestone fillers in the shingle and actually accelerates the roofs aging process. It is recommended to have the roof treated periodically to minimize algae growth. Moss and lichen growth causes pitting on the roof as it's roots secure itself into the shingle. Advanced granule loss is usually seen in areas where moss and lichen are removed.



Shingle drying out, granule loss

When the petro-chemical oils originally in the shingle evaporate, the asphalt becomes dry and brittle. As a result, the granules, which provides UV protection for the shingle, begin to shed and no longer stick to the asphalt. In the absence of the oil in the shingle, tiny cracks also develop that hold on to moisture longer and doesn't allow water to wick away. This leads to cracks, tears, and the edges of the shingle becoming worn. Our Rejuvenate Technology allows millions of microbeads of soy methyl ester to penetrate into the shingle and restore its pliability and granule adhesive properties.



Recommendation

