

# **Attention Homeowners & Realtors Of Colorado Selling A Property? Everything You Need to Close!**

## **What is a Roof Certification?**

5-Year Roof Certification Program for Homeowners, Realtors and Real Estate Professionals. C Property Restoration offers a Five-Year Roof Certification Program for Real Estate Organizations in the Denver, Colorado region. As a service to real estate companies and potential home buyers, we offer a 5-year roof certification which certifies that the roof will be leak-free for 5-years.

## **C Property Restoration performs the following visual inspections and related roof repair tasks with each 5-Year Roof Certification:**

- Overall roof integrity, functionality and appearance
- No missing or damaged shingles or tiles (including weather damage such as hail)
- No fascia or soffit damage
- Proper installation of all roof penetrations
- Proper installation of step flashings on side walls
- Proper installation of head wall flashings
- Proper installation of chimney flashings
- Proper installation of skylights or solar tubes
- Proper installation of water diverters
- Proper installation of snow guards or brackets
- Proper installation of heat tape
- Proper installation of swamp cooler flashings
- Proper installation of gutters and downspouts; no gutter drainage issues
- Proper installation of drip edge metal on eaves
- Valleys are straight and installed properly
- Decking is not soft
- Ridge cap is secure and not cracked; ridge vents are properly installed
- Shingles are granulated and fiberglass backing is intact
- Underlayment is present and properly installed
- Pipe jacks are intact and not deteriorated
- Nails are sealed
- Turtle vents are functioning appropriately and installed correctly
- B-vents, turbine vents and other exhaust vents are functioning and installed properly
- Laundry vents are functioning and installed properly
- All roofing components are up to code

After the on-site inspection, if our roof inspector does not feel that the roof can be certified, C Property Restoration will suggest appropriate repairs that must be completed to finish the certification.

### **Quick Fast Response**

C PROPERTY RESTORATION Understands when selling a property how important the closing date is. Our Fast Response to your roofing needs helps your closing process.

### **Quality Expert Service**

C PROPERTY RESTORATION Has expert knowledgeable installers that are professional and conscientious.

### **Wider Scope**

C PROPERTY RESTORATION Can quickly replace your roof if your roof needs to be replaced. We are expert in all types of roofing and our timely manner expedites the closing process.

### **Payment Made Easy**

C PROPERTY RESTORATION Helps your closing go smoothly by performing all work around your schedule. Free initial inspection.