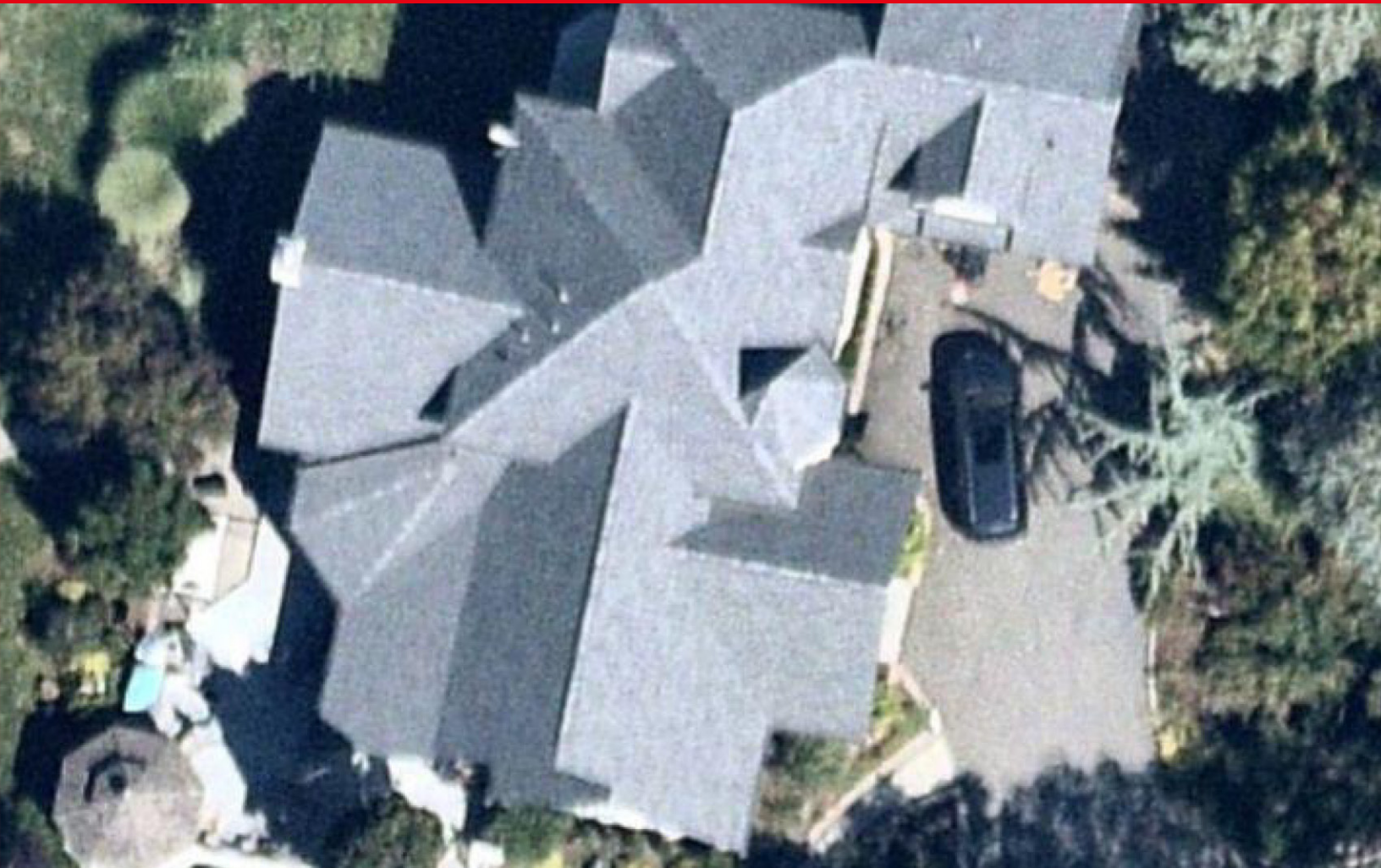


Created on February 27, 2024

RoofCare



📍 6 Munson Dr
Pompton Plains, NJ 07444

Disclaimer

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About this Report

Your GAF RoofCare Report contains information provided by third parties about the property identified above.

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[Residential Roofing Report](#)

[Home and Weather Report](#)

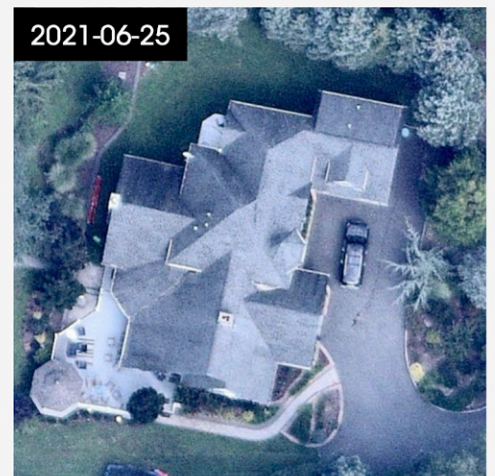
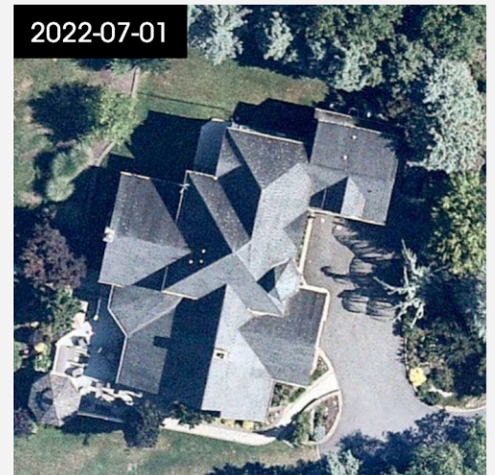
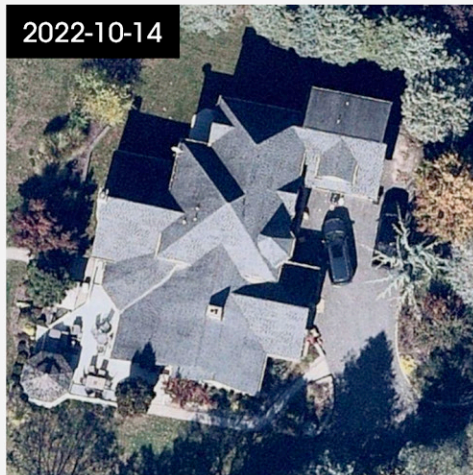
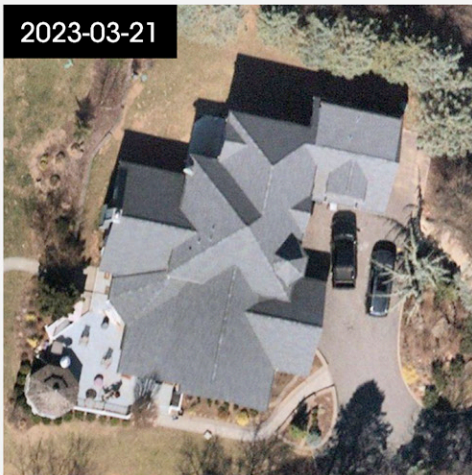
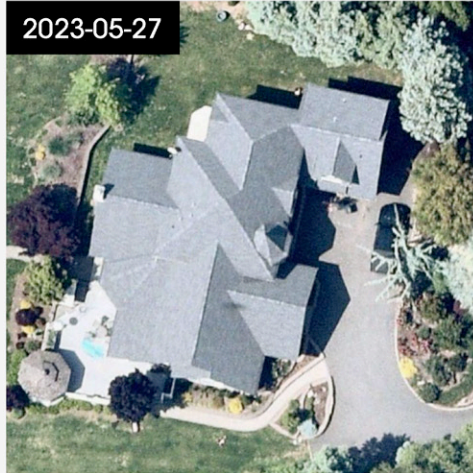
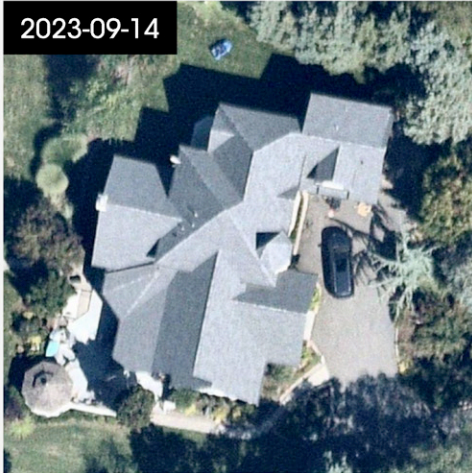
[Replacement Cost Estimate](#)

[Local GAF Master Elite® Contractors](#)

[GAF Roof System](#)

[Why a GAF Master Elite® Contractor](#)

[Roof Measurements](#)





2023-09-14



REPORT #: 611964

DATE CREATED: 02/22/2024

ROOF TYPE

Slope Type	STEEP-SLOPE
Building Type	RESIDENTIAL

AUTHORITY HAVING JURISDICTION

TOWNSHIP OF PEQUANNOCK

MUNICIPAL CONTACT

973.835.5700
www.peqtwp.org
bmunnelly@peqtwp.org
Chief Building Official:
Robert J. Grant

SALES TAX

6.625%

CODE ENFORCED

NJAC (2021 IRC)
NJAC (2021 IECC)

*DATA VERIFIED AS OF: 02/16/2023

IECC DETAILS

Climate Zone	ZONE 5 / MOIST
Wood Frame Wall	R-20 + R-5 OR R-13 + R-10CI OR R-0 + R-15
Ceiling	R-60

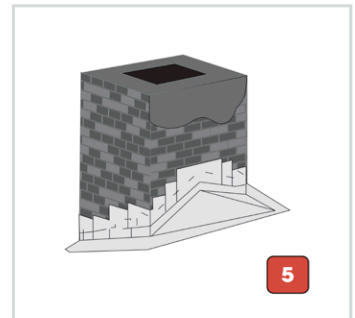
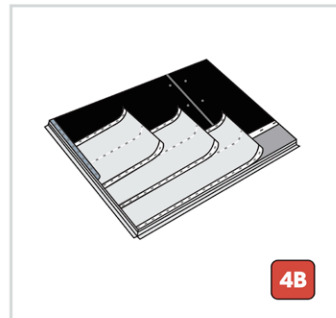
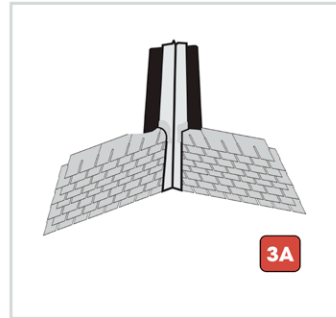
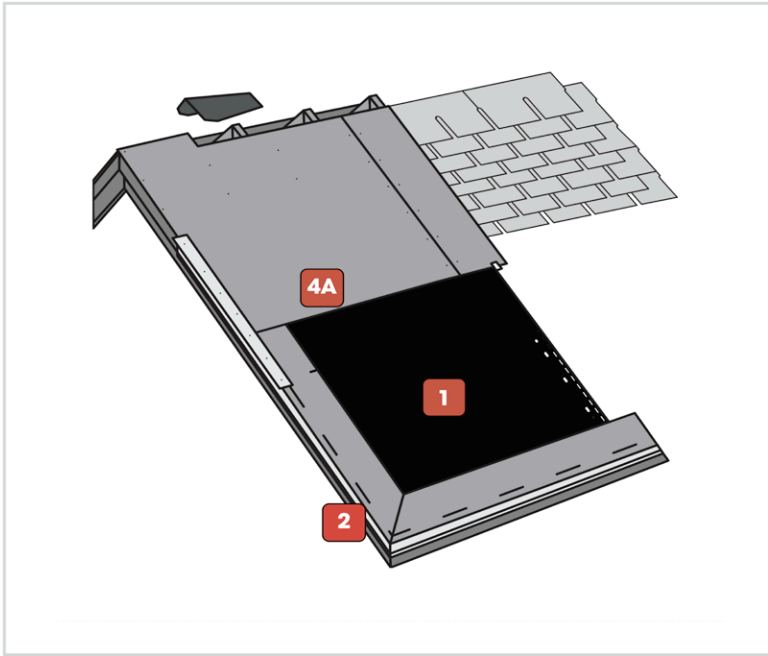
PROPERTY DETAILS

Estimated Value	\$ 920,900
Home Size	4672 SF
Date Built	1965
Floors	1

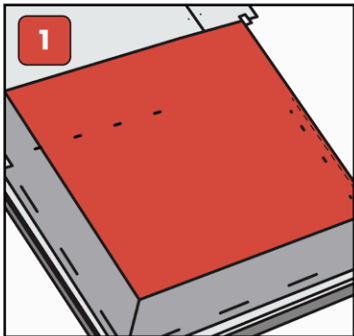
DRONE REGULATIONS

Ceiling	400 FT
Restricted Area	NO
FAA Authorization	NO

To get enforcement on the various roofing components, i.e. ice and water, drip edge you can access the full code details report or subscription at oneclickcode.com or via App Store or Google Play



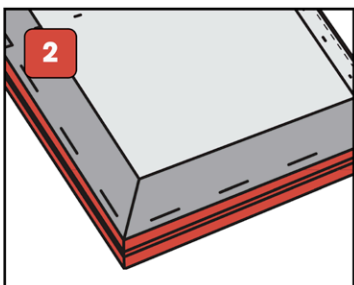
BUILDING CODE



R905.1.2 ICE BARRIERS.

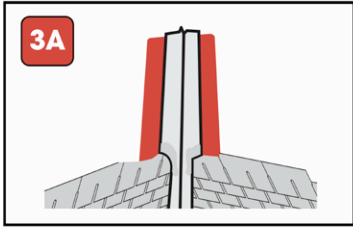
In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2, an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than 8 units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

Exception: Detached accessory structures not containing conditioned floor area.



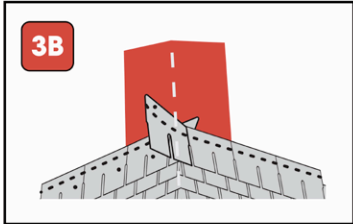
R905.2.8.5 DRIP EDGE.

A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge along rake edges.


R905.2.8.2 VALLEYS.

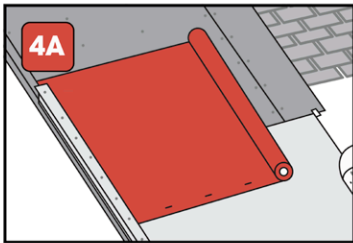
Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.



2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D3909 or ASTM D6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D6380 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 shall be permitted in lieu of the lining material.

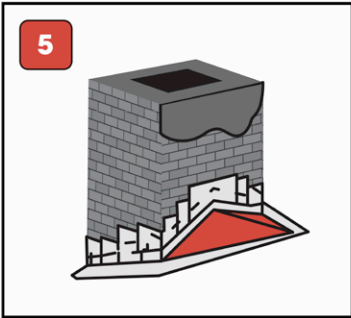

R905.1.1 UNDERLAYMENT.
TABLE R905.1.1(2) UNDERLAYMENT APPLICATION - ASPHALT SHINGLES

Underlayment for asphalt shingles, clay and concrete tile, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, wood shakes, metal roof panels and photovoltaic shingles shall conform to the applicable standards listed in this chapter. Underlayment materials required to comply with ASTM D2226, D1970, D4869 and D6757 shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated in Table R905.1.1(1). Underlayment shall be applied in accordance with Table R905.1.1(2). Underlayment shall be attached in accordance with Table R905.1.1(3).

Exceptions:

1. As an alternative, self-adhering polymer-modified bitumen bearing a label indicating compliance with ASTM D1970.
2. As an alternative, a minimum 4-inch-wide (102 mm) strip of self-adhering polymer-modified bitumen membrane bearing a label indicating compliance with ASTM D1970, installed in accordance with the manufacturer's installation instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment complying with Table R905.1.1(1) for the applicable roof covering.

For roof slopes from 2 units vertical in 12 units horizontal (2:12), up to 4 units vertical in 12 units horizontal (4:12), underlayment shall be two layers applied in the following manner: apply a 19-inch strip of underlayment felt parallel to and starting at the eaves. Starting at the eave, apply 36-inch-wide sheets of underlayment, overlapping successive sheets 19 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet. For roof slopes of 4 units vertical in 12 units horizontal (4:12) or greater, underlayment shall be one layer applied in the following manner: underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be 4 inches and shall be offset by 6 feet.

**R1003.20 CHIMNEY CRICKETS.**

Chimneys shall be provided with crickets where the dimension parallel to the ridgeline is greater than 30 inches (762 mm) and does not intersect the ridgeline. The intersection of the cricket and the chimney shall be flashed and counterflashed in the same manner as normal roof-chimney intersections. Crickets shall be constructed in compliance with Figure R1003.20 and Table R1003.20.

BUILDING CODE ENFORCEMENT**R903.1 GENERAL.**

Roof decks shall be covered with approved roof coverings secured to the building or structure in accordance with the provisions of this chapter. Roof assemblies shall be designed and installed in accordance with this code and the approved manufacturer's instructions such that the roof assembly shall serve to protect the building or structure.

R104.1 GENERAL.

The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

R904.1 SCOPE.

The requirements set forth in this section shall apply to the application of roof covering materials specified herein. Roof assemblies shall be applied in accordance with this chapter and the manufacturer's installation instructions. Installation of roof assemblies shall comply with the applicable provisions of Section R905.

R202 DEFINITIONS - ROOF ASSEMBLY.

A system designed to provide weather protection and resistance to design loads. The system consists of a roof covering and roof deck or a single component serving as both the roof covering and the roof deck. A roof assembly can include an underlayment, thermal barrier, ignition barrier, insulation or vapor retarder. For the definition applicable in Chapter 11, see Section N1101.6.

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VERIFIED

Home + Weather

Report

Generated: 02/22/2024, Requested Address: 6 Munson Dr Pequannock Township, NJ 07444

6 Munson Dr Pompton Plains, NJ 07444



PROPERTY INFO

Owner

Property Use 1001
Latitude 40.95682619999999
Longitude -74.3217665
Lot 5
Subdivision Map Sunset Acres

Sale

Sale Date 06-09-2021
Sale Amount \$960,000
Tax Assessment Amount \$891,800
Tax Assessment Year 2023

Parcel

Acreage 1.038
Acreage sqft. 45,220
Elevation 27.41 ft ©
Primary Structure False ©
Tree Coverage 4% ©

Building


Living Area 2,718 sqft
Garage (2)
Bedrooms 0
Bathrooms 0
Roof Material Shingle ©
Roof Shape Gable ©
Roof Condition Fair ©
Roof Solar False ©

The following attributes are not available on this property: Cooling, Heating, Parcel Slope, Pool, Roof Age

SUMMARY

Hail greater than 0.5 Inches was present at the address on 06/26/2023. Wind speeds greater than 40 Miles Per Hour were present at the address on 01/09/2024.

WEATHER REPORT

Type	Magnitude	Date	Map
 WIND	40 Miles Per Hour	01/09/2024	View Storm
 HAIL	0.5 Inches	06/26/2023	View Storm
 HAIL	0.5 Inches	06/25/2023	View Storm
 HAIL	0.5 Inches	05/28/2022	View Storm
 WIND	55 Miles Per Hour	03/07/2022	View Storm
 HAIL	0.75 Inches	11/13/2021	View Storm
 HAIL	0.5 Inches	07/08/2021	View Storm
 WIND	55 Miles Per Hour	07/08/2021	View Storm
 WIND	65 Miles Per Hour	07/06/2021	View Storm
 WIND	50 Miles Per Hour	04/21/2021	View Storm
 WIND	40 Miles Per Hour	12/24/2020	View Storm
 WIND	45 Miles Per Hour	11/15/2020	View Storm
 WIND	50 Miles Per Hour	08/25/2020	View Storm
 WIND	60 Miles Per Hour	07/03/2020	View Storm
 HAIL	0.5 Inches	06/28/2020	View Storm
 WIND	65 Miles Per Hour	06/28/2020	View Storm
 WIND	40 Miles Per Hour	08/07/2019	View Storm
 HAIL	1.25 Inches	07/22/2019	View Storm
 WIND	40 Miles Per Hour	07/17/2019	View Storm
 HAIL	0.5 Inches	03/15/2019	View Storm

All reported instances reflect the maximum impact on the specified calendar day. Dates highlighted in green represent severe weather events as defined by the National Weather Service: hail greater than 1" in diameter and wind speeds greater than 58 mph.

Verified Extreme Weather Reports powered by PSAI

A verified PSAI weather report uses proprietary modeling and algorithms that ingest data from the network of National Weather Service Doppler radars in addition to verified hail and wind reports from social media and other sources. Verified weather reports represent an upgrade from a standard weather report as they allow users to view the highest precision extreme weather swath possible on a map at the address level.

Verified Extreme Weather Report Usage Notice

The data in this report may be used for the designated address only. This product is meant to be advisory in nature. It is intended for the sole use of the customer(s) named herein.

Replacement Cost Estimate*

We estimate the cost based on the roof score, priority items and contractors in this area could be between **\$10,600** and **\$12,750** in the event that the roof needed to be replaced.

You should have your roof inspected by a contractor certified by GAF** to verify the condition of your structure and assess ventilation needs.

What's in my GAF roof estimate?

To create your estimate we apply average local product and labor costs.

Inclusions:

- ✓ Timberline HDZ shingles
- ✓ GAF quality accessories: Ridge cap shingles, Starter strip shingles, Leak barrier, Roof deck protection, Attic ventilation
- ✓ Average local labor rates
- ✓ System Plus Limited Warranty
- ✓ Edge metals and flashing
- ✓ One layer tear off
- ✓ Clean up and disposal
- ✓ Permits

Exclusions:

- ✗ Structures greater than 2 stories
- ✗ Commercial properties
- ✗ Roof deck replacement (partial or whole)
- ✗ More than one layer tear off
- ✗ Gutters, trim, siding and soffits

*Non-binding estimate for informational purposes only. Final total project costs will be determined by the roofing contractor that you select based on factors such as project requirements, final measurements, materials selected and labor rates.

**Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the Contractor Terms of Use. Visit www.gaf.com/gaf-contractor-terms-of-use for details.

Local GAF Master Elite® Contractors*



ARP Roofing & Remodeling

222-333-4533

1000 NW Loop Road
Phoenix, AZ 85001

✓ Certified Contractor



4.1 [Read Reviews](#)

www.gaf.com/contractors
[View Contractor Profile](#)



Elliott Roofing Services

223-363-9812

5532 Spring Road
Phoenix, AZ 85002

✓ Certified Contractor



4.0 [Read Reviews](#)

www.gaf.com/contractors
[View Contractor Profile](#)



JW Roofing Services

222-333-4437

8235 Agra Parkway
Phoenix, AZ 85003

✓ Certified Contractor



4.5 [Read Reviews](#)

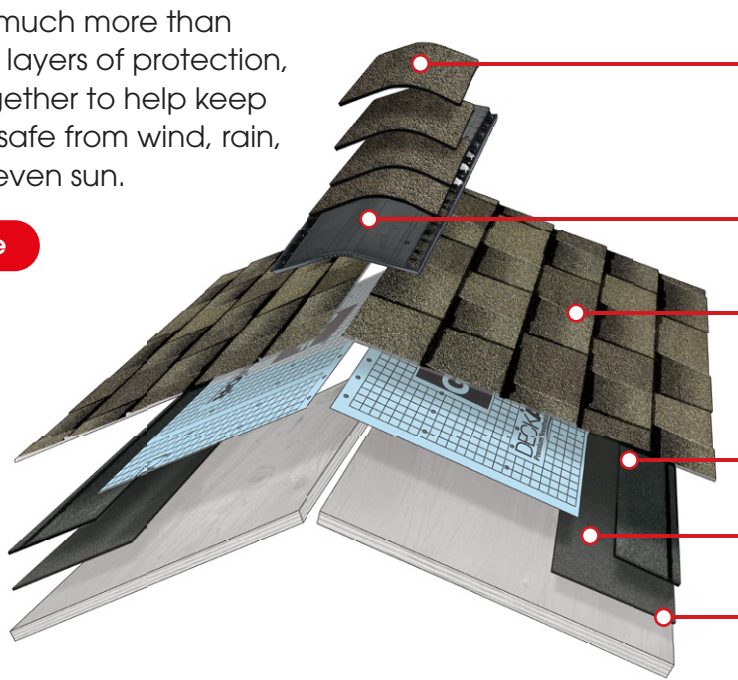
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GAF Roof System

A roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from wind, rain, snow, and even sun.

[Learn More](#)



- 6 Ridge Cap Shingles**
The finishing touch that helps defend against leaks at the hips and ridges
- 5 Attic Ventilation**
Helps reduce attic moisture and heat
- 4 Shingles**
Beautiful and protect for years to come
- 3 Starter Strip Shingles**
Helps guard against shingle blow-offs
- 2 Roof Deck Protection**
Helps shield the roof deck from moisture infiltration
- 1 Leak Barrier**
Helps prevent leaks caused by wind-driven rain and ice dams

Popular Shingle Options:

GAF Timberline^{NS} Natural Shadow[®] Shingles

Stylish yet practically priced shingles provide value and performance with a natural shadow effect.



[Learn More](#)

GAF Timberline^{HDZ} High Definition[®] Shingles

GAF's #1 selling shingle features high-definition color blends and advanced technologies.



[Learn More](#)

GAF Timberline^{UHDZ} Ultra High Definition[®] Lifetime[®] Shingles

Premium laminate shingle featuring patented Dual Shadow Line for dramatic sunset shadows all day long



[Learn More](#)

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**For eligibility requirements, and complete coverage and restrictions on any of these limited warranties, please visit gaf.com/warranties. For qualifying products, visit gaf.com/LRS.

Why a GAF Master Elite® Contractor?

Every GAF Master Elite® Contractor* must be insured and licensed in states where they operate (if required). In addition to performance expectations, GAF also considers factors such as years of roofing experience, credit rating, and overall standing with the Better Business Bureau.



Only about 2% of roofers in North America are GAF Master Elite® Contractors.

Your connection to the best GAF warranties

Workmanship coverage is an important differentiator when choosing a residential roof warranty. Standard product warranties often include the labor required to repair or replace a covered component due to manufacturing defect, but don't cover mistakes made by the contractor.

GAF entrusts Master Elite® Contractors to offer you their strongest warranties, including certain enhanced warranties like the GAF Silver Pledge and Golden Pledge that provide workmanship coverage on qualifying roofing systems.**

	Non-Certified Contractor	GAF Certified™ Contractor	GAF Master Elite® Contractor
GAF Shingle & Accessory Limited Warranty	✓	✓	✓
GAF Roofing System Limited Warranty	✓	✓	✓
GAF System Plus Limited Warranty	—	✓	✓
GAF Silver Pledge™ Limited Warranty	—	—	✓
GAF Golden Pledge® Limited Warranty	—	—	✓

Algae Protection — GAF Master Elite® Contractors can offer you 15 years of Non-Prorated Smart Choice® Protection (vs. typical 10 years of Smart Choice® Protection) with the 25-Year StainGuard Plus™ OR 30-Year StainGuard Plus PRO™ Algae Protection Limited Warranty***



GAF SHINGLE & ACCESSORY LIMITED WARRANTY

[SEE DETAILS](#)



GAF ROOFING SYSTEM LIMITED WARRANTY

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SYSTEM PLUS LIMITED WARRANTY

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SILVER PLEDGE LIMITED WARRANTY

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GOLDEN PLEDGE LIMITED WARRANTY

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**For eligibility requirements, and complete coverage and restrictions on any of these limited warranties, please visit gaf.com/warranties. For qualifying products, visit gaf.com/LRS.

***Requires StainGuard Plus™ OR StainGuard Plus PRO™-labeled shingles and ridge cap shingles be installed on System Plus, Silver Pledge™ or Golden Pledge® Limited Warranty jobs in order to be eligible.

Roof Measurements

A roofing estimate provided by a contractor is typically based on a variety of factors including but not limited to roof size, slope, complexity, quantity and type of roofing materials and the amount of labor involved.

About GAF QuickMeasure™ Reports

GAF QuickMeasure™ Reports provide roof measurements such as area, facets, pitch, eaves, rakes and more. The report also includes a roofing materials list and an interactive 3D rendering.

How contractors use this information

Contractors use this information to help create estimates and understand how much material is needed for the job.

[View QuickMeasure report](#)



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what matters most™**

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