



510 Madera Ave.
San Jose, CA 95112
(408) 993-1900
Fax (408) 993-1944
Contractors License No. 729266

Roof Inspection Report

627 Cayuga Drive, San Jose



Ordered by:

**Steve Trotter
Intero Real Estate
1900 Camden Avenue
San Jose CA 95124**

Inspected by:

**Ernest (Andy) Rodriguez
April 29, 2010
Report No. 141469**

SCOPE OF THE INSPECTION:

The roof of the dwelling at the above property has been inspected by a qualified inspector employed by HomeGuard Incorporated. The professional opinion of the inspector contained in this report is solely an opinion and does not constitute a warranty or guarantee. The inspector has inspected all exterior roof components and documented in general terms the type of roof, its intended life and overall condition at the time of this inspection. Where accessible, HomeGuard Incorporated has noted all conditions that may compromise any inspected roof component's ability to shed water and/or realize its intended life. Verification of actual roof performance and/or troubleshooting of existing conditions, such as water testing, are NOT included in the scope of our inspection unless specifically requested and mentioned in our report. This inspection should not be considered a guarantee of actual roof performance, as performance is contingent upon the condition of internal system components not accessible to our inspector. This roof was not inspected for conformance to local building codes. The inspector has not inspected the attic area nor did the inspector perform a visual interior inspection looking for past or present roof performance issues. All present and prior disclosures along with other inspection reports should be reviewed and addressed prior to the close of escrow.

GENERAL DESCRIPTION:

Unless otherwise specifically mentioned in this report decks, balconies, detached structures, patio covers, out buildings, sheds and bonus rooms are not included in this report. This is a one story single family residence. The roof is a double laminated asphalt composition shingle, tan in color and is the 1st layer. The typical life expectancy of this roofing material is 25 to 30 years. The roof has the wear characteristics of being approximately 20+ year(s) old on the main structure and newer year(s) old on the rear right area. The pitch of the roof appears to be 4:12. The overall condition of the roof is good.

FINDINGS:

1. There are missing and/or degranulated ridge caps. (See Picture 1)

RECOMMENDATION:

Repair and/or replace all missing and/or degranulated ridge caps as needed.

2. There is evidence that a unknown item was installed directly onto the roof covering, when removed the bolt hole(s) were not sealed properly to prevent leakage. (See Picture 2)

RECOMMENDATION:

Seal the bolt hole(s) as necessary to prevent leakage.

3. There are degranulated, broken, ripped, missing and/or loose shingles in the field. (See Picture 3) (See Picture 4) (See Picture 8) (See Picture 15) (See Picture 16)

RECOMMENDATION:

Replace and/or repair all degranulated, broken, ripped, missing and/or loose shingles in the field as needed.

4. There are isolated areas where the fasteners used to secure the shingles have come loose and are working their way through the shingles. (See Picture 5) (See Picture 14)

RECOMMENDATION:

Secure shingles where fasteners have penetrated through and seal as necessary.

5. There are exposed fasteners in the field that may leak if not sealed. (See Picture 6)

RECOMMENDATION:

Seal any exposed fasteners in the field.

6. The plumbing jack flashing is not sealed properly at the collars. (See Picture 7) (See Picture 13)

RECOMMENDATION:

Seal all plumbing vent collars as needed.

7. Two turbine vent flashings are not properly integrated into the roofing system. The water shedding ability of this area cannot be guaranteed. (See Picture 9) (See Picture 12)

RECOMMENDATION:

Properly integrate the two turbine vent flashings into the roof system as needed to ensure a water impermeable condition.

8. The chimney flashing is not properly secured and is pulling up and away from the roof's surface. (See Picture 10) (See Picture 11)

RECOMMENDATION:

Secure the chimney flashing as necessary to make watertight.

9. The roof to wall undershot(s) is lacking a proper seal, subsequently wind driven water may enter beneath the roofing system. (See Picture 13) (See Picture 14)

RECOMMENDATION:

Seal the roof to wall undershot(s) as necessary to ensure a water-tight condition.

10. Debris was noted to be collecting in the gutter system. The owner is advised to contact a sheet metal contractor or someone in this line of work to inspect the gutter system and make any recommendations and/or repairs deemed necessary. NOTE: A supplemental bid will be issued upon request. (See Picture 17)

SUMMARY:

Finding numbers 1-9 listed above must be corrected to ensure a water tight condition. The cost to repair these items is \$725.00. This bid is for the conditions listed, which existed on the date of our inspection. If any contractor performs repairs on the eave, rafters or fascia or if work is performed on the structure which causes damage to the roof covering a supplemental bid will be issued upon request.

Inspected by: **Ernest (Andy) Rodriguez** Signature



Report Pictures

Pictures are provided to assist in clarifying some of the findings made in this report. No relative importance should be placed on these pictures. The pictures in this report do not necessarily illustrate all of the damage or conditions as outlined in this report. Please contact the inspector if you have specific questions.



Picture 1



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



510 Madera Ave.
San Jose, CA 95112
(408) 993-1900
Fax (408) 280-2763
Contractors License No. 729266

AGREEMENT

627 Cayuga Drive, San Jose

HomeGuard Incorporated is authorized to proceed with the work outlined in the recommendations of the roof report no. 141469 for the property located at 627 Cayuga Drive, San Jose. The amount due will be payable upon completion of work. It is understood that the contract price does not include the charge of the inspection report or re-inspection fees. Inspection number 141469 is attached hereto and incorporated herein.

HOMEGUARD INCORPORATED AGREES:

1. To perform all repairs in a workman-like manner. We assume no responsibility for work performed by others.
2. To be bound to perform this work for the price quoted above for a period of 60 days.
3. To use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs or other life.

OWNER OR OWNER'S AGENT AGREE:

1. To pay for services rendered including any additional services requested, upon completion of work.
2. To pay a service charge of 1.5 percent per month or portion of any month beyond 30 days after completion.
3. To grant HomeGuard Incorporated a security interest in the above described real property to secure payment of the sum for work and/or inspection(s) completed.
4. Not to hold HomeGuard Incorporated responsible for any acts of God.

BOTH PARTIES AGREE:

1. If additional damage is discovered by HomeGuard Incorporated during the performance of work, the company agrees to notify the owner or owner's agent of the amount of the damage and the cost to perform the additional work. This work will be performed upon written or oral authorization.
2. If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from the owner or owner's agent.

NOTICE TO OWNER - LICENSING

"Contractors are required by law to be licensed and regulated by the Contractors State License Board, which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning the contractor may be referred to the Registrar, Contractors State License Board, Post Office Box 26000, Sacramento, California 95826.

"State law requires anyone who contracts to do construction work to be licensed by the Contractors State License Board in the license category in which the contractor is going to be working—if the total price of the job is \$500 or more (including labor and materials).

"Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors State License Board may be unable to assist you with a complaint. Your only remedy against an unlicensed contractor may be in civil court, and you may be liable for damages arising out of any injuries to the contractor or his or her employees.

"You may contact the Contractors State License Board to find out if this contractor has a valid license. The Board has complete information on the history of licensed contractors, including any possible suspensions, revocations, judgments, and citations. The Board has offices throughout California. Please check the government pages of the White Pages for the office nearest you or call 1-800-321-CSLB for more information."

Initials _____



510 Madera Ave.
 San Jose, CA 95112
 (408) 993-1900
 Fax (408) 280-2763
 Contractors License No. 729266

NOTICE TO OWNER - LEAK-FREE WARRANTY

HomeGuard warrants roof components, designed as such, to be free of readily apparent defects. If leakage should occur due to a readily apparent defect, HomeGuard will repair the covered roof components at no charge within thirty (30) days of notification. The exceptions and exclusions from the terms of this warranty are as follows:

1. HomeGuard Incorporated is not responsible for any interior or exterior damage caused by any leak that may develop.
2. HomeGuard Incorporated is not responsible for removal of standing water after roof work has been completed.
3. HomeGuard Incorporated is not responsible for leaks caused by vandalism, work performed by others, or acts of God.
4. HomeGuard Incorporated is not responsible for leaks caused by accumulated debris on the roof.
5. HomeGuard Incorporated is not responsible for leaks in gutter systems, sidewalls or roof area under solar systems unless specifically warranted in the repair contract.
6. HomeGuard Incorporated is not responsible for leaks that are the result of inadequate protection caused by the original manufacturer's specifications.

At no time does HomeGuard Inc. warrant the performance and/or condition of the following: proprietary roofing systems, metal/metallic roofing systems, deck coatings, corrugated roof covers, patio covers, patio decks, internal roof components, tar and gravel roofs, exterior structural components, or roof slopes under 2:12.

Claims under this warranty must be reported to HomeGuard Incorporated within three (3) days of the discovery of the leak.

The minimum service charge for any work is \$240. HomeGuard Incorporated will certify the roof to be leak-free for a period of 1 year after the corrective repairs noted below have been performed by HomeGuard.

Corrective items:

\$725.00

**Items 1, 2, 3, 4, 5, 6,
 7, 8, 9**

Initials _____



510 Madera Ave.
San Jose, CA 95112
(408) 993-1900
Fax (408) 993-1944

Invoice Date: **4/30/2010**

Invoice No: **SJ272669R**

Invoice

Bill To:

Robin Primeau
Old Republic Title
2110 S. Bascom Avenue #102
Campbell Ca 95008

Property Information:

Address: **627 Cayuga Drive**
San Jose CA, 95123
Report No. **141469**
Escrow No.

Billing Information:

Inspection: 4/29/2010 Original	\$0.00
---------------------------------------	---------------

Notice of Completion:	\$0.00
-----------------------	---------------

Other:	\$0.00
--------	---------------

Total Due:	\$0.00
------------	---------------

DUE UPON RECEIPT - Please remit to: 510 Madera Ave., San Jose, CA 95112

There is a \$25 fee for all returned checks.