



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

# Roof Inspection Report

**1430 Lost Acre Drive, Felton**

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**Ordered by:**

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

**Inspected by:**

**Kenneth Carlin**  
**November 12, 2010**  
**Report No. 146442**

**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:**

The detached structures were not a part of this inspection. The roof is a 3 tab composition shingle, brown in color and is the first layer. The typical life expectancy of this roofing material is 20+ years. The roof has the wear characteristics of being approximately 30+ year(s) old. The overall condition of the roof is poor.

**FINDINGS:**

1. The roof shows the wear characteristics of a roof that is beyond its intended life and practical repair. (See Picture 1) (See Picture 2) (See Picture 3) (See Picture 4) (See Picture 5) (See Picture 6) (See Picture 7)
2. The chimney has an inappropriate type of roofing material for its pitch. This material will not shed water properly and subsequently it may leak. The performance of this roof cannot be guaranteed. We recommend the roof be replaced at this area. (See Picture 8)

**RECOMMENDATION:**

Install modified asphalt (torch) roofing material at the chimney.

**SUMMARY:**

The roof appears vulnerable to leakage and is beyond practical repair. Interested parties are advised to contact a re-roofing contractor for re-roofing options.

Inspected by: **Kenneth Carlin**

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.



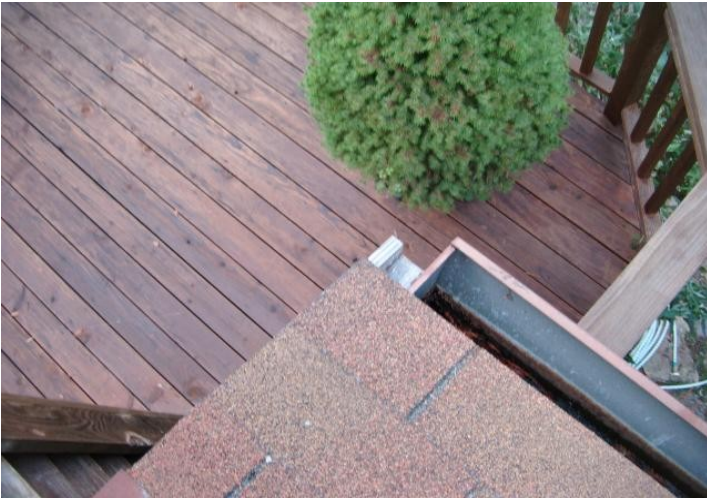
*Picture 1*



*Picture 2*



*Picture 3*



*Picture 4*



*Picture 5*



*Picture 6*



*Picture 7*



*Picture 8*



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Invoice Date: **11/15/2010**

Invoice No: **SJ286034R**

## Invoice

### Bill To:

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

### Property Information:

Address: **1430 Lost Acre Drive**  
**Felton CA, 95018**  
Report No. **146442**  
Escrow No.

### Billing Information:

Inspection: **11/12/2010 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.***