



## Roof Inspection Report



**4333 Camellia Court, Pleasanton**

**Ordered by: Joe Rondone**  
Maremonte Realty  
2418 Westgate Avenue  
San Jose, CA 95125

**Inspected by:**

A handwritten signature in black ink that reads 'Matt Robinson'.

**Matthew Robinson**  
May 11, 2021  
Reg No. 118122 SP

**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:**

This structure is a two story single family dwelling. Unless specifically mentioned in this report, the following are NOT included in this report: decks, balconies, detached structures, patio covers, out buildings, sheds, skylights and bonus rooms.

**Main Roof:**

The roof is a dimensional composition shingle roofing system, black in color, and is the 1st layer. The typical life expectancy of this roofing material is 25-30 years. The roof shows the wear characteristics of being approximately 8 year(s) old. The estimated remaining serviceable life of the roof is 17-22 years. The overall condition of the roof is fair. The pitch of the roof appears to be 6:12-3:12. The pitch at the upper front field area is less than a 4:12. Shake and shingle applications are required to have a minimum of two layers of felt underlayment where the slope is less than 4:12; the number of layers could not be verified. NOTE: HomeGuard does not warrant the performance of any roof application where the slope is less is 3:12 (3 inch rise per 12 inch span) or less; furthermore, HomeGuard Inc. does not verify the substraight for proper slope and/or adequate drainage.

**FINDINGS:**

1. There is debris on the roof that impedes water travel. (See Photo 1) (See Photo 5)

**RECOMMENDATION:**

Clear roof of all debris; this a one time service. If additional damage is revealed after debris is removed, a supplemental report will be issued with additional findings and recommendations.

2. The chimney flashing is not properly secured and is beginning to pull up away from the roof surface, this condition may allow wind driven rain to penetrate the flashing and into the structure. (See Photo 2)

**RECOMMENDATION:**

Secure the chimney flashing as needed to ensure a water-tight condition. If the area is over a painted surface, we will paint to match as closely as possible for cosmetic reasons. Weather permitting.

3. The chimney counter flashing requires sealing. (See Photo 3)

**RECOMMENDATION:**

Seal the chimney counter flashing with caulking/mastic as required to ensure a watertight condition.

4. There are exposed fasteners in the field that may leak if not sealed. (See Photo 4)

**RECOMMENDATION:**

Seal all exposed fasteners in the field using approved caulking or mastic.

5. There are a few damaged ridge caps. (See Photo 6)

**RECOMMENDATION:**

Replace and/or repair all damaged ridge caps where needed to ensure a watertight condition. We will use closest matching material available.

6. The shingle strip offset should be a minimum of 4-1/2" from the edge of the underlying shingle courses; we noted several areas where this minimum requirement was not met: under extreme weather conditions water may travel underneath the shingles at the offset joint causing subsequent leakage. (See Photo 7) (See Photo 8) (See Photo 9)

**RECOMMENDATION:**

Correctly remove and replace the shingles with a proper offset. We will use closest matching material available.

7. We noted exposed sheathing at the drip edges. To prevent premature wear and tear at these areas we recommend the installation of drip edge flashing (nosing). (See Photo 10)

**RECOMMENDATION:**

Install nosing where sheathing is exposed at the drip edges. Bid does not include paint.

**SUMMARY:**

Finding numbers 1, 2, 3, 4, 5, 6, 7 listed above must be corrected to ensure a watertight condition. The cost to repair these items is \$2375.00. This bid is for the conditions listed, which existed on the date of our inspection. If any hidden defects or damages are uncovered during the course of repairs, a supplemental report will be issued. 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. HomeGuard, Incorporated does not warranty repairs performed by others.

## Report Photographs

The photographs in this report do not necessarily illustrate all of the damage in any particular finding. Also, not all problem areas will be supported by photographs. Please contact HomeGuard if you have any questions.



Photo 01



Photo 02



Photo 03

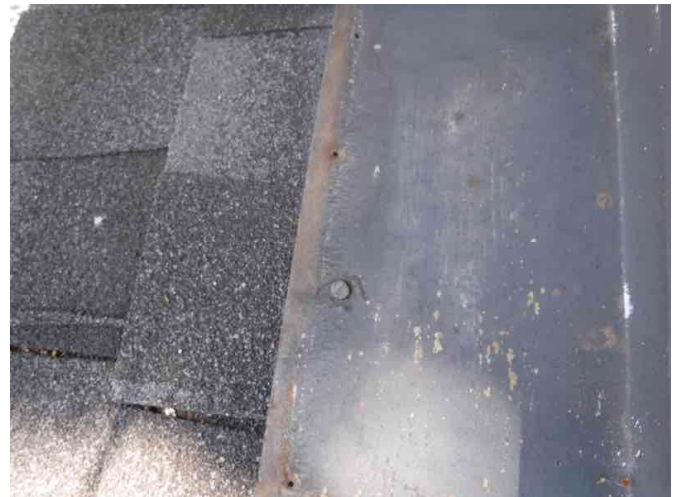


Photo 04

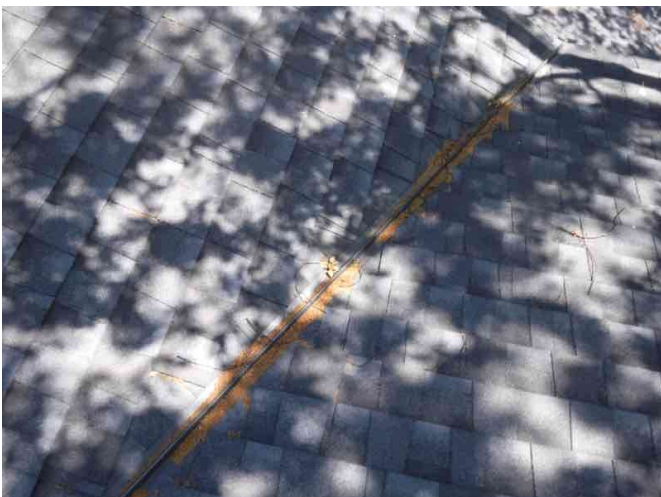


Photo 05

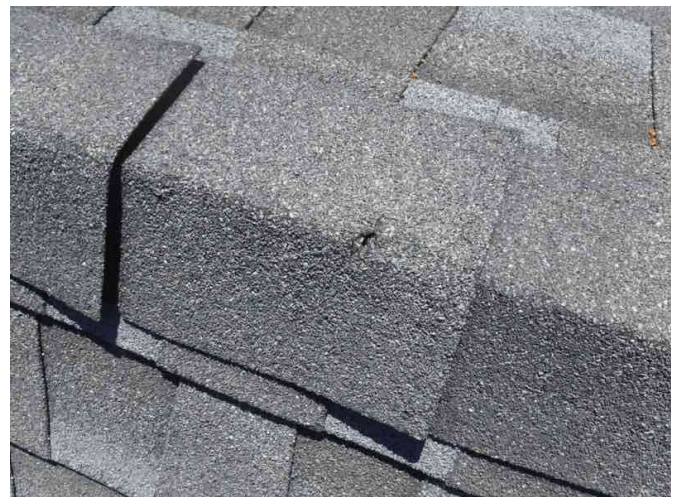


Photo 06



Photo 07



Photo 08



Photo 09



Photo 10