

# HomeGuard Incorporated

Dear HomeGuard Customer,

Thank You for choosing HomeGuard Incorporated to inspect your home. Enclosed is your inspection report, which includes our findings, recommendations, and repair prices. Please review the enclosed report and repair proposals and feel free to call me with any comments or questions.

Sincerely Yours,



Curtis Reese  
Vice President  
General Manager

## Schedule your repairs today...



**We get the work done  
when you need it!**



**We will expedite all  
required paperwork!**



**HomeGuard stands  
behind its repairs!**

Contact the HomeGuard Repair Team at 855-331-1900 or  
email us [HGRepairs@HomeGuard.com](mailto:HGRepairs@HomeGuard.com)



## Roof Inspection Report

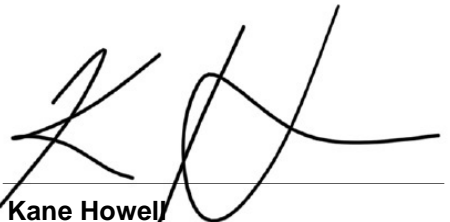
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**1635 Clearview Drive, San Leandro**

**Ordered by:** Roger Clark  
Lifestyle Real Estate Service, Inc.  
4101 Dublin Boulevard #F506  
Dublin, CA 94568

**Inspected by:**

  
Kane Howell  
May 21, 2020  
Reg No. 121052 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 one 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. This is a visual inspection. Elements of the tile roofing system not exposed for inspection include but are not limited to; Felt underlayment (condition and installation details); Hidden flashing details; Base flashings; Nailing patterns; Etc. Due to the fragile nature of these types of roofing systems, (vulnerable to damage when walked on) this inspection was viewed from a ladder, from the ground and /or with use of a drone. HomeGuard cannot guarantee the condition of any roof surfaces not readily accessible or viewable from the ladder, ground level or use of a drone. With this type of inspection, it is likely that there are other defects within the roof system that may not be visible.

**Main Roof:**

The roof is a vinyl shake tile system, appears to have been professionally installed and shows typical wear and tear. Note: Homeguard does not service nor do we warrant the performance of these types of roofing systems. Interested parties are advised to contact the manufacturer of said roof system for maintenance and warranty information. The typical life expectancy of this roofing material is 50 years. The estimated remaining serviceable life of the roof is 32 years. The pitch of the roof appears to be 4:12. The overall condition of the roof is good. The roof shows the wear characteristics of being approximately 18 year(s) old.

**FINDINGS:**

1. Birds eye view (See Photo 1) (See Photo 2) (See Photo 3)
2. General roof photos: (See Photo 4) (See Photo 5) (See Photo 6)
3. The chimney counter flashing requires sealing. (See Photo 7) (See Photo 8) (See Photo 9)
4. Debris is impeding water travel at the valley. (See Photo 10)
5. During the course of the inspection we noted broken ridge tile(s). (See Photo 11)
6. During the course of this inspection we noted broken field tile(s). (See Photo 12)

**SUMMARY:**

For maintenance and/or warranty information, interested parties are advised to contact the original contractor and/or the manufacture. 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

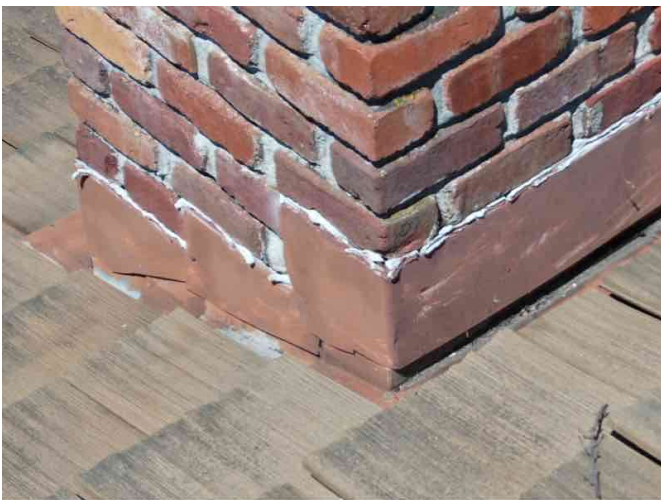


Photo 09



Photo 10



Photo 11



Photo 12



Invoice Date: 5/21/2020

Invoice No: LIV776392R

**Invoice**

**Bill To:**

**Roger Clark**  
**Lifestyle Real Estate Service, Inc.**  
**4101 Dublin Boulevard #F506**  
**Dublin, CA 94568**

**Property Information:**

Address: 1635 Clearview Drive  
San Leandro CA, 94577  
Report No. 522127  
Escrow No.

**Billing Information:**

Inspection: 5/21/2020 Complete **\$145.00**

Notice of Completion: **\$0.00**

Other: **\$0.00**

Total Due: **\$145.00**

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

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