

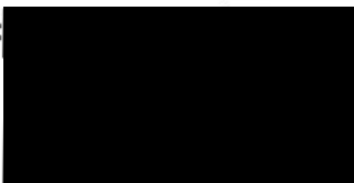


Roof Inspection Report



961 Eichler Drive, Mountain View

Ordered by:



Inspected by:



August 6, 2024



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.

Work performed by others will be re-inspected at the cost of \$125.

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. There are solar panels on the roofs surface, we were unable to inspect the roof covering at these areas.

Main Roof:

The roof is a dimensional composition shingle, brown in color, the number of roof layers is unknown. The typical life expectancy of this roofing material is 25-30 years. The pitch of the roof appears to be low slope-8:12. The overall condition of the roof is serviceable. The estimated remaining serviceable life of the roof is 5-8 years on completion of all repairs.

Low Slope Portion of the Roof:

The roof is a tar & gravel roofing system. The typical life expectancy of this roofing material is 15-20 years. The estimated remaining serviceable life of the roof is 5-8 years on completion of all repairs. The pitch of the roof appears to be low slope. The overall condition of the roof is serviceable. 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. NOTE: This report notes only readily apparent defects at the tar and gravel roof. Because gravel covers much of the roof's surface hidden defects may exist. HomeGuard does not guarantee the performance of any tar and gravel roof systems.

FINDINGS:

1. Roof(s) pictured. (See Photo 1)
2. There is debris at the skylight(s) that impedes water travel. Poor water travel can lead to premature wear and tear and subsequent leakage. (See Photo 2)

RECOMMENDATION:

Remove the debris around the skylight(s), where needed to ensure a watertight condition. Bid includes removal and reinstallation of roof covering if needed.

3. The fasteners has been previously sealed with mastic/caulk. The mastic/caulk has cracked and is pulling away from the surface it was intended to seal. (See Photo 3)

RECOMMENDATION:

Apply an additional layer mastic/caulk as needed to ensure a proper seal. If the area is over a painted surface, we will paint to match as closely as possible for cosmetic reasons, weather permitting.

4. The pictured skylight flashing is lacking proper seal, subsequently, wind driven water may enter beneath the roofing system. (See Photo 4)

RECOMMENDATION:

Seal the pictured skylight flashing as necessary to ensure a watertight condition.

5. There are multiple areas where the fasteners used to secure the shingles have come loose and are working their way through the shingles. (See Photo 5)

RECOMMENDATION:

Secure shingles where fasteners have penetrated through and seal as necessary using approved caulking or mastic.

6. Debris has accumulated and is impeding water travel at the roof-to-wall intersection(s). To avoid water penetration through these areas we recommend the roof-to-wall intersections be cleared of debris. (See Photo 6)

RECOMMENDATION:

Remove debris from the roof to wall intersection, where necessary to ensure proper drainage. Bid includes removal and reinstallation of roof covering if needed.

7. Debris is impeding water travel at the solar panels. (See Photo 7) (See Photo 9)

RECOMMENDATION:

Remove debris at the solar panels, where accessible only.

8. There is debris on the roof that impedes water travel. (See Photo 8) (See Photo 15)

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.

9. The perimeter curb is beginning to deteriorate, due to age, at many areas. (See Photo 10) (See Photo 11) (See Photo 22)

RECOMMENDATION:

Seal the perimeter curb as necessary using elastomeric sealant or the 3 course system.

10. The roofing membrane at the pictured areas shows excessive wear & tear and appears vulnerable leakage. (See Photo 12) (See Photo 16) (See Photo 17)

RECOMMENDATION:

Seal the roof membrane at the pictured areas, using elastomeric sealant as we deem necessary to ensure a water-tight condition.

11. The caulk/mastic seal at the roof-to-wall intersection has cracked open and may allow direct water entry into the structure. (See Photo 13)

RECOMMENDATION:

Reseal the roof to wall intersection with a fresh coat of mastic. If the area is over a painted surface, we will paint to match as closely as possible for cosmetic reasons. Weather permitting.

12. There are damaged shingles in the field. (See Photo 14)

RECOMMENDATION:

Replace and/or repair damaged shingles in the field, where needed to ensure a watertight condition. If replaced we will use closest matching material readily available. If repaired additional granules of similar color will be used.

13. During the course of this inspection we noted areas of the shingles to have significant granule loss. Loss of the protective granules will lead to the shingles deterioration and eventual failure. While the shingles appear to be functional at this time, this condition should be monitored for future performance. (See Photo 13) (See Photo 18)

14. There are exposed fasteners in the field that may leak if not sealed. (See Photo 19)

RECOMMENDATION:

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

15. A tree is overhanging the roof's surface. Under windy conditions the branches will rub against the roof causing subsequent damage to the roof surface. To prevent premature roof wear, owner is to trim away all tree branches that can potentially rub against the surface of the roof. (See Photo 20)
16. There is an insufficient amount of gravel on the roofs surface to adequately protect the roofing material due to rain water washing the loose gravel to the lowest portions of the roof; in these areas we must redistribute the gravel. (See Photo 21)

RECOMMENDATION:

Redistribute the gravel in the areas that are lacking a sufficient amount.

17. The damaged/ loose solar panels are resting directly on the roof surface, this condition is not allowing water to drain from the roof surface. Furthermore, the solar panels are rubbing against the roof causing premature wear and tear. The owner is advised to contact a contractor or someone in this line of work to inspect this area and make any recommendations and/or repairs deemed necessary for proper drainage and protection of the roof. (See Photo 23)
18. Moss growth on the roof covering was noted in a few areas. Moss growth is a natural occurring phenomenon and does not generally affect roof performance. (See Photo 24)

SUMMARY:

The cost to service item(s) 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16 is listed in the attached agreement pages. If any hidden defects or damages are uncovered during the course of repairs, a supplemental report will be issued. HomeGuard, Incorporated does not warranty repairs performed by others. 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

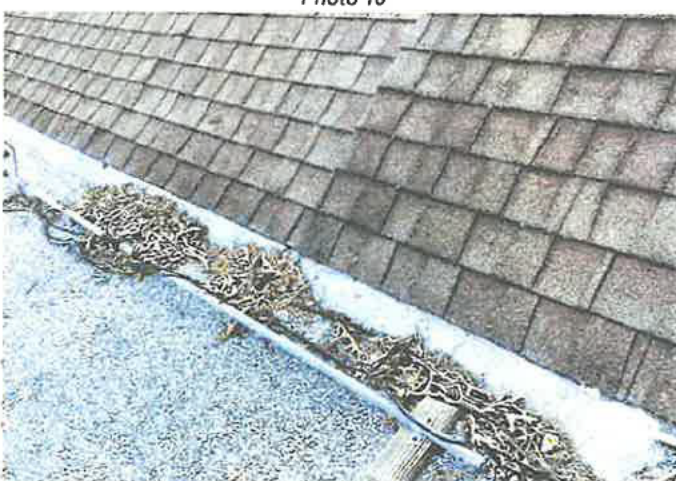


Photo 12

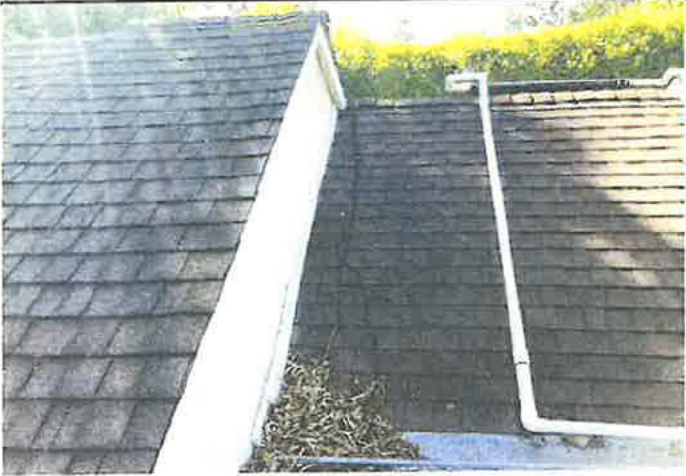


Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24

HOME IMPROVEMENT CONTRACT AUTHORIZATION AGREEMENT

To schedule work, email or fax this signed Authorization Agreement, or call directly:

You are entitled to a completely filled in copy of this agreement, signed by both you and the contractor before any work may be started.

HomeGuard Incorporated is authorized to proceed with the work outlined in the recommendations of the roof report no. 641844 for the property located at 961 Eichler Drive, Mountain View.

CONTRACT PRICE

Owner shall pay HomeGuard, Incorporated the fixed sum of \$_____ (the "contract price") for the work to be performed under this contract, subject to additions and deductions pursuant to change orders agreed upon in writing by the parties, and subject to allowances as provided in the below paragraphs.

DESCRIPTION OF THE PROJECT AND THE DESCRIPTION OF THE SIGNIFICANT MATERIALS TO BE USED AND EQUIPMENT TO BE INSTALLED

Reference the attached report for a description of the project and the materials to be used.

APPROXIMATE START AND COMPLETION DATE

The work to be performed under this contract shall be commenced on approximately _____ (work start date), The project shall be completed by approximately _____ (work completion date), subject to permissible delays as defined in this contract, or by weather conditions.

HOMEGUARD INCORPORATED AGREES:

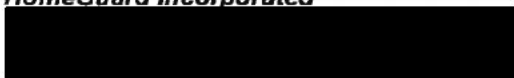
1. To perform all repairs in a workmanlike manner. We assume no responsibility for work performed by others.
2. To be bound to perform this work for the price quoted above for a period of 30 days.
3. To use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any plants or other life.
4. This contract carries commercial general liability insurance written by Accord Insurance. You may call the insurance company at 925-244-7700 to check the contractor's insurance coverage.
5. HomeGuard Incorporated carries workers' compensation insurance for all employees.

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% 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 Go

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 authorization.
2. If any additional work is deemed necessary by the local building inspector, said work will not be performed without authorization from the owner or owner's agent.



HOME IMPROVEMENT CONTRACT AUTHORIZATION AGREEMENT

To schedule work, email or fax this signed Authorization Agreement, or call directly:



LIST OF DOCUMENTS TO BE INCORPORATED INTO THE CONTRACT

The following notices are included in the attachment:

- Commercial general liability insurance.
- Workers' compensation insurance.
- Performance of extra or change order work notice.
- Mechanic's lien warning.
- Contractor's Board notice.
- Cancellation notice.
- Notice of Three-day right to Cancel.

By initialling the owner acknowledges receipt of attached documents. Initials _____

NOTICE OF THREE-DAY RIGHT TO CANCEL

You, the purchaser of services, have the right to cancel this contract within 3 business days. You may cancel by emailing, mailing, faxing or delivering a written notice to the HomeGuard Incorporated at 58 Wright Brothers Avenue, Livermore, CA 94551 by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you receive a signed copy of the contract and this notice.

If you cancel, HomeGuard Incorporated must return to you anything you paid within 10 days of receiving the notice of cancellation. For your part, you must make available to HomeGuard Incorporated at your residence, in substantially as good condition as you received it, any goods delivered to you under this contract or sale. Or, you may, if you wish, comply with HomeGuard Incorporated's instructions on how to return the goods at the contractor's expense and risk. If you do make the goods available to HomeGuard Incorporated and HomeGuard Incorporated does not pick them up within 20 days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to HomeGuard Incorporated, or if you agree to return the goods to the HomeGuard Incorporated or fail to do so, then you remain liable for performance of all obligations under the contract.

Signature: _____ Date: _____

HOME IMPROVEMENT CONTRACT AUTHORIZATION AGREEMENT

To schedule work, email or fax this signed Authorization Agreement, or call directly:

NOTICE TO OWNER - MECHANICS LIEN

Anyone who helps improve your property, but who is not paid, may record what is called a mechanic's lien on your property. A mechanic's lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the County Recorder. Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who help to improve your property may record mechanic's liens and sue you in court to foreclose the lien. If the court finds the lien valid, you could be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit.

To preserve their right to record a lien, each subcontractor and material supplier must provide you with a document called a "20-day Preliminary Notice". This notice is not a lien. The purposes of the notice is to let you know that a person who sends you the notice has the right to record a lien on your property if he or she is not paid.

BE CAREFUL. The preliminary notice can be sent up to 20 days after the subcontractor starts work or the supplier provides material. This can be a big problem if you pay your contractor before you have received the preliminary notices. You will not get preliminary notices from your prime contractor or from laborers who work on your project. The law assumes that you already know that they are improving your property.

PROTECT YOURSELF FROM LIENS. You can protect yourself from liens by getting a list from your contractor of all these subcontractors and material suppliers that work on your project. Find out from your contractor when these subcontractors started work and when these suppliers delivered goods and materials. Then wait 20 days, paying attention to the preliminary notices you receive.

PAY WITH JOINT CHECKS. One way to protect yourself is to pay with a joint check. When your subcontractor tells you it is time to pay for the work of a subcontractor or supplier who has provided you with a preliminary notice, write a joint check payable to both the contractor and the subcontractor or material supplier. For other ways to prevent liens, visit CSLB's web site at www.cslb.ca.gov or call CSLB at 1-800-321-2752.

Remember if you do nothing, you risk having a lien placed on your home. This can mean that you may have to pay twice, or face the for sale of your home to pay what you owe.

INFORMATION ABOUT CONTRACTOR'S STATE LICENSE BOARD (CSLB)

CSLB is the State Consumer Protection Agency that licenses and regulates construction contractors. Contact CSLB for information about the license contractor you are considering, including information about disclosable complaints, disciplinary actions and civil judgments that are reported to CSLB. Use only licensed contractors. If you file a complaint against a licensed contractor within the legal deadline (usually 4 years), CSLB has authority to investigate the complaint. Licensed contractors are regulated by laws designed to protect the public. If you use an unlicensed contractor, CSLB may not be able to help you resolve your complaint. Your only remedy may be in a civil court, and you may be liable for damages arising out of any injuries to the unlicensed contractor or the unlicensed contractor's employees.

For more information; Visit CSLB's web site at www.cslb.ca.gov, or call 1-800-321-2752, or write at PO Box 26000, Sacramento, CA 95826

NOTICE TO OWNER - HOME INSPECTION

If a Home Inspection has been or will be performed by HomeGuard Incorporated on this property, the following consumer disclosure applies:

- (A) The same company that performs the roof inspection and roof repairs will perform the home inspection on the same property.
- (B) Any repairs that are authorized by the consumer are for the repairs identified in the roofing contractor's roof inspection report

HOME IMPROVEMENT CONTRACT AUTHORIZATION AGREEMENT

To schedule work, email or fax this signed Authorization Agreement, or call directly:

The minimum service charge for any work is \$325. HomeGuard Incorporated does not guarantee the roof or any of the below mentioned work performed to be leak-free.

Corrective items:

\$5,095.00

Items 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16

BINDING ARBITRATION PROVISION

Any dispute, claim, or controversy arising out of or relating to this agreement or the breach, termination, enforcement, interpretation, or validity thereof including the determination of the scope or applicability of this agreement to arbitrate, shall be determined by arbitration in the county of the property mentioned in this contract before one arbitrator. The arbitration shall be administered by JAMS pursuant to its comprehensive arbitration rules and procedures. Judgement on the award may be entered in any court having jurisdiction. This clause shall not preclude parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction. The parties agree that the arbitrator shall be a retired judge from the county in which the arbitration takes place.

NOTE ABOUT EXTRA WORK AND CHANGE ORDERS

Extra work and change orders become part of the contract once the order is prepared in writing and signed by the parties prior to commencement of any work covered by the new change order. The order must describe the scope of the extra work or change, the cost to be added or subtracted from the contract, and the effect the order will have on the schedule of progress payments.

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 641844 is attached hereto and incorporated herein:

OWNER OR OWNERS AGENT DATE: _____ BY: _____, HomeGuard Incorporated

X _____ DATE _____ ESCROW OFFICER: _____

Print Name _____ ESCROW PHONE NO: _____

Phone No _____ ESCROW CO/NO: _____

email _____

Name of person providing access _____ Phone Number _____

NOTICE OF DELAYED PAYMENT ACCOMMODATION FEE

The charges listed in this contract are due upon the completion of work, however HomeGuard Incorporated can accommodate the escrow process/ delayed payment option and bill directly to escrow if so desired. The fee structure for any delayed billing, is as follows: total work under \$500.00 is \$65.00; total work between \$500.00 and \$2000.00 is \$95.00; total work between \$2000.00 and \$5000.00 is \$135.00; total work above \$5000.00 is \$225.00. The delayed payment accommodation fee will be waived when payment is received by HomeGuard Incorporated within five (5) days of issuance of the Notice of Completion.

PLEASE BE SURE TO SIGN AND SEND ALL PAGES

HOME IMPROVEMENT CONTRACT AUTHORIZATION AGREEMENT

To schedule work, email or fax this signed Authorization Agreement, or call directly:

email: _____

Fax: _____

Direct: _____

NOTICE OF CANCELLATION

(ENTER DATE OF TRANSACTION)

You may cancel this transaction, without any penalty or obligation, within 3 business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation.

If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail, email, fax or deliver a signed and dated copy of this cancellation notice, or any other written notice to: HomeGuard Incorporated, 58 Wright Brothers Avenue, Livermore, CA 94551 not later than midnight of _____ (date).

I hereby cancel this transaction _____ (date)

(Owners Signature)



Invoice Date: 8/6/2024

Invoice No: LIV1096151R

Invoice

Bill To: 	
Property Information: Address: 961 Eichler Drive Mountain View CA, 94040 Report No. 641844 Escrow No.	
Billing Information:	
Inspection: 8/6/2024 Complete	
Notice of Completion:	\$0.00
Other:	\$0.00
Total Due:	

DUE UPON RECEIPT - Please remit to: 
There is a \$25 fee for all returned checks.