



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**



Roof Inspection Report



12700 State Route 1, Point Reyes Station

Ordered by: George DeSalvo
Compass Real Estate
1305 Grant Avenue
Novato, CA 94945

Inspected by:

A handwritten signature in blue ink, appearing to read 'D Willis', is written over a horizontal line.

Desmond Willis
August 7, 2020
Reg. No: 111413 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 commercial building. 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. 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 2 piece clay tile, terracotta in color with a type 30# saturated felt underlayment. The typical life expectancy of this roofing material is 50 years. The roof shows the wear characteristics of being approximately 59 year(s) old. The pitch of the roof appears to be 4:12-5:12. The overall condition of the roof is serviceable. The estimated remaining serviceable life of the roof is unknown.

Detached Guest Unit Roof:

The roof is a 2 piece clay tile the same type and age as the main roof.

FINDINGS:

1. On the main roof:
2. General roof photos: (See Photo 1) (See Photo 2) (See Photo 3)
3. During the course of this inspection we noted a few broken field tile(s). (See Photo 4) (See Photo 5)
4. 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 6)
5. On the detached guest unit roof:
6. General roof photos: (See Photo 7) (See Photo 8) (See Photo 9)
7. During the course of this inspection we noted several broken field tile(s). (See Photo 10) (See Photo 11) (See Photo 12)

SUMMARY:

HomeGuard Inc. does not service or maintain this type of roofing system. Interested parties are advised to contact a roofing contractor that specializes in clay tile roofs for repair and maintenance recommendations.

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: 8/7/2020

Invoice No: LIV796322R

Invoice

Bill To: George DeSalvo Compass Real Estate 1305 Grant Avenue Novato, CA 94945		
Property Information: Address: 12700 State Route 1 Point Reyes Station CA, 94956 Report No. 528193 Escrow No.		
Billing Information:		
Inspection:	8/7/2020 Complete	\$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.