



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

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when you need it!**



**We will expedite all  
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behind its repairs!**

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email us [HGRepairs@HomeGuard.com](mailto:HGRepairs@HomeGuard.com)**



## Roof Inspection Report

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**414 Tennessee Street #1-3, Vallejo**

**Ordered by:** Carlos Valero  
Valero Realty  
4980 Appian Way #205  
El Sobrante, CA 94803

**Inspected by:**

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Kenneth Edwards  
February 5, 2021

### **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 triplex. 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, white in color, and is the 3rd layer. The typical life expectancy of this roofing material is 25-30 / 15-20 years. The roof shows the wear characteristics of being approximately 16-20 / 12-16 year(s) old. The estimated remaining serviceable life of the roof is 10-15 / 2-5 years. The pitch of the roof appears to be 6:12 / low slope. The overall condition of the roof is good / good.

### **FINDINGS:**

1. There are exposed fasteners in the field that may leak if not sealed. (See Photo 24)

#### **RECOMMENDATION:**

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

2. The plumbing, heater, and gas vents have been sealed with mastic at the roofline. The mastic has cracked and is beginning to peel away from the surfaces it was intended to seal, exposing these areas to subsequent leakage. (See Photo 11) (See Photo 21)

#### **RECOMMENDATION:**

Reseal plumbing, heater, and gas vents at the base (roofline). If the area is over a painted surface, we will paint to match as closely as possible for cosmetic reasons. Weather permitting.

3. There are several areas where the fasteners used to secure the shingles have come loose and are working their way through the shingles. (See Photo 5) (See Photo 4)

#### **RECOMMENDATION:**

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

4. The valley(s) are not woven properly and are vulnerable to leakage. (See Photo 6)

#### **RECOMMENDATION:**

Remove the valley shingles. Properly weave in new shingles as needed. We will use the closest matching material available.

5. There are torn and damaged ridge caps. (See Photo 8) (See Photo 33) (See Photo 34)

#### **RECOMMENDATION:**

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

6. The vent has been previously sealed with mastic to prevent leakage, the mastic has deteriorated and is no longer functional. (See Photo 9)  
RECOMMENDATION:  
Reapply a fresh coat of mastic/caulk sealer where needed to ensure a watertight condition. If the area is over a painted surface, we will paint to match as closely as possible for cosmetic reasons. Weather permitting.
7. There are missing shingles in the field. (See Photo 10)  
RECOMMENDATION:  
Replace and/or repair all missing 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.
8. The caulk/mastic seal at the roof-to-wall intersection has cracked open and may allow direct water entry into the structure. (See Photo 12) (See Photo 13) (See Photo 37)  
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.
9. There are holes in shingles in the field. (See Photo 14)  
RECOMMENDATION:  
Replace and/or repair all holes in 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.
10. We noted missing and/or broken vent covers. (See Photo 15)  
RECOMMENDATION:  
Replace all defective hood covers; where needed to ensure a water-tight condition.
11. The cricket area has an inappropriate type of roofing material for its pitch. The material was not designed for the application in which it was used and is considered substandard. HomeGuard cannot guarantee the performance of this roof covering. It is recommended that this roof covering be replaced. (See Photo 17)  
RECOMMENDATION:  
Remove the existing roof covering and install a torched down or self adhesive modified bitumen material of a similar color.
12. We noted plumbing jack flashing with no installed plumbing pipe, this condition will allow rain-water to penetrate into the structure. (See Photo 19)  
RECOMMENDATION:  
Cap with lead flashing or flash band where needed to ensure a watertight condition. Note: Interested parties are advised to contact a plumbing contractor for further attic inspection in the area of the missing pipe.
13. A bracket and satellite dish has been installed directly onto the roof surface. The fasteners used to secure this item are not water impermeable and must be sealed. (See Photo 20) (See Photo 22) (See Photo 35)  
RECOMMENDATION:  
Seal all penetrations at the bracket and satellite dish, where needed to ensure a watertight condition.
14. The metal drip edge is installed to protect the roof sheathing from water and subsequent damage. The proper way to install drip edge nosing is under the roofing material. The drip edge on this structure is missing and exposed the sheathing to water intrusion. (See Photo 25)

**RECOMMENDATION:**

Remove the existing nosing and properly reinstall it beneath the roofing material. If when nosing is removed and improper cut shingles are revealed a supplemental report with additional findings and recommendations will be issued.

15. The roof-to-wall intersection is not flashed properly and does not appear water impermeable. (See Photo 36) (See Photo 32)

**RECOMMENDATION:**

Repair the roof to wall intersection.

16. Previous repairs have been performed to the roofing system at the field and appear to be functional. The performance of these repairs were not verified. Interested parties should consult the owner for an explanation of noted repair(s). (See Photo 18)
17. The rain gutters have pulled away from the eaves, this condition does not promote proper drainage at the roof's edge. The owner is advised to contact a sheet metal contractor, or someone in this line of work, to inspect the gutter system and make any recommendations and/or repairs deemed necessary.
18. On the low slope portion of the roof: (See Photo 26) (See Photo 27)
19. General roof photos: (See Photo 31) (See Photo 28) (See Photo 29)

**SUMMARY:**

Finding numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 listed above must be corrected to ensure a watertight condition. The cost to repair these items is \$1975.00. 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.