



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



16513 Bonnie Lane, Los Gatos

Ordered by: Shannon Susick
Coldwell Banker Real Estate
410 N. Santa Cruz Avenue
Los Gatos, CA 95030

Inspected by:

A handwritten signature in black ink, appearing to read 'Ken Carlin'.

Kenneth Carlin
May 3, 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. 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 fiber cement composite shake tile. Fiber cement roofing systems are considered obsolete and are no longer manufactured. The origin and specifications of this roof are unknown to HomeGuard. For maintenance and warranty information interested parties are advised to contact the contractor and/or the product manufacturer's agent. HomeGuard does not warrant the performance and/or the condition, nor do we service fiber cement roofing systems. The overall condition of the roof is poor.

FINDINGS:

1. A bird's-eye view of the roof: (See Photo 1)
2. Most of the tile are broken and beyond meaningful repair. (See Photo 2) (See Photo 3) (See Photo 4)

SUMMARY:

The roof appears vulnerable to leakage and is beyond practical repair. Interested parties are advised to contact a roofing contractor for re-roofing options. 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



Invoice Date: **5/3/2024**

Invoice No: **LIV1078847R**

Invoice

Bill To:

**Charlene Ramos
Cornerstone Title
506 N. Santa Cruz Ave
Los Gatos, CA 95030**

Property Information:

Address: **16513 Bonnie Lane
Los Gatos CA, 95032**
Report No. **635652**
Escrow No.

Billing Information:

Inspection: **5/3/2024 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.***