

LINDY

ROOFING co.

INSPECTION REPORT

SINCE 1954

05/20/2024

Lic. No. 215816

PROPERTY ADDRESS: 104 Amanda Lane CITY: Los Gatos STATE: CA

Real Estate Co.: Sereno Agent: Donna Chan
Phone: (408) Email: dchan@sereno.com

Received	2 Pages
Buyer	Date
Buyer	Date

Exterior visual inspection shows:

The Roof has a Dimensional Composition Shingle Roof by Certaineed/Presidential with the wear characteristics of approximately 28-32 years old. This roof is in poor condition and in our opinion this roof is beyond repair and in need of replacement.

Please visit the link below to view photo’s that correlate with the roof issues below:

<https://app.companycam.com/galleries/BDsMye1x>

Photo #

- 1, 2, 5, 8, 12:

3:

4:

6:

7:

9, 10:

11:

13:
- Shingle deterioration, exposed fiberglass

Exposed nails at skylight flashing

Repairs in past from previous leaks

Rusted out skylight saddles

Previous roof leaks repaired around skylight, bricks appear to have been left on roof from tarp.

Gutters rusted out.

PG&E conduit pipe jack rusted out.

Roof vent installed not to code.

The following estimate to replace this roof is provided on the following page.

Inspection Fee: \$ 295.00 (Invoice # 5140 due upon receipt of report)

Inspector’s Signature Ron Valenzuela

Authorizing Signature for Roof Repairs: _____
agent, buyer, seller

The roof of the dwelling located at: 104 Amanda Lane, Los Gatos, CA 95032

has been inspected by a qualified inspector employed by **Lindy Roofing Company, Inc.** The professional opinion of the inspector contained in this report is solely an opinion and does not constitute a warranty or guarantee of the statements contained herein and may be subject to dispute. No affirmation of the fact or promise, whether or not in this report, will constitute a warranty of the opinion provided herein or that the work to be done in accordance with the opinion will conform to the affirmation or promise.

Lindy Roofing Company, Inc. is not responsible for comment on any hidden defects in the roof that may be present but not visible during our physical of the roof surface.

This inspection report is valid for 120 days.

Phone (408) 286-9990

476 W. Taylor Street
San Jose, CA 95110

Fax (408) 286-9978

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Re-Roof & Gutter Description

Removing the existing (1) layer of Composition Shingle Roof and disposing of. *(If additional layers are found during the removal it will be figured at an additional \$ 65/sq. to remove and dispose of)*

Replacing any damaged/rotted wood sheathing as needed; cost of replacing damaged wood is not included in this bid and will be determined after removal of the existing roofs as follows; \$95/man hr. + material.

Furnish & Install 30# felt underlayment over the existing solid decking.

Furnish & Install and paint all new galvanized pipe, aluminum vent, pre-painted valley, ohagin vents, pipe collars and roof edging as needed.

Furnish & Install a new Dimensional Composition Shingle Roof.

Furnish & Install new Gutters & Downspouts.

Clean roof and ground area and haul away any roofing debris.

Cost Description

Roof Type Option *(other roof options available upon request)*

Certainteed/Presidential <i>(color: To be decided)</i>	\$ 23,373.00
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Gutters & Downspouts

(144') of 5 1/4" Fascia, Aluminum, pre-painted & seamless	
Gutters and (6) Downspouts <i>(color: To be decided)</i>	\$ 2,616.00

Included

Roof Removal

30# Felt Underlayment

10" Mountain Ridge

Roof Metal

Chimney Spark Arrestor

Ohagin Vents

City Building Permit

Ten (10) year workmanship guarantee for the roof

Three (3) year workmanship guarantee for the gutters

Limited Lifetime manufactures shingle warranty

We Hereby Propose *to furnish material & labor complete in accordance with the above specifications, for the sum of: 25,989.00 (removal, felt, roof metal, venting, Gutters, Roof & permit)*

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Authorized Signature

Ron Valenzuela

All material is guaranteed to be – as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays upon our control. Owner to carry fire, tornado and other necessary insurance.

Lindy Roofing Co. is not responsible for damage, reception or reprogramming to T.V. antennas or satellite dishes.

Our workers are fully covered by Workman's Compensation Insurance.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specification and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Payment to be made as follows:

Check made payable to Lindy Roofing Co. 10% Down Payment (not too exceed \$1,000)

Check made payable to Lindy Roofing Co. for the balance upon completion

If paying with Visa, Master Card or Amex a 3% convenience fee will be applied

Signature

Date of Acceptance