



**HomeSentry
Inspections**



650-516-5216



www.homesentryinspections.com



Greater Bay Area

**Roof Inspection (As Part Of
Home Inspection)**

**434 Devon Ct
San Ramon, CA 94583**

Inspected By: Arvin Mabutas

Inspected On Fri, Oct 31, 2025 at 9:00 AM

Home Sentry Inspections

(650) 516-5216

www.homesentryinspections.com

james@homesentryinspections.com

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PLEASE READ : This inspection is part of a home inspection. It is a general inspection and in no way an in-depth analysis of the roofing materials and components . We comment on viewed areas and in NO WAY should our recommendation or observance be taken in to consideration as a factor in your decision to buy or not buy a property.

If you wish to have a certified roofing materials and a guarantee of longevity, consult with a licensed roofing company.

SCOPE OF THE INSPECTION: The roof of the dwelling at the above property will be/has been assessed by a qualified inspector employed by HomeSentry Inspections LLC. 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 assessed all accessible exterior roof components and documented in general terms the type of roof and overall condition at the time of this inspection. Where accessible, HomeSentry Inspections has noted recognized conditions that may compromise any inspected roof component's ability to shed water and/or realize its intended life. The inspector may not be able to always see all portions of roof and only report on visually accessible areas. Oftentimes height of roof, roof condition and weather, limit ability to fully inspect. Oftentimes a Satisfactory condition rating is given solely based on viewed areas and there may be areas unseen that may have defects.

Verification of actual roof performance and/or troubleshooting of existing conditions, such as water testing, are NOT included in the scope of this inspection. 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 always 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.

If a roof certification or accurate quote for repair or replacement is desired please contact a licensed roofing contractor.

In accordance with California Law home inspectors are not allowed to bid on repairs.

We can give an opinion on what the repairs or replacement could possibly be.

If you are in need of a roof repair or replacement quote I suggest you search CSLB website or search the internet.

THANK YOU for trusting HomeSentry Inspections with your inspection.

ABOUT YOUR INSPECTION ---- PLEASE READ ALL OF THE INFORMATION WE PROVIDE BELOW.

In order for you to receive the full value of this inspection, please read all of the information we have provided.

ALL ITEMS IN RED PRINT ARE OF IMMEDIATE CONCERN TO THIS STRUCTURE AND SHOULD BE FURTHER EVALUATED BEFORE THE CLOSE OF ESCROW. HOWEVER, THE ENTIRE REPORT MUST BE READ FOR FULL DISCLOSURE, AS OTHER ITEMS WRITTEN IN THE REPORT MAY REQUIRE FURTHER EVALUATION AS DEEMED BY THE OPINION OF THE READER. IF A FURTHER EVALUATION IS NOT PERFORMED AND ADDITIONAL DEFECTS ARE FOUND AFTER THE CONTINGENCY PERIOD HAS EXPIRED, THEN ANY DISPUTES OR CLAIMS AGAINST THE INSPECTION WILL BE DENIED. SIMPLY PUT, IF YOU DO NOT FOLLOW THE ADVICE IN THIS REPORT, THEN YOU CANNOT HOLD THE INSPECTOR OR THE INSPECTION REPORT LIABLE AFTER YOU MOVE INTO THE INSPECTED STRUCTURE OR PROPERTY.

This IS a limited Inspection: It is impossible to inspect every square inch of every area of a home in a limited time frame. A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection only and does NOT reflect, anticipate or predict future conditions. Conditions at a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee what condition a home will be in when the transaction closes. It's not uncommon for conditions to change between the time of the inspection and the closing date. During this inspection your inspector did not dismantle equipment, dismantle any structural items, apply stress or destructive testing. Areas that are hidden, painted over, disguised and/or not readily visible are not covered in this report. Our report is not a guarantee or warranty on the condition of your property or its contents. This report provides an unbiased visual inspection only. HomeSentry Inspections (inspections) are performed with consideration given to the age of the

structure. Defects will be indicated and marked as such, even though the condition may be normal for the age, and should be inspected by the appropriate licensed contractor. Opinions vary from person to person and this report is the opinion of the inspector and must be considered as such. The Inspector does not determine the age or remaining life of any system or building material during this inspection although a life expectancy chart may be included with report. Cosmetic items are considered obvious and are often not included in your report. Your report does not include all items covered in the REAL ESTATE TRANSFER DISCLOSURE FORM. We recommend that you read the Disclaimers page in complete detail to understand the limitations of a Home Inspection. An attorney and/or real estate broker should be consulted on additional items not included in this report. Those undisclosed or unreported items being the overall responsibility of property owner or real estate representative.

ENVIRONMENTAL DISCLAIMER: Mold spores, asbestos, formaldehyde, radon, lead paint, Chinese drywall, poria and all other toxic items of concern cannot be identified as toxic and/or dangerous with this inspection report. Your inspector is not certified to identify any of these toxic or dangerous items and will not include any information on them in this report. It's recommended the client have the property tested by a certified expert in these areas, in all cases. Houses/structures built between 1965 and 1974 have the possibility of aluminum wiring present throughout structure. It is recommended that a licensed electrician further evaluate houses built in this era for aluminum wiring. Houses/structures with galvanized or cast iron plumbing present are highly recommended to be further evaluated by a plumbing contractor regardless of the age of the plumbing.* Houses/structures built prior to 1978 can contain asbestos materials. It is recommended that a licensed asbestos contractor/inspector further evaluate houses/structures built in this era for asbestos materials.

BAY AREA

Home Energy Information

Contacts

BayRen 707-565-6470

Rising Sun Center 510-665-1501

Clean Power SF. 415-554-0773

Unless we agree otherwise, we will perform the inspection, and issue the report, in accordance with the mandatory parts of the current Standards of Practice (Residential Standards) of the International Association of Certified Home Inspectors ("the InterNACHI Standards") and subject to the Definitions, Scope, Limitations, Exceptions and Exclusions in the InterNACHI Standards. HomeSentry Inspections is certified CCPIA and can perform commercial and mixed use properties including Multi Family units with more than 4 dwellings.

The Home Inspector will not determine or include in the report if asbestos is present at any structure or in any materials at a structure.* Houses/structures built prior to 1978 can contain lead paint. It is recommended that a licensed lead inspector further evaluate houses/structures built in this era for lead paint materials.* *HomeSentry Inspections will not engage in any claims regarding aluminum wiring, asbestos or lead paint. PHOTO DOCUMENTATION: Your report may include digitally imaged photos of certain problem areas (should they exist). Also included are pictures (General Views) to establish location and identification. It is not a requirement that your Home Inspector photograph every area or defect of the home; additional photos may be taken and included in your report as a courtesy. The Inspector CAN use photos provided by someone else for the inspection report. Photos may be submitted by realtor or property owner for use within the report. Those persons are overall responsible for disclosure responsibilities.

ABOUT YOUR INSPECTION CONTINUED

Please carefully read your entire Inspection Report. Call your inspector after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." -The following report is based on an inspection of the visible areas of the structure; inspection may be limited by

vegetation, height restrictions, weather and possessions. Depending on the age of the structure, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current building codes. This report identifies specific non-building code, non-cosmetic concerns that the inspector feels may need further investigation or repair. It is NOT a requirement that a home being sold be brought up to today's building code standards. We advise you to check all building permits for all areas of the structures present, a home inspection is NOT a building code violation inspection. If the proper building permits have not been obtained and/or do not have final building inspection signatures, then you cannot assume that these areas were installed to applicable building codes. Further investigation beyond the scope of the home inspection may be needed. "Needs to be serviced" is a common phrase used throughout this report and means, in the Inspector's opinion; maintenance, repair or upgrade is needed and the item should be further evaluated. Often the items discovered by the Inspector are only clues to a potentially larger issue, further evaluation may uncover other items the inspector did not see or disclose during the inspection. For your safety and liability purposes, we recommend that licensed contractors further evaluate and repair any and all concerns and defects noted in the report.

Lateral Sewer Line Camera Inspection: Underground drains cannot be viewed by the Inspector and can often have internal issues that do not reveal themselves during the home inspection. We highly advise you to have a sewer camera inspection prior to the release of inspection contingencies. Every home or structure is different, therefore may be inspected in various formats. Inspections can take anywhere from 1 to 4 hours depending on the size of the structure or the age of the structure being inspected. The condition of the home or structure being inspected may also play a role in the time it takes for the inspection; the more defects there are to document, the longer the inspection will take. Inspection methods are generally the same among all inspectors, however experience and inspector's personal preferences may differ between Inspectors. This is the same for report writing. While Inspectors are provided with common statements to use in their report, they are also given the freedom to narrate or edit comments as they see fit for each inspection. The Inspector cannot predict or find every defect in a structure being inspected. The time frame for an inspection only allows the Inspector to examine areas in a location by location order. If a defect arises in another area of the structure (including the exterior) for which this defect was not present or visible at the time of the inspection, then the Inspector cannot be liable for notifying you of the defect. For example: The inspector evaluates the exterior of the home first and finds no defects...but later runs the water at the kitchen sink and the water is not visibly leaking under the kitchen sink, but somehow is leaking through the exterior wall to the exterior, the Inspector will not back-track and re-inspect the exterior and will likely not see this or note the defect. During the inspection, the water is turned on at all visible and/or accessible fixtures at the structure. In most cases, no water fixtures should be left unattended while turned on. There is no set standard time frame for how long each fixture should be operated. The Inspector will operate the water fixtures as long as is needed to determine if both the hot and/or cold water is operating at the designated fixture. Leaks can only be documented if they are visible at the time of operating the designated fixture. Future leaks cannot be predicted! A home inspector cannot determine if there are plumbing leaks inside walls or ceilings unless visible moisture or explicit signs of moisture are present and visible at the time of the inspection. This inspection does not include confirmation of water conservation devices at any fixture. Note that this report is a snapshot in time and not a prediction of future conditions. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. Conditions can change at any time during escrow time periods. YOU are 100% responsible for verifying all conditions prior to close of escrow.

THIS REPORT IS NON-TRANSFERABLE TO ANOTHER PARTY, NO EXCEPTIONS. NOT INTENDED FOR USE BY THIRD PARTY AS A MEAN TO DETERMINE PURCHASABILITY.

ANY DECISION TO PURCHASE SHOULD BASED ON SELLERS DISCLOSURE.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Nachi Certified Roof Inspector:



Property Type

Single Family

Stories

Two

Age (If known)

1967

Age Based On

Listing

Door Faces

Northeast

Weather

Overcast

Temperature

Cold

People Present

Client

Site Grading

Mostly Flat

Condition: Satisfactory

Vegetation Near Structure

Growing Against Structure

Condition: Repair or Replace

Roof System

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy although the inspector may give his opinion.

This is only a visual inspection and in no way a guarantee or implication that your roof will not leak. If you desire a roof certification and repair pricing please contact a roofing contractor.

Overall Roof Images





Inspection Method

Walked Roof

Roof Design

Gable

Roof Covering

Architectural Asphalt Composite

Condition: Satisfactory

Approximate Roof Age

2018

Ventilation Present

Soffit, Gable Ends

Condition: Satisfactory



Vent Stacks

Metal

Condition: Satisfactory

Chimney

Brick

Condition: Satisfactory

Roof Mounted HVAC/SOLAR

17 panels

Condition: Satisfactory

Flashings

Metal

Condition: Satisfactory

Roof System Cont.

Soffit and Fascia

Wood

Condition: Satisfactory



Gutters & Downspouts

Metal

Condition: Satisfactory



Type of Service

Roof mounted Mast

