

# 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](mailto:HGRepairs@HomeGuard.com)



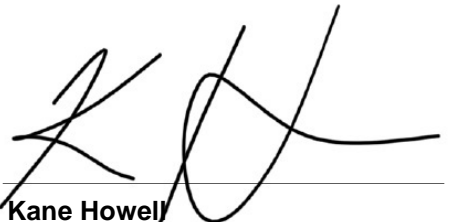
## Roof Inspection Report



**4506 Lilac Ridge Road, San Ramon**

**Ordered by:** Cindi Hagley  
The Hagley Group  
235 Main Street  
Pleasanton, CA 94566

**Inspected by:**

  
Kane Howell  
May 2, 2024  
Reg No. 121052 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.

Work performed by others will be re-inspected at the cost of \$125.

**GENERAL DESCRIPTION:**

This structure is a two 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. There are solar panels on the roofs surface, we were unable to inspect the roof covering at these areas. This is a visual inspection. Elements of the tile roofing system not exposed for inspection include but are not limited to; Felt underlayment (condition and installation details); Hidden flashing details; Base flashings; Nailing patterns; Etc. 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 lightweight concrete tile, brown 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 21 year(s) old. The estimated remaining serviceable life of the roof is 25+ years. The pitch of the roof appears to be 14-12-5-12-2:12. The overall condition of the roof is serviceable. The roof pitch at the left side rear portion is less than a 4:12. Tile roof applications are required to have a minimum of two layers of felt underlayment where the roof slope is less than 4:12; the number of layers could not be verified. NOTE: HomeGuard does not warrant the performance of any roof application where the slope is less is 3:12 (3 inch rise per 12 inch span) or less; furthermore, HomeGuard Inc. does not verify the substraight for proper slope and/or adequate drainage.

**FINDINGS:**

1. Birds eye view (See Photo 1)
2. The plumbing vent flashing is not properly integrated into the roofing system, the water shedding ability of this area cannot be guaranteed. (See Photo 2)
3. During the course of this inspection we noted broken field tile(s). (See Photo 3) (See Photo 4) (See Photo 5)
4. The ridgeline mortar seal is broken and cracked in several places, this condition may allow water intrusion into the structure. (See Photo 6)
5. The pipe flashing is not properly integrated into the roofing system, the water shedding ability of this area cannot be guaranteed. (See Photo 7)
6. Debris has collected behind the chimney and may cause water to backup into the structure. Poor drainage can cause premature wear and tear and subsequent leakage. (See Photo 8) (See Photo 9) (See Photo 10)
7. During the course of this inspection we noted broken field tile(s). (See Photo 11) (See Photo 12) (See Photo 13)
8. This roof has been previously serviced; the performance of these repairs were not verified.

**SUMMARY:**

For maintenance and/or warranty information, interested parties are advised to contact a lightweight concrete tile roof contractor and/or the manufacture. 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

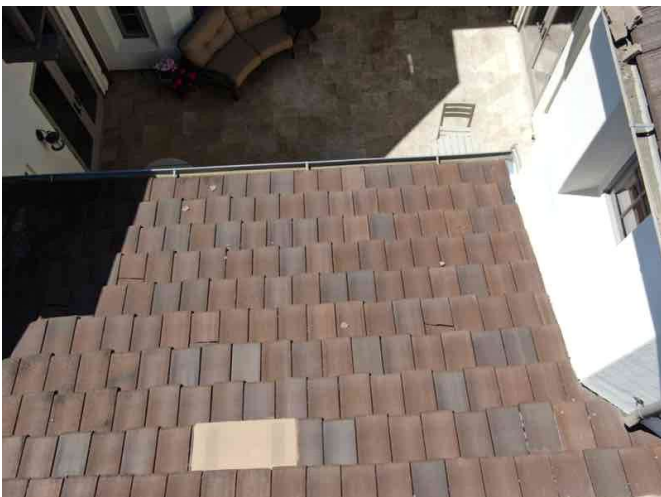


Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10

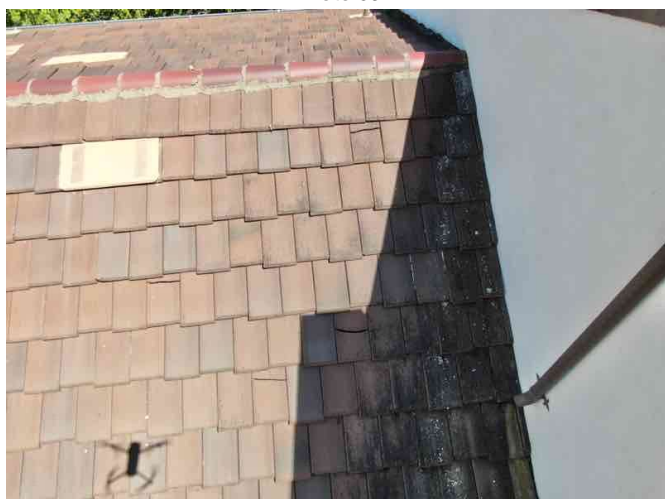


Photo 11



Photo 12



*Photo 13*



Invoice Date: 5/2/2024

Invoice No: LIV1078640R

**Invoice**

|   |  |        |
|---|--|--------|
| <b>Bill To:</b>   |  |        |
| Cindi Hagley<br>The Hagley Group<br>235 Main Street<br>Pleasanton, CA 94566 |  |        |
| <b>Property Information:</b>  |  |        |
| Address:  | 4506 Lilac Ridge Road<br>San Ramon CA, 94582 |        |
| Report No.  | 635571                                       |        |
| Escrow No.  |  |        |
| <b>Billing Information:</b>   |  |        |
| Inspection:   | 5/2/2024 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.***