



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**



Roof Inspection Report



2710 Kollmar Drive #1-24, San Jose

Ordered by: Tessie Figueroa
K&K Homes
969 Story Road, Ste. 6075
San Jose, CA 95122

Inspected by:

A handwritten signature in black ink, appearing to read 'Ernest Rodriguez'.

Ernest Rodriguez
May 17, 2025
Reg No. HIS-80151-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 multiplex. 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 modified bitumen roofing system. The typical life expectancy of this roofing material is 15-20 years. The pitch of the roof appears to be low slope. The overall condition of the roof is poor. 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. Main roof, pictured. (See Photo 1)
2. Previous repairs have been performed to the roofing system at several areas, these repairs appear vulnerable to leakage. (See Photo 2) (See Photo 3) (See Photo 6)
3. 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 4) (See Photo 5) (See Photo 15)
4. The plumbing flashing(s) are not adequately sealed at the collars. (See Photo 7)
5. The roof has lost areas of the protective granules, this condition has weakened the integrity of the membrane at these areas. (See Photo 8) (See Photo 19)
6. The perimeter curb is beginning to deteriorate, due to age, at most all areas. (See Photo 9) (See Photo 12) (See Photo 14)
7. There is debris on the roof that impedes water travel. (See Photo 10) (See Photo 11)
8. There are areas of the roof surface that have been sealed with mastic. The mastic is showing signs of wear and tear and must be resealed. Mastic is usually used around skylights, pipe vents, corner seams and other penetrations to help ensure a watertight seal. The typical serviceable life of mastic before it begins to crack is 3 to 5 years. (See Photo 10) (See Photo 13) (See Photo 16)
9. This roof has been previously serviced; the performance of these repairs were not verified. (See Photo 17) (See Photo 18)

SUMMARY:

The roof appears to be vulnerable to leakage and is beyond practical repair. If a bid for a new roof is desired please contact HomeGuard Incorporated for re-roofing options.

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



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Invoice Date **5/17/2025**

Invoice No: **1137726R**

Invoice

Bill To:

**Leila Conceicao
Chicago Title
18525 Sutter Boulevard #100
Morgan Hill, CA 95037**

Property Information:

**Address: 2710 Kollmar Drive #1-24
San Jose, CA 95127
Report No: 656694TR
Escrow#: FWPS-30222**

Billing Information:

5/17/2025	Roof Inspection	\$295.00
Total Due:		\$295.00

DUE UPON RECEIPT

Please remit to 510 Madera Ave., San Jose, CA 95112

There is a \$25 fee for all returned checks