

Hardy
Roof Inspections

P. O. Box 311, Felton, CA 95018
(408) 348-4746 / Fax (831) 336-8685
License# 884860

7/1/09
Joan Wylb Hochhausen

Roof Inspection Report

Report submitted to: Mark Burns / Coldwell Banker	Phone: 777-2085	Date: 7/1/09
Address: 10105 S. De Anza Blvd.	Title Company:	Inspection #: SH-1363
City, State & Zip Code: Cupertino, CA 95014	Escrow Officer:	Escrow #:

Address of Roof Inspection: 15970 Flintlock Road, Cupertino

A qualified inspector employed by Hardy Roof Inspections has inspected the roof of the house at the above address. 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 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. Hardy Roof Inspections is not responsible for comment on any hidden defects in the roof that may be present but not visible during our physical inspection of the roof surface. This report is valid for 60 days.

Description of Roofing System and Condition:

This is a standard weight, "Roma" style concrete tile roofing system, which has been installed with a 30-lb. felt underlayment. This roof is in overall fair condition materially and appears to have been installed correctly for the most part. The flashing has been installed in a professional manner and is in a serviceable condition. The roof shows wear characteristics of being approximately 20 years old. The roof has been extensively repaired due to the leaks below the front chimney area. The repairs appear to have been done professionally and I did not observe any need for additional repair at this area.

General Observations:

1. There are some broken field tiles.
2. There are several tiles, which have chipped corners.
3. One of the pipe jacks is torn at the lead flashing base.
4. The felt underlayment has been applied up and over the ridge nailing board as a ridge seal; however, this may still allow water to penetrate the felt underlayment during heavy our wind driven storms (see note on page 2).

Summary and Estimation of Remaining Roof Life:

The above conditions may allow water intrusion past the top layer of roofing. This roof cannot be certified until the recommended repair procedures are completed as outlined in this report. The cost for completing these procedures is \$390.00.

This roofing system may last another 15 to 25 years with proper care and regular maintenance. Life expectancy is based on a visual observation of the topside of the roof surface only and is not meant as a guarantee. Some factors that may affect the life expectancy are the quality of the materials and the installation, proper ventilation, regular maintenance and exposure to the elements.

INSPECTION NOTE:

This report addresses roof conditions that in our opinion can allow water to penetrate under the top layer roofing materials. It is based on a visual observation of the roof surface from the outside only and does not include any inspection of the building structure. Other inspections dealing with the interior spaces should also be relied upon in determining if roof leakage has occurred. Please notify Hardy Roof inspections if evidence of leaks is discovered.

Exclusions: (1) The scope of this report does *not* include repair of any damaged overhang boards, sheathing or rafter tails, *nor* does it include repair of any roof covering that may be disturbed by any contractor performing repairs on the house or the roof. Upon request, we will submit a bid for repair of the roof covering after repairs are completed by the other contractor(s). (2) The scope of this report does *not* include comments, recommendations or any express or implied warranty on any flat roof, balcony deck, patio cover, chimney cap or gutters on the house, or the roof of any structure detached from the house; unless specifically mentioned in the body of this report. (3) Although we will attempt to match materials used in repairs to the existing roof materials (especially on tile and comp. shingle roofs), exact matches (color, size, style, mfg.) *cannot* be anticipated or guaranteed

Date: 7/1/09 By: Steve Hardy Title: Inspector

Please refer to the warranty information and work authorization on page 2

Hardy Roof Inspections

P. O. Box 311, Felton, CA 95018
(408) 348-4746 / Fax (831) 336-8685
License# 884860

Work Authorization & Notes

Required Repair/Replacement Procedures:

1. Repair or replace broken field tiles as needed.
2. Repair chipped tiles with tile adhesive.
3. Replace one pipe jack with a new lead base pipe jack and paint to match the tiles.

The cost for performing the above required repair procedures and issuing a one-year leak-free warranty is Three hundred, ninety dollars \$390.00

Upon completion of repairs Hardy Roof Inspections will issue a *Leak Free Clearance* and a *1-Year Leak Free Warranty* on the tile roofing system with the exception of the ridge areas (see note B).

Notes:

- A. We will match the tile as closely as possible from available stock, but exact color matches cannot be guaranteed.
- B. The *Felt*, which was installed over the ridge nailing board as a ridge seal material, will not completely prevent water entry. Though this condition may not be affecting the integrity of the roof at this time, it may allow water entry at the hip/ridge areas during wind driven rain. Hardy Roof Inspections cannot include in our warranty any leak that is caused by this condition. In order to warrant this area leak-free new ridge seal would need to be installed. We can install full-backed *Flashband* ridge seal for \$570.00. If this option is desired, please initial here.

Inspection Fee paid by check #1564: \$90.00

LEAK FREE WARRANTY EXPLANATION

This warranty will be extended by Hardy Roof Inspections, P. O. Box 311, Felton, CA 95018 to the original consumer purchaser and any other person to whom the property is transferred during the duration of the warranty. This warranty will be void if payment for these services is not received upon close of escrow or within 30 days of completion of stated procedures in required repairs/replacement above.

In the event the roof develops a leak during the warranty period, the warrantor will repair the roof without charge within thirty (30) days of notification. The exception and exclusions from the terms of this warranty are as follows:

- (A) Hardy Roof Inspections is not responsible for any interior or exterior damage caused by any leak that may develop.
- (B) Hardy Roof Inspections is not responsible for leaks caused by the failure of any materials, equipment, assemblies, or units that Hardy Roof Inspections utilized in performing the roof work. These items are subject to manufacturer's or processor's guarantees or warranties.
- (C) Hardy Roof Inspections is not responsible for removal of standing water after roof work has been completed, or for any structural work to any roof to correct any standing water situation.
- (D) Hardy Roof Inspections is not responsible for leaks caused by purchaser consumer, his agents, or associates, vandalism, work done by other contractors (licensed or unlicensed), acts of God.
- (E) Hardy Roof Inspections is not responsible for any leaks caused by accumulated debris on the roof, wind damage or storm damage. Debris removal is a part of normal roof maintenance and is the responsibility of the homeowner.
- (F) Hardy Roof Inspections is not responsible for leaks in gutter systems, internal drain assemblies, sidewalls, skylight tops, stone chimneys, and roof areas under solar systems unless specifically warranted in the roofing contract.
- (G) Hardy Roof Inspections is not responsible for leaks caused by any hidden defects in the roof that may be present but not visible during our physical inspection of the roof surface.

In order to make a claim under this warranty, the consumer must notify the warrantor Hardy Roof Inspections of the leak at the above referenced address within ten (10) days of discovery of the leak

WORK AUTHORIZATION

Date: 7/1/09

Address: 15970 Flintlock Road, Cupertino

Report #: SH-1363

I have read and understand the above inspection report, notes and warranty provisions and I authorize the recommended roof work on this property to be completed per this inspection report at the stated price. I further understand that I can pay for the repairs through escrow, but if escrow fails to close I am responsible to pay in full within 30 days of the completion of repairs.

Date of acceptance 7/1/09 Authorizing Signature  Please print name FRANS VAN WIJK

Home # _____ Work # _____ Cell # _____

Please provide me above information for the persons authorizing this repair so we may schedule work dates

7/18/09
Frans Wijk Hochhaus

**Hardy
Roof Inspections
P.O. Box 311, Felton, CA, 95018
(408) 348-4746 FAX (831) 336-8685**

NOTICE OF COMPLETION AND WARRANTY

Bill To: Frans Van Wijk
15970 Flintlock Rd.
Cupertino, CA 95014

Date completed: 7/3/09

Repair Fee Due: \$ 960.00

Hardy Roof Inspections hereby certifies that the roof repairs have been completed at the property which is commonly known as 15970 Flintlock Rd., Cupertino, CA 95014. The entire tile roofing system is warranted to be leak-free for a period of one year.

This warranty is extended by Hardy Roof Inspections, P.O. Box 311, Felton, CA 95018 to the original consumer purchaser and any other person to whom the property is transferred during the duration of the warranty.

In the event the roof develops a leak during the warranty period, the warrantor will repair the roof without charge within thirty (30) days of notification. The exception and exclusions from the terms of this warranty are as follows:

- (A) Hardy Roof Inspections is not responsible for any interior or exterior damage caused by any leak that may develop.
- (B) Hardy Roof Inspections is not responsible for leaks caused by the failure of any materials, equipment, assemblies or units that Hardy Roof Inspections utilized in performing the roof work. These items are subject to manufacturer's or processor's guarantees or warranties.
- (C) Hardy Roof Inspections is not responsible for removal of standing water after roof work has been completed or for any structural work to any roof to correct any standing water situation.
- (D) Hardy Roof Inspections is not responsible for leaks caused by purchaser consumer, his agents, or associates, vandalism, work done by other contractors (licensed or unlicensed), or acts of God.
- (E) Hardy Roof Inspections is not responsible for any leaks caused by accumulated debris on the roof, wind damage or storm damage. Debris removal is a part of normal roof maintenance and is the responsibility of the homeowner.
- (F) Hardy Roof Inspections is not responsible for leaks in gutter systems, internal drain assemblies, sidewalls, skylight tops, stone chimneys, roof areas under solar systems and tile decks unless specifically warranted in the roofing contract.
- (G) Hardy Roof Inspections is not responsible for leaks caused by any hidden defects in the roof that may be present but not visible during our physical inspection of the roof surface.

In order to make a claim under this warranty, the consumer must notify the warrantor of the leak at the above referenced address within ten (10) days of discovery of the leak.

By: Steve Hardy, Hardy Roof Inspections

Invoice

Hardy
Roof Inspections
P.O. Box 311, Felton, CA, 95018
(408) 348-4746 FAX (831) 336-8685

DATE
7/6/2009

INVOICE #
146

BILL TO Frans Van Wijk 15970 Flintlock Rd. Cupertino, CA 95014	Job Address 15970 Flintlock Rd. Cupertino, CA 95014
--	--

Escrow #

DUE DATE
7/20/2009

ITEM	DESCRIPTION	AMOUNT
Repair	Residential	960.00
PAID <i>Thank you!</i>		
All work is complete!		Total 960.00