

Hardy
Roof Inspections

READ AND APPROVED
BY: [Signature]
BY: Ralston J. Glenski
DATE: _____

P. O. Box 311, Felton, CA 95018
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License# 884860

Roof Inspection Report

Report submitted to: Mark Burns / Coldwell Banker	Phone: 777-2085	Date: 5/20/09
Address: 10105 S. De Anza Blvd.	Title Company:	Inspection #: SH-1316
City, State & Zip Code: Cupertino, CA 95014	Escrow Officer:	Escrow #:

Address of Roof Inspection: 10110 Westminster Court, 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 medium cedar shake roofing system with a 30-lb. felt underlayment interlaced between each course of shakes. This roof is in fair to poor condition materially and appears to have been installed correctly for the most part. The roof shows wear characteristics of being approximately 20 years old. The roof has been previously repaired in a professional manner; however, there appears to be many areas that were missed.

General Observations:

1. There are several missing and broken shakes.
2. The felt underlayment is exposed at the keyways in several areas, due to split and worn through shakes.

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 \$940.00.

This roofing system may last another 3 to 6 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: 5/20/09 By: Steve Hardy Title: Inspector

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

