



Interactive Summary

— of Written Inspection Reports and Videos —



Highlighted Action Items with photos



Reports and Documents drop-down menu



Visual Summary PDF for Disclosures



A "Live Chat" button for quick advice



An "Advice Zoom Meeting" button for real time answers



Initial Pricing Snapshot



**VIEW
INSPECTOR'S VIDEOS**

Click Here

Scan QR Code or click the button to view Inspector's Videos



PROPERTY ADDRESS

256 E. Charleston Road
Palo Alto, CA, 94306



REPORT NUMBER

680311



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



256 E. Charleston Road, Palo Alto

Ordered by: Sharon YC Lee
JLee Realty
4260 El Camino Real
Palo Alto, CA 94301

Inspected by:

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

Ernest Rodriguez
July 14, 2026
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 one 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.

Main Roof:

The roof is a foam type system, appears to have been professionally installed and shows typical wear and tear. Foam roofs of this type may have been installed over previous roof installations, the number of installations could not be verified. Note: Homeguard does not service nor do we warrant the performance of any foam roofing systems. Interested parties are advised to contact the manufacture of said roof system for maintenance and warranty information. The typical life expectancy of this roofing material is 15-20 years. The estimated remaining serviceable life of the roof is 10-15 years. The pitch of the roof appears to be low slope. The overall condition of the roof is good.

FINDINGS:

1. Main roof, pictured.
[\(See Photo 1\)](#)
2. The roof drainage system is inadequate at isolated areas. This condition is allowing water to pond on the roofs surface. However, does not appear to affect the performance of the roof at this time. Area's should be monitored for future performance.
[\(See Photo 2\)](#) [\(See Photo 3\)](#) [\(See Photo 4\)](#)

SUMMARY:

No repairs are required at this time. For maintenance and/or warranty information, interested parties are advised to contact the original 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



Invoice

Invoice Date 7/14/2026

Invoice No: 1202323R

Bill To:

Lisa Albritton
Chicago Title
425 Sherman Ave, #200
Palo Alto, CA 94306

Property Information:

Address: 256 E. Charleston Road
Palo Alto, CA 94306
Report No: 680311TPR
Escrow#:

Billing Information:

7/14/2026	Roof Inspection	\$95.00
-----------	-----------------	---------

Total Due:	\$95.00
------------	---------

DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks