



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



26854 Grandview Avenue, Hayward

Ordered by: Juliana (Leigh) Lee
JLee Realty
4260 El Camino Real
Palo Alto, CA 94301

Inspected by:


Rafael Castaneda
March 5, 2026
Reg No. HIS-103464-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.

Main Roof:

The roof is a dimensional composition shingle roofing system, black in color, and is the 1st layer. The roof shows the wear characteristics of being approximately 30 year(s) old. The estimated remaining serviceable life of the roof is zero years. The typical life expectancy of this roofing material is 25-30 years. The pitch of the roof appears to be 6:12. The overall condition of the roof is poor.

FINDINGS:

1. The shingles protective granules are breaking loose exposing the shingle panels to 'burnout' and subsequent leakage. (See Photo 1) (See Photo 2) (See Photo 4)
2. There are damaged shingles in the field. (See Photo 3)
3. The plumbing vent flashing(s) are not adequately sealed at the collars. (See Photo 5)
4. We noted missing and/or broken vent covers. (See Photo 6)
5. The chimney flashing is not properly secured and is pulling up and away from the roof's surface. (See Photo 7)
6. There are damaged ridge caps. (See Photo 10)
7. Prior repairs at the chimney area are evident; this would suggest that problems have been experienced in the past. Repaired areas should be monitored. HomeGuard does not warranty repairs performed by others. (See Photo 8) (See Photo 9)
8. The roof appears to be vulnerable to leakage and is beyond practical repair.

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

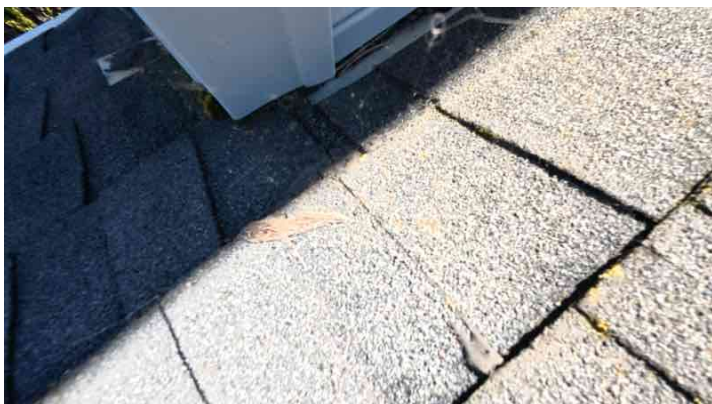


Photo 09



Photo 10



Invoice Date **3/5/2026**

Invoice No: **1178116R**

Invoice

Bill To:

Pauline Chin
26854 Grandview Avenue
Hayward, CA 94542

Property Information:

Address: **26854 Grandview Avenue**
Hayward, CA 94542
Report No: **672252TPRS**
Escrow#:

Billing Information:

3/5/2026	Roof Inspection	\$95.00
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Total Due:	\$95.00
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DUE UPON RECEIPT

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

There is a \$25 fee for all returned checks