



# Roof Inspection

March 4, 2010

## PROPOSAL SUBMITTED TO:

Julia Li  
Maxreal  
1288 Kifer Road  
Sunnyvale, CA 94086  
(408) 212-8800

## PROPERTY ADDRESS:

2580 Canary Palm Court  
San Jose, CA 95133

NOTE: This roof has been examined by a qualified inspector employed by Eastman Roofing and Waterproofing, Inc. The professional opinion of the inspector contained in this report is solely an opinion and does not constitute a warranty or guaranty of the statements contained herein and may be subject to dispute. This is a visual inspection of the roof, roof surface only and does not include inspection of the building structure such as attic spaces. Eastman Roofing and Waterproofing, Inc. 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. We rely on information from owners/tenants and other reports when available, i.e.: pest control report, property inspection, etc. It is the sole responsibility of the property owner, and their agents, to make Eastman Roofing and Waterproofing, Inc. aware of any such information and reports when available which would aid Eastman Roofing and Waterproofing, Inc. in the evaluation of existing roof conditions. If any repairs for "leaks" are recommended, it is our intent to first put the roof system back in working order and second, to somewhat blend repairs in with the rest of the roof. There are no uniform standards for repairs, only what is considered an acceptable trade practice or rule of thumb. A "leak" (Section I) is defined as: The roof system is open and can allow water intrusion and must be repaired to insure leak-free service. Optional and Additional (Section II) items are preventative maintenance items. It is not necessarily our intent to put the roof in code-complying condition or to meet manufacturer's specifications, unless a new roof is recommended. Eastman Roofing and Waterproofing, Inc. is a roofing contractor and is not licensed to inspect or certify your building as being free of pests or dry rot. Hence, we cannot under law warrant dry rot repair. This report does not include any estimate for repair on damage that a termite and/or masonry contractor may have caused after this inspection. This inspection report is valid for 90 days from the above date.

## INFORMATION ITEMS:

1. There appears to be a concrete tile roof on this structure.

## SECTION I ITEMS NOTED AS DESCRIBED BELOW:

2. About 1 broken tile. Replace and/or flash and apply elastomerics as needed. NOTE: The color and style of replaced tiles may not match.
3. Debris on roof, in valleys. Remove debris from blocking valleys, blow debris from roof as needed to prevent water from backing up into structure, leave debris at job site. NOTE: Removal of debris may result in some debris sifting into the attic or house through openings such as skylights, vents, etc. Owner is responsible for taking any necessary precautions prior to debris removal, including notifying neighbor(s) if appropriate. If desired, Eastman Roofing & Waterproofing, Inc. will clean yard of resultant debris and remove from premises at an additional charge. Owner to keep roof free of debris in the future.
4. Flash band open at hip and ridge intersection. Apply elastomerics and or flash as needed.

NOTE: All Section I work must be completed before we can say, in our opinion, this roof appears to be watertight at this time.

## WARRANTY

This warranty will be void if payment for these services is not received upon completion of repairs (for homeowners) or upon close of escrow or within 30 days of completion of stated procedures in required repairs/replacement above (real estate transactions), whichever occurs first. Contractor warrants the items in this roof repair against defects in workmanship for a period of one year from the date of completion of the work covered by the agreement at the Contractor's own expense and at no cost to owner except as follows: 1. Any attached or detached structures that are not considered part of the living area of the main house such as: patio covers, glass roof additions, walkable decks, raised patio decks, detached garages, sheds, gazebos, cottages, etc, unless otherwise stated in the report. 2. Any hidden defects which may be present, but are not visible, during our inspection of the roof surface. 3. Areas concealed by solar units, patio covers, AC, or duct-work. 4. Other items such as skylights, gutters, downspouts, sidewalls, stone chimneys, internal drain assemblies, etc. 5. Any damage or leaks occurring due to accumulated debris on the roof, wind, storm or animal damage. Debris removal is a part of normal roof maintenance and is the responsibility of the homeowner. 6. Steep-pitched roofs: Contractor does not warrant or guarantee any items or repairs on sections of roof with less than 4/12 pitch. If a leak occurs on a section of roof less than 4/12 pitch during the above warranty period, Contractor will re-inspect said sections of roof, one time only, and, if in Contractor's sole judgment and opinion a minor repair is possible, Contractor will make said repair at no cost to the owner. Low Slope (Built-Up) Roofs Only: Eastman Roofing and Waterproofing, Inc. is not responsible for removal of standing water before or after roof work has been completed, unless otherwise stated, or for any structural work to any roof to correct any standing water

