



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



7060 Via Anacapa, San Jose

Ordered by: Omar Murillo
Everhome Real Estate
40081 Mission Boulevard
Fremont, CA 94539

Inspected by:

A handwritten signature in black ink, appearing to read 'Ken Carlin'.

Kenneth Carlin
August 27, 2025

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 dimensional composition shingle, grey in color, the number of roof layers is unknown. The estimated remaining serviceable life of the roof is 10-15 years. The pitch of the roof appears to be 4:12. The overall condition of the roof is good.

FINDINGS:

1. A bird's-eye view of the roof: (See Photo 1) (See Photo 2)

SUMMARY:

The roof shows no readily apparent defects and appears fully functional. 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



Invoice Date **8/27/2025**

Invoice No: **1154523R**

Invoice

Bill To:

**Lisa Breazeale
Old Republic Title
2201 Walnut Ave #140
Fremont, CA 94538**

Property Information:

Address: **7060 Via Anacapa
San Jose, CA 95139**
Report No: **663792TPR**
Escrow#: **1115041931**

Billing Information:

8/27/2025	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