

Daddario Roofing

C O M P A N Y

"Quality, Courtesy & Great Prices"

716 Capitola Ave., Suite E2 • Capitola, CA 95010 • Toll Free 800-930-4445 • Phone 831-476-9109 • Fax 831-476-9153
www.daddarioroofing.com • Email: steve@daddarioroofing.com • Cont. Lic. #430739

ROOFING INSPECTION REPORT

Report Submitted To: Kathleen McDonald c/o Troy Harrison Property Inspections	Phone: 408-778-3081	Date: January 16, 2012
Address: 305 Vineyard Town Center #218 Morgan Hill, CA 95037	Escrow #:	Escrow Company:
Property Location: 2925 Hidalgo Ct. San Jose, CA 95125	Escrow Officer:	Inspection Fee: PAID

This is to certify that the roof at the property listed above has been inspected by a qualified inspector employed by **Daddario Roofing Company**. The inspection was a visual inspection of the surface of the roofing. Some problems in a roofing system may be hidden from a visual inspection. The statements and conclusion contained in this report are strictly the professional opinion of the inspector. There is **no guarantee or warranty**, expressed or implied, concerning the address in question, or the statements contained in this report. **NOTE: This report does not cover any roof repairs needed should a pest control company disturb the roof covering. A separate bid can be supplied, if needed.** Based upon our inspection we offer the following professional opinion concerning the roof at this address.

DESCRIPTION

This is a dimensional composition shingle roof. The roof was for the most part properly installed and is currently in good condition. There are some repairs needed at this time in order to issue a Leak Free Clearance.

FINDINGS

The pipe flashing needs to be re-sealed at the collar. There are some exposed nail heads that need to be sealed with caulking. The counter flashing at the chimney needs to be re-sealed and secured. There are some flashings that are lifted up at the base that need to be nailed down.

RECOMMENDATIONS

We can do the above recommended repair work for \$245.00 with a one year leak free warranty on the composition shingle roof.

ESTIMATED LIFE EXPECTANCY

This roof has a remaining life expectancy of about 15 to 20 years, with proper care and maintenance.

Dated January 16, 2012

Steve Daddario, Owner

Steve Daddario

Digitally signed by Steve Daddario
DN: cn=Steve Daddario, email=steve@daddarioroofing.com,
o=Daddario Roofing, l=716 Capitola Ave. Suite E-2, Capitola,
CA 95010
Date: 2011.03.10 13:00:10 -08'00'

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WORK AUTHORIZATION

Date of this Authorization

Please sign and date below to authorize Daddario Roofing Company to perform the recommended work:

At 2925 Hildago Ct. San Jose, CA 95125 in the amount of \$ 245.00 , for the report

Dated January 16, 2012 PLEASE FAX THIS AUTHORIZATION TO OUR OFFICE AT (831) 476-9153.

Signature _____ Print Name _____

PLEASE PROVIDE THE FOLLOWING

Date escrow is due to close Bill escrow for repairs? YES NO If no, please list name, address and

Email address of person(s) that should be billed below:

Name of Party to Be Billed Phone Number

Address of Party to Be Billed

Are roof repairs to be scheduled prior to or after the close of escrow? (Check one) Prior After

Requested date or time frame for repairs to be scheduled (Please see note below*)

Is there any dry rot or termite work that might effect the roof? YES NO If yes, provide date

(If yes, please fax portion of pest control report that applies to roof. See section 11 on termite report)

Is there any tenting? YES NO If yes provide date

Is there any chimney work being done? YES NO If yes provide date

* We usually suggest that recommended roof repair work be scheduled after any other of the above work is done. Please note that if roof repairs are scheduled before pest control work, chimney repairs or fumigation, damage may occur to the roof covering, which may require additional roofing work and a separate bid with additional costs.

LEAK FREE LIMITED LABOR WARRANTY EXPLANATION (BELOW IS A SAMPLE LEAK FREE LIMITED LABOR WARRANTY THAT MAY BE ISSUED ON WORK PERFORMED BY DADDARIO ROOFING. THERE IS NO ACTUAL LEAK FREE LIMITED LABOR WARRANTY GIVEN TO YOU AT THIS TIME.)

For a period of ONE YEAR, Daddario Roofing will repair any leaks that may occur in your roof subject to the following limitations, exclusions provisions and conditions:

1. Daddario Roofing IS NOT responsible for any interior, exterior or structural damage of any nature, including damage to any personal items, that is caused by any leak that may develop.
2. Daddario Roofing IS NOT responsible for leaks caused by failure of any materials, equipment, or assemblies that Daddario Roofing utilized in performing the roof work. These items are subject to manufacturers or processors guarantees or warranties.
3. Daddario Roofing IS NOT responsible for leaks caused by standing water, or for any structural work that needs to be done to correct any standing water problems.
4. Daddario Roofing IS NOT responsible for leaks caused by purchaser, consumer, his agents or associates, vandalism, work done by other contractors (licensed or unlicensed), or acts of God.
5. Daddario Roofing IS NOT responsible for any leaks caused by accumulated debris on the roof or storm damage. Debris removal is part of normal roof maintenance and is the responsibility of the homeowner.
6. Daddario Roofing IS NOT responsible for leaks in gutter systems, internal drain assemblies, sidewalks, skylight tops, stone chimneys, or roof areas under solar systems, unless specifically warranted in the roofing contract.
7. The entire period of this Limited Labor Warranty is for ONE YEAR and shall not be extended in the event service is performed.

In order to make a claim under this Limited Warranty, the consumer must notify Daddario Roofing of the leak at the contact information listed below within (10) days of the discovery of the leak.

WE VALUE YOUR BUSINESS AND APPRECIATE THE OPPORTUNITY TO BE OF SERVICE TO YOU!