



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



1820 Norman Way, Modesto

Ordered by: John Diaz
John Diaz Broker
3001 Taguera Dr
Modesto, CA 95355

Inspected by:


Rafael Castaneda
July 24, 2026
Reg No. 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 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 roofing system, grey in color, and is the 1st layer. The typical life expectancy of this roofing material is 25-30 years. 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 pitch of the roof appears to be 4:12. The overall condition of the roof is poor.

Low Slope Portion of the Roof:

The roof is a modified bitumen roofing system. The typical life expectancy of this roofing material is 15-20 years. The roof shows the wear characteristics of being approximately 20-24 year(s) old. The estimated remaining serviceable life of the roof is zero years. The pitch of the roof appears to be low slope. The overall condition of the roof is poor. NOTE: HomeGuard does not warrant the performance of any roof application where the slope is less is 3:12 (3 inch rise per 12 inch span) or less; furthermore, HomeGuard Inc. does not verify the substraight for proper slope and/or adequate drainage.

FINDINGS:

1. There are damaged and missing ridge caps.
[\(See Photo 1\)](#) [\(See Photo 2\)](#)
2. Debris was noted to be collecting in the gutter system.
[\(See Photo 3\)](#)
3. During the course of the roof inspection we one fastener that has been installed directly trough the roof surface and may leak under certain circumstances.
[\(See Photo 5\)](#)
4. The plumbing vent flashing(s) are not adequately sealed at the collars.
[\(See Photo 6\)](#)
5. The A/C unit flashing is not properly secured and is pulling up and away from the roof's surface.
[\(See Photo 7\)](#)
6. Previous repairs have been performed to the roofing system at the ac unit base flashing seams these repairs have deteriorated and must be re-done.
[\(See Photo 8\)](#) [\(See Photo 9\)](#)
7. The plumbing vent flashing(s) are not adequately sealed at the collars.
[\(See Photo 10\)](#)

8. There are 1 areas where the fasteners used to secure the shingles have come loose and are working their way through the shingles.
[\(See Photo 12\)](#)
9. The vent pipe storm collar has been previously sealed with mastic to prevent leakage, the mastic has deteriorated and is no longer functional.
[\(See Photo 13\)](#)
10. There are degranulated ridge caps.
[\(See Photo 17\)](#) [\(See Photo 18\)](#)
11. During the course of this inspection we noted a few areas of the roof that appear to have an irregular surface noticeable through the roof covering. The shingles water shedding ability does not appear to be affected at this time. Interested parties are advised to contact a general contractor for further inspection.
[\(See Photo 4\)](#)
12. A tree is overhanging the roof's surface. Under windy conditions the branches will rub against the roof causing subsequent damage to the roof surface. To prevent premature roof wear, owner is to trim away all tree branches that can potentially rub against the surface of the roof.
[\(See Photo 11\)](#)
13. The shingles protective granules are breaking loose exposing the shingle panels to 'burnout' and subsequent leakage.
[\(See Photo 14\)](#) [\(See Photo 15\)](#) [\(See Photo 16\)](#)
14. On the low slope portion of the roof:
[\(See Photo 19\)](#)
15. The low slope roof area shows degranulation, this will exposed the roof membrane to burn out and this will lead to a leakage.
[\(See Photo 19\)](#)
16. The main roof and low slope roof appears to be vulnerable to leakage and is beyond practical repair.
[\(See Photo 15\)](#) [\(See Photo 19\)](#)

RECOMMENDATION:

If a bid for a new roof is desired please contact HomeGuard Incorporated for re-roofing options.

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

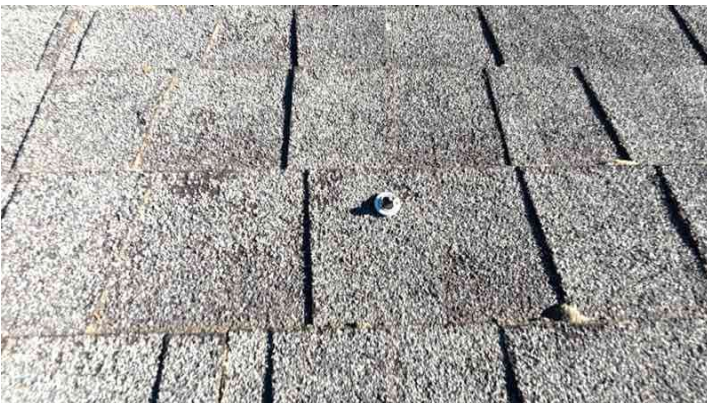


Photo 05

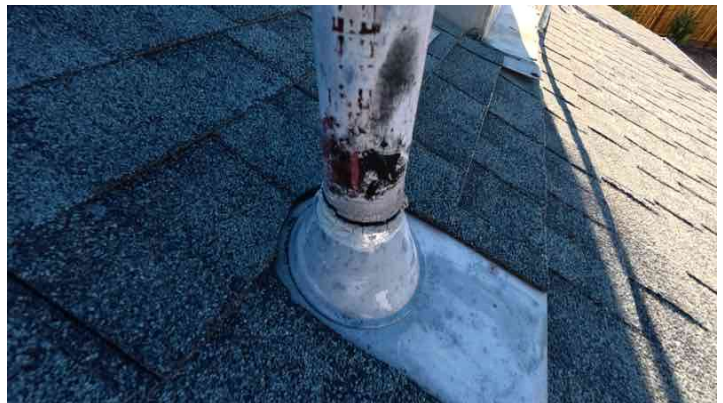


Photo 06



Photo 07



Photo 08



Photo 09



Photo 10

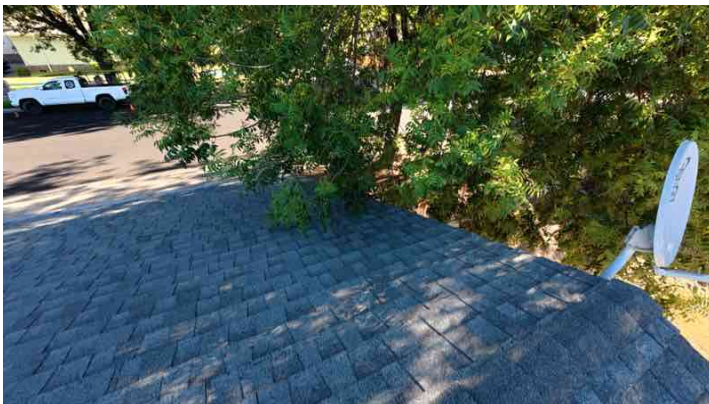


Photo 11



Photo 12



Photo 13

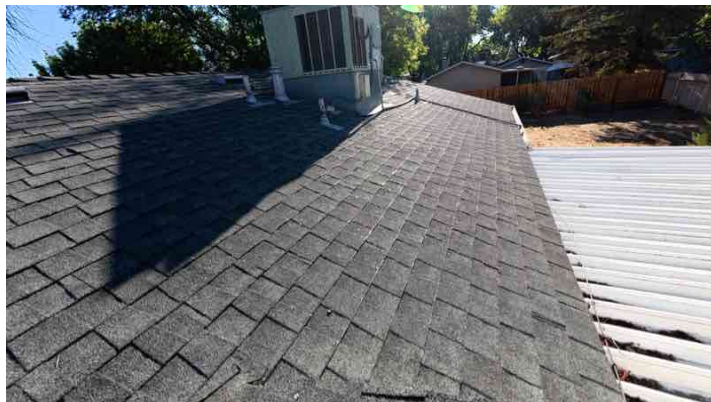


Photo 14



Photo 15

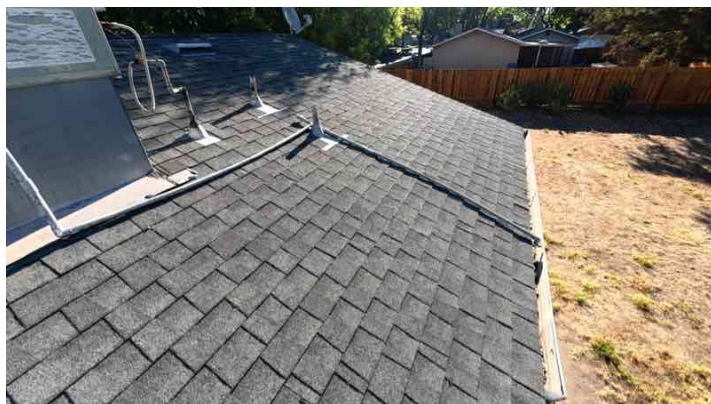


Photo 16



Photo 17



Photo 18



Photo 19



Invoice Date 7/24/2026

Invoice No: 1204081R

Invoice

Bill To:

John Diaz
John Diaz Broker
3001 Taguera Dr
Modesto, CA 95355

Property Information:

Address: 1820 Norman Way
Modesto, CA 95350
Report No: 681221TPR
Escrow#:

Billing Information:

7/24/2026	Roof Inspection	\$25.00
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Total Due:	\$25.00
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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