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Inspection Report

Prepared For:

Todd Grover

Property Address:

**2240 Eastridge Avenue
Menlo Park, CA 94025**

Inspected on Wed, Sep 7 2022 at 2:01 PM

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Thank you for choosing Saber Roofing, Inc. to perform your roof inspection. We understand that the function of this report is to assist you in understanding the condition of the roof system to assist in making an informed decision when purchasing / selling your home.

The report contains a review of roofing and roofing related components and may contain additional information not directly related to the roof system but worth noting for other trade specialists. This report is designed to be easy to read and comprehend however please note the following exclusions:

- Decks/patios and detached structures may not be included in this report unless specifically mentioned.

- This report is not meant to be a stated or implied warranty in any way, but an opinion based on a visual inspection of the roof system.

- Typically inspections are completed by walking on the roof system and inspecting the interior/attic when accessible. In some cases due to safety concerns or lack of walk ability on the roof system, drone footage may be used at no additional cost. This may limit the ability of our inspection.

- If applicable, a separate repair and/or re-roof quote will be provided to rectify deficiencies noted in the report.

General

Building Type :	Multi family
Leakage Reported?:	None
Were Emergency Repairs Performed?:	No
Approximate Age:	13-18 Years
Primary Slope Of Roof:	4/12

Roof Description And Life Expectancy



Comment 1:

The above mentioned roof system is an asphalt shingle (1 layer) which has a rough life expectancy of 25~ years with proper maintenance and care. This roof system appears to be approximately 15 years old. With the continued maintenance this roof system should maintain a watertight condition for another 10~ years. This is in no way a stated or implied warranty but an opinion based on a visual inspection of the roof system. No repairs appear required at this time to maintain a watertight condition therefor this roof system has obtained a status of ROOF CLEARANCE (with exception of minor comments below).

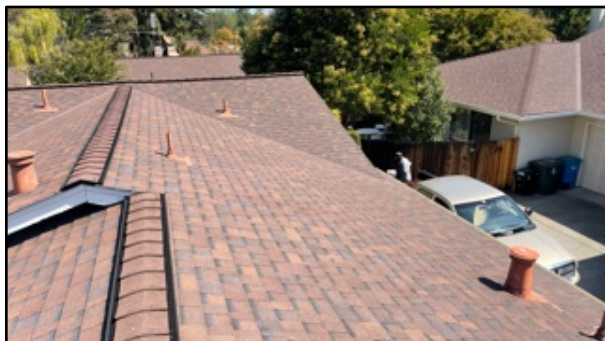


Figure 1-1



Figure 1-2

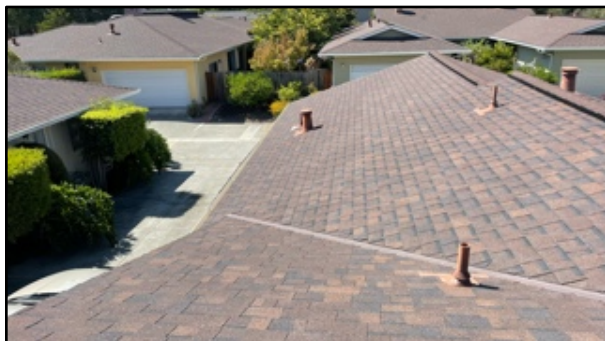


Figure 1-3



Figure 1-4

(Roof Description And Life Expectancy continued)



Figure 1-5



Figure 1-6

Comments



Comment 2:

Overhanging branches were noted at the rear right side. Recommend cutting back from the roof system.



Figure 2-1



Figure 2-2

Gutters And Downspouts



Comment 3:

The existing gutters are 5" double lined aluminum fascia gutters with 2" x 3" aluminum downspouts. No visible repairs appeared required to the gutters other than the regular maintenance recommended below. With proper maintenance and care, this gutter system should last approximately 20+ years. This is in no way a stated or implied warranty but an opinion based on a visual inspection of the gutter system. Checking the slope is not part of this inspection.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Gutters And Downspouts continued)



Figure 3-5

Comments



Comment 4:

Minor debris was noted in the gutters, recommend regular maintenance to remove debris.



Figure 4-1

Report Summary

The roof of the dwelling at the above property has been inspected by a qualified inspector employed by Saber Roofing, Inc. The professional opinion of the inspector contained in this report is solely an opinion based on a visual inspection and does not constitute a warranty or guarantee. Performance and/or troubleshooting of existing conditions, such as water testing, are NOT included in the scope of our inspection. This roof was not inspected for conformance to local building codes. This inspection does not cover all attic areas for current or past water intrusion.