



2292 Lincoln Avenue San Jose, CA 95125  
 (408) 448-0697 Fax: (408) 448-0716  
 State Contractor's License #622731

## NOTICE OF COMPLETION, LEAK-FREE CLEARANCE AND WARRANTY

Bill To: Richard A. Croteau  
1704 Hillsdale Ave.  
San Jose, CA. 95124

Date Completed: 01-03-06

Repair Fee Due: \$970.00

Old Country Roofing ("OCR") hereby certifies that the roof work has been completed at the property which is commonly known as 1704 Hillsdale Avenue, San Jose CA. The roof is warranted to be leak-free for a period of \*one year (s).

### See note below

In the event the roof develops a leak during the warranty period, the warrantor will repair the roof without charge within thirty (30) days of notification. The exception and exclusions from the terms of this warranty are as follows:

- (A) OCR is not responsible for any interior or exterior damage caused by any leak that may develop.
- (B) OCR is not responsible for leaks caused by the failure of any materials, equipment, assemblies, or units that OCR utilized in performing the roof work. These items are subject to manufacturer's or processor's guarantees or warranties.
- (C) OCR is not responsible for removal of standing water after roof work has been completed, or for any structural work to any roof to correct any standing water situation.
- (D) OCR 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.
- (E) OCR is not responsible for any leaks caused by accumulated debris on the roof or storm damage. Debris removal is a part of normal roof maintenance and is the responsibility of the homeowner.
- (F) OCR is not responsible for leaks in gutter systems, internal drain assemblies, sidewalls, skylight tops, stone chimneys, roof areas under solar systems unless specifically warranted in the roofing contract.

In order to make a claim under this warranty, the consumer must notify the warrantor of the leak at the above referenced address within ten (10) days of discovery of the leak.

By: Steve Hardy, Old Country Roofing  
 Steve Hardy, Inspector

**\*One-Year Leak Free Warranty applies to the shake roofing system only. OCR cannot include the built-up portion in our warranty.**



**ld Country Roofing**  
 2292 Lincoln Ave. San Jose, CA 95125  
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 Phone (408) 448-0697  
 Fax (408) 448-0716

**Roof Inspection Report**

Report submitted to: Catherine Young / Coldwell Banker	Phone: 996-0100 fax) 996-9068	Date: 10/26/05
Address: 21269 Stevens Creek Blvd. #610	Age of roof: Approx. 15 years	Title Co: Old Republic
City, State & Zip Code: Cupertino, CA 95014	Inspection #: SH-5383	Escrow #: 0612004079-MA

**Address of Roof Inspection: 1704 Hillsdale Avenue, San Jose**

A qualified inspector employed by Old Country Roofing has inspected the roof of the house at the above address. The professional opinion of the inspector contained in this report is solely an opinion and does not constitute a warranty or guarantee of the statements contained herein and may be subject to dispute. No affirmation of fact or promise, whether or not in this report, will constitute a warranty of the opinion provided herein or that the work to be done in accordance with the opinion will conform to the affirmation or promise. Old Country Roofing 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. This report is valid for 60 days.

**Description of Roofing System and Condition:**

The majority of this roof is a medium cedar shake roof with a 30-lb. felt underlayment interlaced between each course of shakes. This roof is in overall fair condition materially and appears to have been installed correctly for the most part. The roof shows wear characteristics of being approximately 15 years old.

The flat roof at the center of the rear slope has an asphalt built-up roofing system with a capsheet surface layer. This portion of the roof is in fair to poor condition materially and is nearing the end of its useful life. The built-up roof shows wear characteristics of being approximately 15 to 18 years old.

**General Observations:**

1. There are several missing and broken shakes.
2. The felt underlayment is exposed at the keyways in several areas, due to split and worn through shakes.
3. There are some missing starter course shingles at the right end of the south facing slope.
4. There is one vent flashing that has rusted though and is open to the weather.
5. The drip edge of the built-up portion has been previously repaired and the asphalt sealant is cracking.

**Summary and Estimation of Remaining Roof Life:**

The above conditions may allow water intrusion past the top layer of roofing. This roof cannot be certified until the recommended repair procedures are completed as outlined in this report. The cost for completing these procedures is \$970.00.

The shake roofing system may last another 5 to 8 years with proper care and regular maintenance and the built-up portion approximately 2 to 3 years. Life expectancy is based on a visual observation of the topside of the roof surface only and is not meant as a guarantee. Some factors that may affect the life expectancy are the quality of the materials and the installation, proper ventilation, regular maintenance and exposure to the elements.

**Please note:** (1) The scope of this report does not include repair of any damaged overhang boards, sheathing or rafter tails, nor does it include repair of any roof covering that may be disturbed by any contractor performing repairs on the house or the roof. Upon request, we will submit a bid for repair of the roof covering after repairs are completed by the other contractor(s). (2) The scope of this report does not include comments, recommendations or any express or implied warranty on any flat roof, balcony deck, patio cover, chimney cap or gutters on the house, or the roof of any structure detached from the house; unless specifically mentioned in the body of this report. (3) Although we will attempt to match materials used in repairs to the existing roof materials (especially on tile and comp. shingle roofs), exact matches (color, size, style, mfg.) cannot be anticipated or guaranteed.

Date: 10/26/05 By: Steve Hardy  Title: Inspector

**Please refer to the warranty information and work authorization on page 2**



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**Work Authorization**

**Required Repair/Replacement Procedures:**

1. Replace missing and broken shakes.
2. Repair felt underlayment exposures and split shakes with wood shingle shims.
3. Install new starter course shingles at the right end of the south facing slope.
4. Replace the rusted through vent flashing with a new two-piece vent flashing.
5. Reseal the drip edge of the built-up portion of the roof.

The cost for performing the above required repair procedures and issuing a one-year leak-free warranty is:  
 Nine hundred, seventy dollars **\$970.00.**

Upon completion of repairs Old Country Roofing will issue a *Leak Free Clearance* and a *1-Year Leak Free Warranty* on the shake roofing system only. OCR cannot include the built-up portion in our warranty.

Inspection Fee Due: \$75.00



**LEAK FREE WARRANTY EXPLANATION**

This warranty will be extended by Old Country Roofing (OCR), 2292 Lincoln Ave. San Jose, CA 95125 to the original consumer purchaser and any other person to whom the property is transferred during the duration of the warranty. This warranty will be void if payment for these services is not received upon close of escrow or within 30 days of completion of stated procedures in required repairs/replacement above.

In the event the roof develops a leak during the warranty period, the warrantor will repair the roof without charge within thirty (30) days of notification. The exception and exclusions from the terms of this warranty are as follows:

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In order to make a claim under this warranty, the consumer must notify the warrantor (OCR) of the leak at the above referenced address within ten (10) days of discovery of the leak.

**INSPECTION NOTE:** This report addresses roof conditions that in our opinion can allow water to penetrate under the top layer roofing materials. It is based on a visual observation of the roof surface from the outside only and does not include any inspection of the building structure. Other inspections dealing with the interior spaces should also be relied upon in determining if roof leakage has occurred.

**WORK AUTHORIZATION**

**Date:** 10/26/05      **Address:** 1704 Hillsdale Avenue, San Jose      **Report #:** SH-5383

I have read and understand the above inspection report, notes and warranty provisions and I authorize the recommended roof work on this property to be completed per this inspection report at the stated price. I further understand that I can pay for the repairs through escrow, but if escrow fails to close I am responsible to pay in full within 30 days of the completion of repairs.

\_\_\_\_\_ X \_\_\_\_\_  
 Date of acceptance      Authorizing Signature      Please print name  
 Home # \_\_\_\_\_ Work # \_\_\_\_\_ Cell # \_\_\_\_\_

*Please provide the above information for the persons authorizing this repair so we may schedule work ASAP*