

Report: **96791**

Property Address: **34618 Fremont Blvd. Fremont, CA. 94555**

Inspection Date: **7/28/2026**

Inspector: Clayton Filson



261 Spring Street Pleasanton, CA 94566
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Client Name & Phone: **Uzma Almakky (510) 557-1562**

Roof Inspection

Scope of Inspection

This report is based on a visual, non-destructive inspection of the roof surface, roof materials used and their application. The report reflects the inspector's observations and opinion of the accessible areas of the roof at the time of inspection. Felt paper under tile roofs is not visible to inspection however is a key component in helping prevent interior water access. Therefore, the condition of the underlayment beneath tile roofs and whether it is intact is unknown and not within the scope of our inspection. The inspection does not include structural problems, termite or dry rot damage, fungus infections or molds. Inspection of the interior or of the attic is not included, unless otherwise noted. We assume no responsibility for any latent defects, manufacturing defects, or any conditions which may occur or become visible after the time of inspection. The inspection and warranty do not include gutters and drainage systems. We can offer an opinion as to their basic function and effect on the roof, however we are not able to determine, in every case, whether seams may leak or if gutters are pitched correctly. Not all conditions that are present may be apparent at the time of inspection. This report has been prepared for the exclusive use of the client and is not transferable.

Roof Description

Roof Type: **Niles Tile Roof**

Approx. Age: **30 plus years**

Layers: **One layer**

Approx. Slope(s): **4:12 / High Slope**

Summary of Condition

	Repair Needed	Fair	Repairs Not Needed	N/A		Repair Needed	Fair	Repairs Not Needed	N/A
Roof Field Area	☒	☐	☐	☐	Vent Pipe Penetration Flashings	☒	☐	☐	☐
Hip & Ridge	☒	☐	☐	☐	Chimney Flashings	☐	☐	☒	☐
Perimeter Flashings	☐	☐	☒	☐	Skylight Flashings	☐	☐	☐	☒
Valleys	☒	☐	☐	☐					

Definitions:
Repair Needed - A condition which would, in our opinion, adversely affect water-tight integrity or remaining life of the roof system, unless corrected.
Fair - Although signs of wear and aging were noted, substantial life remains with proper care and maintenance.
Repairs Not Needed - Condition is satisfactory or better and shows signs of little or no wear. No repairs are needed at this time, in our opinion.
N/A - Not Applicable

Please see remarks and recommendations, next page.

Remarks & Recommendations

The Niles tile roof is within useful service although in need of repair as there are some deficiencies present that may be allowing or can promote interior water incursion if left unattended. The following conditions should be addressed at this time to maintain integrity to the roof and eliminate potential sources of interior water incursion or damage:

1. Overviews of the current conditions of the roof and its related components. Photos 2 - 5. Patio cover is not part of this inspection. Photo 1. Style of tiles have been discontinued therefore tiles will be matched as close as possible with what's available at the time of repair.

2. **Finding:** There are approximately 15-20 broken rake/ridge tiles. Photos 6, 17 & 20

Recommendation: Repair/replace all the broken tiles.

3. **Finding:** There is cracked or missing mortar at the hip ridges. Photos 7 & 18

Recommendation: Repair/seal/replace the mortar as needed.

4. **Finding:** The vent flashing is damaged. Photo 8

Recommendation: Replace the damaged vent top.

5. **Finding:** There are 30-40 broken field tiles. Photos 9, 14, 16 & 21

Recommendation: Repair/replace all the broken field tiles.

6. **Finding:** There are improper repairs in the field. Photos 10 & 15

Recommendation: Remove improper repairs to further assess damage. If additional damage is found upon removal of improper repairs, a supplemental bid will be issued.

7. **Finding:** Debris impedes water travel at the valley and roof surface. Photos 11 & 13

Recommendation: Clean the debris where needed.

8. **Finding:** The lead plumbing vent flashing is not properly tucked into the pipe. Photo 12

Recommendation: Properly tuck the lead flashing into the pipe.

9. **Finding:** There are previously sealed tiles on the roof. Photo 19

Recommendation: Reseal the previously sealed tiles.

10. **Finding:** There are (10-15) missing rake tiles. Photo 32

Recommendation: Install rake tiles where missing.

11. Overviews of the current conditions of the roof and its related components. Photo 22. Patio cover is not part of this inspection. Photo 31

12. **Finding:** There are (5-10) missing rake tiles. Photo 23

Recommendation: Install rake tiles where missing.

13. **Finding:** There are (5-10) broken rake/ridge tiles. Photos 24, 25 & 27

Recommendation: Replace all the broken tiles.

14. **Finding:** There are (5-10) broken field tiles. Photos 26, 28 & 29

Recommendation: Replace all the broken field tiles.

15. **Finding:** There is cracked or missing mortar at the hip ridges. Photo 30

Recommendation: Repair/seal/replace the mortar as needed

If leakage has occurred anywhere inside the home in the past beneath the current roof or if there are moisture stains beneath the roof inside the home, please inform the office before scheduling repairs as a more destructive investigation will be required (as opposed to a visible inspection) to repair damage or other deficiencies that are not visible and likely exist beneath the roof surface.

Tile roofs require tune-up type maintenance regularly as typical conditions tend to develop, involving broken or excessively cracked tiles, tiles that move out of position from deteriorated adhesives, deterioration of closure or seals at roof penetrations and transitions, and debris that tends to accumulate on the roof and creates adverse conditions. A secondary layer of felt paper is generally installed under the tiles to protect from moisture that inadvertently migrates under the roof. Over time, this underlayment becomes deteriorated and requires replacement, usually after about 30 – 50+ years depending on type of underlayment used, if the roof is properly maintained as mentioned above to keep moisture seepage beneath the tiles to a minimum. Color of tile will be matched as best as possible based on availability of products. Any mismatching roofing material will be installed in inconspicuous areas on the roof.

Cost of recommended repairs with one-year warranty*: \$5,350.00

* Does not include low slope roofs, metal panel roofs with more than one layer, or tile roof with no underlayment. If a 3rd party has been on the roof in the time between inspection and repairs, the roof will be considered compromised and a new inspection will be needed before performing repairs subject to change.

Inspection Report Images

PHOTO 1



PHOTO 2

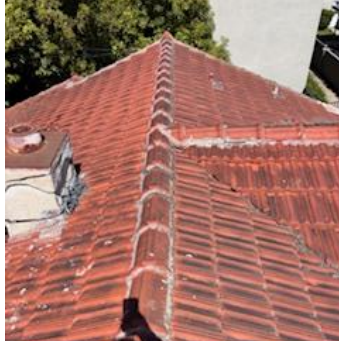


PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20



PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



PHOTO 25



PHOTO 28



PHOTO 31



PHOTO 26



PHOTO 29



PHOTO 32



PHOTO 27



PHOTO 30



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Leak Free Warranty

We will warranty this roof against leakage for a period of one year if we perform the repairs noted above or if the roof is found to be water-tight at the time of inspection, unless noted otherwise and subject to any restrictions or limitations listed in the body of this inspection report, at the discretion of the inspector. If the roof later develops covered leaks within the warranty period, the roof will be repaired under the warranty, in the manner we feel is most appropriate, at no cost to the buyer. Warranty does not cover leaks that were in an inaccessible area, such as under air conditioning units, solar pool heating systems or electrical solar panel systems, leaks caused by third parties (i.e. damage caused by fumigation company), leaks or damage caused by hail, high winds or other acts of God, abuse, lack of proper maintenance, manufacturing defects, leaks caused by or related to the gutter or drain system. Warranty does not cover leaks that occur from damaged felt paper or underlayment concealed beneath tile roofs as these waterproof membranes are not visible to inspection without removal of tiles on the roof. Warranty does not guarantee that original installation, material used or internal components are problem free, but that the roof is water-tight. The Leak Free Warranty excludes the following types of roofs: metal roofs, tar & gravel roofs, corrugated roofs, patio covers, leaks resulting from attachment of patio covers or overhangs, deck coatings, proprietary roof systems, metal or glass sun rooms, detached structures and low slope roofing materials, unless otherwise specified. Warranty excludes gutters, downspouts, drainage systems and interior damage caused by leaks. Workmanship on re-roofs is warranted against for a period of five years and gutter repair and gutter installation workmanship for a period of one year. We do not warrant roof materials. Roof material warranties vary based on the type of product and are issued by the manufacturer.

This report is viable for 3 months after the inspection has been performed. If repairs are needed after the 3 month period, we will need to re-inspect the roof for additional damage that may have occurred since our previous inspection.

Work Authorization

THERE IS A \$595.00 MINIMUM CHARGE FOR ANY WORK AUTHORIZATION CONTRACT. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED. WORK AUTHORIZATION MAY BE EMAILED TO REPAIRS@SPECIALTYTEAM.COM. Inspection fee is billed separately from any work costs.

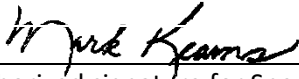
DISCLAIMER: Specialty Inspections assumes no responsibility for any additional work the building department may require beyond what is outlined in the scope of work. The property owner and/or the person(s) who authorize work assume responsibility for any additional work and associated costs.

LIEN NOTICE UNDER THE MECHANICS' LIEN LAW. (California Civil Code Section 3110 et seq.) Any contractor, subcontractor, laborer, supplier of any other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that at a court hearing, your property can be sold by a court official and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor or laborer or supplier remains unpaid. This section constitutes pre-lien notice under the Mechanics Lien Law, Civil Code Section 3097.

WORK DONE OUTSIDE OF ESCROW REQUIRES A 40% DEPOSIT. THE TOTAL AMOUNT OF WORK AUTHORIZED IS DUE AND PAYABLE UPON COMPLETION OF THE WORK, UNLESS OTHER ARRANGEMENTS ARE MADE WITH OUR OFFICE. AT 90 DAYS FROM COMPLETION, 1.5 % INTEREST PER MONTH IS CHARGED, RETROACTIVELY, ON PAST DUE ACCOUNTS. THIS IS AN ANNUAL PERCENTAGE RATE OF 18%. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY SIGNING THE AUTHORIZATION CONTRACT.

I have read and understand this work authorization contract and roof inspection report it refers to and hereby agree to all terms thereof.

Signature



Authorized signature for Specialty Inspections

Relationship to property

Acceptance Date

Important: Please provide billing and scheduling information.
Provide title company information if work is to be paid in escrow.

Who should we contact to schedule work? (name & phone)

Title Company (Name & Address)

Who is paying for repairs? (Name, address, phone & email)

Escrow Officer (Name & Phone)

Close of Escrow (Date)

ROOFER	START DATE	FINISH DATE	PHOTOS	WARRANTY	COST OF WORK
	/ /	/ /	Y/N	Y/N	\$