Steele's Roofing, Inc.

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Roof Inspection Report

Report submitted to: Rick Sufuentes @ Parkway Real Estate	Phone: Rick Sufuentes # 530-864-4454	Date: 10/5/26
Address: 3020 Ashburton Lane	Type of Structure: Single Story Residence	Contact: Rick Sufuentes - Agent
City, State, Zip code: Chico, CA 95973	Inspection Completed By: Mark Steele	Seller: Bryan Cobb

A qualified roof inspector from Steele's Roofing has inspected the roof located 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. Steele's 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 45 days.

Description of Roofing System and Condition

Type of Roof Covering: *Composition Asphalt Shingles*
General Roof Condition: *Fair Condition & Estimated Age of Roof is 20-25 Years Old*
Repairs Needed to be Weatherproof: *Yes, See Repair Estimate Provided*

Detailed Roof Conditions

Main structure of roofing system seems to be in good condition. No visible dry rot was found around the roof perimeter. However, there is one damaged rafter tail at the rear east side. The roof jacks and flashings all need to be resecured and resealed. There are some shingles showing fiberglass and missing granules in different areas. All of the ridge above the main house and garage sections are cracking and damaged. There are some missing field shingles at the west side entry area. There is minor moss growth on some shingles. The gutters are compacted with debris and should be cleaned out before the next rain event. This roof has some limited life left if repairs are completed.

Summary and Estimation of Remaining Roof Life:

We certify that this roof at 3020 ASHBURTON LANE in CHICO has a maximum of 2-5 additional years of life left before we recommend the replacement of the entire roof if minor repairs are completed.

INSPECTION NOTE:
This report addresses roof conditions that in our opinion can allow water to penetrate under the top layer of roofing materials. It is based on a visual observation of the roof surface from the outside only and does 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. Please notify Steele's Roofing if evidence of leaks is discovered.

Exclusions: (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 composition shingle roofs), exact matches (color, size, style, manufacturer) *cannot* be anticipated or guaranteed.