

C & C ROOFING, INC.
P.O. BOX 337
PARADISE, CA 95967
LICENSE NUMBER 650850
530-873-0744

February 18, 2023

ROOF INSPECTION REPORT

Dan Henry
Coldwell Bank Ponderosa
7053 Skyway
Paradise, CA 95969
Page 1 of 7

Escrow Number (None given, please forward for payment)
6743 County Rd. 19
Orland, CA 95963

ROOF INSPECTION INVOICE AMOUNT: \$125.00

TYPE OF ROOF:

Dimensional composition shingle.

AGE OF ROOF:

Unknown, educated guess 12-15 years old.

LIFE EXPECTANCY OF ROOF:

Approximately 5-7 years. Please read below carefully.

DETAILS ROOF CONDITION:

This roof surface is in fair shape.



The ridge and field shingles all show normal wear. None are missing or out of place. The South facing surfaces show more wear than the rest. This is typical to exposure to direct sun light. I don't understand the ridge vent along the hips. Proper placement is at the peaks of the roof.



You can see the wear in the South facing field shingles as well.



The North facing roof surfaces look much better.



The collars on the soil vent pipes are all sealed.



The other heat and vent flashings are all sealed and the flashings are in serviceable condition.



The skylights are free of debris and the flashings are in serviceable condition.



There are two abandoned satellite stands on the roof. They are not doing any harm at this time.



The detached shop is in fair shape as well. It's not as thick as a shingle compared to the ones on the house.



The field shingles show accelerated wear on both sides of the roof surface.



The field shingles around the solar panels also show granular loss. A lot of this can be attributed to the foot traffic from the installation of the solar panels. Some spots are worn more than others.



Solar panels do cover the majority of the West facing roof surface.



RECOMMENDATIONS:

The shingles on the shop probably won't last as long as the shingles on the house. It's a much thinner shingle.

As with all roofs periodic visual inspections should be done to prevent any future damage. This inspection is a visual inspection only. If at any time during or after the visual inspection has been made, and the condition of the roof declines or leaks are detected, C&C Roofing, Inc. is not liable for any repairs, maintenance, or materials that may be involved. No warranty is expressed or implied.

Sincerely,

Chris A. Potthast

