

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

May 1, 2026

ROOF INSPECTION REPORT

Century 21 Select Attn. Emmett Jacobi
1101 El Monte
Chico, CA 95928
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Escrow Number (none given, please forward for payment)
701 E. Lassen Sp 97
Chico, CA 95973

ROOF INSPECTION INVOICE AMOUNT \$175.00

TYPE OF ROOF:

Metal.

AGE OF ROOF:

Unknown, the mobile is 51 years old, I could not determine for sure but this looks like a 2nd layer of insulation and metal roofing was installed over the original.

LIFE EXPECTANCY OF ROOF:

Metal roofs can last a long time with minimal maintenance. Please read below carefully.

DETAILS OF ROOF CONDITION:

This roof surface is in fair to good shape.



This type of ridge cap is usually used when a 2nd layer of metal roofing is installed. If this is the 2nd layer it makes the ceiling well insulated.



The field surface is smooth and uniform.



Keeping these penetrations sealed is important. The bottom flashing the sealant is lifted a little around the edges.



The other heat and vent flashings are all sealed.



The base flashing is sealed on this heat vent pipe but the collar needs to be sealed.



The porch awning is mostly free of debris. It has dirt built up at the end of the awning that should be cleared or cleaned. These awnings have inset gutters. If they are blocked water can back up and create issues.



The carport awning looks brand new.



RECOMMENDATIONS:

Knock the loose sealant from the penetrations on the roof surface and re-seal. Seal the collar on the heat vent pipe. Estimated cost \$120.00

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

