
ROOF INSPECTION REPORT

Client: Tamara Allspaugh

Property Address: 905 Coit Tower Way, Chico, CA 95928

Inspection Type: Seller's Roof Inspection

Date of Inspection: April 17, 2026

Inspector: Chico Roofing Company Lic#775265

Roof Overview

- **Roof Type:** Asphalt Shingle
 - **Estimated Age:** Approximately 20 years
 - **Areas Inspected:** Entire roof surface, pipe jacks, roof vents, flashing, and visible components
-

General Condition

The roof is currently in **overall good condition** for its age. During the inspection, the following observations were made:

- Granular loss across most of the roof is **minimal**
 - Adhesive strips are **intact and performing well**
 - Shingles remain **flexible and serviceable**
-

Detailed Findings

- The **south-facing slope** (area with solar exposure) shows approximately **50% granular loss**, which is consistent with increased sun exposure over time
 - **Ridge cap shingles** are exhibiting **accelerated wear** compared to the rest of the roof. This is a common condition, as ridge caps typically deteriorate faster than field shingles
 - **One shingle** located on the **front slope** of the home is **fully deteriorated** and should be replaced promptly
-

Repairs & Recommendations

To maintain the roof's integrity and extend its lifespan, we recommend the following:

- Seal all **exposed fasteners**
 - Replace **rubber boots on pipe jacks**
 - Replace the **failed shingle** on the front slope
-

Estimated Remaining Life

Based on current conditions, the roof is estimated to have approximately **8–10 years of remaining service life**.

Please note:

- This estimate is based on visible conditions at the time of inspection
 - Roof leaks may develop at any time, especially given the roof's age
 - The underlying materials (felt or synthetic underlayment) are not visible and cannot be evaluated without invasive inspection
-

Limitations

This inspection is limited to visible and accessible components of the roofing system. No destructive testing was performed. Conditions beneath the shingles, including underlayment integrity and installation quality, could not be determined.

Conclusion

The roof is performing well overall and does not require immediate major replacement. With minor repairs and routine maintenance, it should continue to provide service for the estimated remaining lifespan.

RECEIPT

Tamara Allspaugh
905 Coit Tower Way
CHICO CA 95928
USA

Payment Date
Jun 8, 2026

Sent Date
Jun 8, 2026

Tax Number:

Crane Exteriors Inc.
3030 Thorntree Dr, Ste 2
CHICO CA 95973
UNITED STATES

Total USD paid	1,950.00
----------------	----------

Invoice Date	Reference	Payment Reference	Invoice Total	Amount Paid	Still Owing
Jun 5, 2026	INV-0170	Payment - Check 1005	1,950.00	1,950.00	0.00
			Total USD	1,950.00	0.00