



## Residential Property Inspections

Ph:(707) 310-0206 [www.pacificinspections.net](http://www.pacificinspections.net)

**Property Condition Report for: 555 Anywhere Avenue, Santa Rosa CA**

# ROOF SYSTEM

Our roof inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and attachments (excluding antennas, solar systems, etc.) where visible. This does not constitute a warranty, guarantee, roof certification or life expectancy evaluation of any kind. Roofs are not water tested for leaks. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof. Condition of the roofing underlayment material is not verified/inspected. For further evaluation and a roofing certification we recommend you consult a qualified licensed roofing contractor, some lenders may require a roofing certification. Buildings that have tile or wood shingle/shake materials and are going to be tented for termites should be re-inspected for possible damage caused by the extermination process before the close of escrow. The visible areas of the attic and roof framing were examined to determine their current condition and visible water stains. Areas concealed from view by any means are excluded from this report. Insulation is not moved during the inspection. Attic framing members/components and other multiple item systems are tested by examining a representative sampling as opposed to specific functionality of every single item. The accessible permanently installed equipment or components are checked for basic operation. Thermostatically operated attic vent fans are excluded from the inspection.

## ATTIC & FRAMING

**ATTIC ACCESSIBILITY:** Good access. No attic flooring is provided. Viewing was limited to observing from the hatch areas only. Due to the risk of personal injury or the potential of causing damage to attic components, we do NOT walk throughout the entire attic. Some areas of this structure have open beam or vaulted type ceilings, which does not allow for an attic space.

**STRUCTURE:** Good condition. Truss type construction.



**ROOF SHEATHING:** Good condition. O.S.B. (Oriented Strand Board) Sheathing.

**INSULATION:** Good condition. Fiberglass Blown-in with Fiberglass Batting installed over the top in most places. Existing insulation value is approximately R-26.



NOTE: The standard for new home construction is R-30 to R-38 (depending on the other energy efficiency considerations of the building). There is no requirement at this time for upgrading to that standard.



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**VENTILATION:** Adequate.

**OTHER OBSERVATIONS:** Past or present rodent activity is noted in the attic. You may wish to contact an exterminator.

## HOUSE ROOF

**STYLE:** Gable.

**ROOF PITCH(S):** The approximate roof pitch is 4:12.



**TYPE & CONDITION:** Good to Fair Condition.  
The roof covering is Architectural Composition Shingles. Also called Dimensional Composition.

There are large amounts of debris (leaves, sticks, etc.) accumulating on the roof surfaces. We recommend that roof surfaces are cleaned on a regular basis.



**# OF LAYERS:** Only one layer was noted.

**HEAT REFLECTIVE:** No.

**ROOF ACCESS:** A ladder was used to gain access to the roof. We walked around the roof to view the various surfaces.

**APPROX. REMAINING LIFE:** The following estimate is given as a courtesy only and should not to be construed as any type of guarantee. There are many contributing factors that ultimately determine how long



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a roof surface will last. Approximate remaining life of this roof surface is 16 - 18 Years with regular maintenance, assuming repairs are performed on the negative conditions noted in this report.

## EXPOSED FLASHINGS

### OVERALL CONDITION:

Good to Fair Condition.

Nails/fasteners were noted which are exposed to the elements. These fasteners may eventually come loose or rust. We recommend that they be sealed as a preventative measure against future leakage.



## GUTTERS & DOWN SPOUTS

### TYPE & CONDITION:

Fair condition. Metal.

Debris (from overhanging vegetation, mineral deposits from roof shingles, etc.) is noted in the gutters. This is a common condition, however it will accelerate deterioration of gutters.

Gutter cleaning is a preventative maintenance procedure which should be performed at least once a year.

The gutters are leaking at one or more joints, end caps, or connections to downspouts as evident by visible rust staining or water marks.





### OTHER OBSERVANCES

Trees or shrubbery are over hanging the roof surface(s). We recommend that overhanging vegetation be trimmed back anywhere it is likely to come into contact with the roof or eaves.

