



RESIDENTIAL ROOF INSPECTION

MAR 23, 2022

**Need help with the cost?
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SUMMARY

Overall condition of the roofing system is excellent. The roofing system shows good coloration, no worn or missing shingles, no repairs and all roof penetrations and fasteners were sealed. Good roofing installation practices were also observed during the inspection. A stain on the master bedroom ceiling is present but there is no evidence of recent leaks. The only penetration above this area was sealed properly and is not suspect. Home owner expressed that the leak was preexisting prior to the new roof install and I believe this is consistent with the inspection results. Some surface rust was present on roof accessories.

INSPECTION



Roof Color and granule retention is excellent



Approximate location of water stain inside w/ Blue arrow. Nearest roof penetration/potential leak point with white arrow. The stain is up slope from this area and several feet away horizontally.



Closest penetration is well sealed and installed.



Sealed fasteners



Some surface rust



Pipe boot installed using industry best practice. No exposed fasteners.



Ridge cap and vent are present and installed properly



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Ridge cap and vent are present and installed properly



Valley shingles installed correctly



Valley shingles installed correctly



Valley shingles installed correctly

MAINTENANCE ESTIMATE

Description

Roof tune up

Roof is in good condition. Recommend roof maintenance to address surface rust on metal accessories. This will include complete reseal of all penetration, skylight and flashing.

Quote subtotal	\$350.00
Total	\$350.00

This includes cleaning debris on the roof, resealing all access points, and painting accessories.