



1020 S Main Street Grapevine, Texas 76051

ROOF INSPECTION REPORT

Inspection Date: **7/6/2022**



**43 West Knightsbridge Dr.
Conroe, Texas 77385**

PHOTOS FOR THIS REPORT ARE AVAILABLE HERE: <https://albums.acculynx.com/5ec43753aa28>

This report has been prepared by PROCO Roofing, LLC at the request of:

Ofir Bugano with Ready Real Estate

Disclaimer: The aim of this inspection is to identify and evaluate the ability of the roof system of the property above, as it relates to overall performance, age, and condition. Only the person who requested the report has the authority to distribute it. This report includes an inspection of the roof covering only and while efforts to identify all problems associated with the roof system will be made, there may be unknown concerns not readily observable from the exterior roof surface.



1020 S Main Street Grapevine, Texas 76051

- Observation performed from: **Roof**
- Roof System Type / Material: **Composition Shingles**
- Estimated Age of Roof System: **5-10 years**
- General Description of Roof System:

The roof is an architectural composition shingle system.

Color = Pewter.

The roof is ventilated with soffit vents in combination with turtle vents and ridge vent. The home is two-story, and the roof slope is 7:12 (steep)

- Inspection Details:

All slopes of the roof were inspected. The shingles are in good condition. There is mechanical damage such as foot traffic on the shingles which should not affect the performance of the shingles. We noticed lifted/loose flashing between exterior wall (brick) and valley – there is a high risk for future leaking in this area. There are roof accessories that have rusted areas.



1020 S Main Street Grapevine, Texas 76051

Recommendation:

PASS

Conclusion:

The roof system for this property passes our standards for continued effective performance. No additional repairs are recommended at the time of this inspection. Any other observed damaged is deemed cosmetic and / or acceptable wear for the age of this roof, and is within acceptable parameters, excluding future weather events.

- Estimated Lifespan*:

20-25 years

**This is an estimate and not a guarantee for the remaining lifespan of this roof system.*

Thank you for using PROCO Roofing, LLC for your roof inspection, and please contact us with any questions or concerns.

Dayna Leslie
817-965-1228
Sr. Project Manager
PROCO Roofing, LLC.



"Treating your project like it's our own."