

Roof Inspection Report – [Community Name] Buildings D, E, F

Subject / Property: [Community Name] – Buildings D, E, F **Inspection date:** July 28, 2026 **Prepared for:** [Community Name] Management **Date prepared:** July 28, 2026 **Roof type:** Asphalt 3-tab shingle **Access method:** Ladder and walkable sections; limited attic access via hatches

Executive Summary

The three buildings inspected (D, E, F) have aging asphalt shingle roofs estimated to be 18–22 years old based on granule loss and material brittleness. Buildings D and E exhibit advanced deterioration with multiple active and previous leak points, compromised flashing systems, failed penetration seals, and localized soft decking. Residents in units 14, 16, 21, and 23 have reported intermittent leaks during recent heavy rain. Building F shows moderate wear but remains in serviceable condition.

Immediate action required: Temporary repairs to stop active leaks at chimney flashing (Building D) and multiple failed pipe boots. Full roof replacement of Buildings D and E is recommended within the next 6–12 months.

Roof Description

All three buildings are covered with asphalt 3-tab shingles over wood sheathing. Estimated age is 18–22 years based on field observations. The roofs feature multiple slopes with valleys, ridge vents, penetrations (plumbing vents and chimney on Building D), and aluminum gutters. No ice and water shield was visible at eaves or valleys. Weather conditions during inspection were clear, dry, and 87°F with light wind.

Findings

Building D (Units 12–18)

1. **South slope – Advanced wear:** Heavy granule loss with multiple exposed fiberglass mat spots. Several broken and missing shingle tabs near eaves.
1. **Chimney flashing (Unit 16) – Open and failed:** Flashing pulled open on two sides. Clear evidence of past water intrusion with staining visible on underlying decking.
1. **Valleys – Rusted metal:** Both valleys feature old metal flashing rusted through in spots. No ice and water shield visible.
1. **Soft decking – Two locations:** Decking felt soft underfoot near ridge on south side (approximately 4×6 area) and again near chimney chase, indicating moisture damage or rot.

1. **Pipe boots – Failed seals:** Three of five pipe boots are cracked and open; one is completely missing the rubber collar.
1. **Ridge vent – Partially clogged:** Ridge vent clogged with debris, restricting ventilation.
1. **West slope:** Ridge shows thermal cracking and cupping. North slope in better condition but still exhibiting age-related wear.
1. **Attic interior (Unit 16):** Visible water stains on underside of decking near chimney. Dark staining on rafters.

Building E (Units 19–24)

1. **South and east slopes – Severe deterioration:** Worst condition of the three buildings. Large areas of bare mat with multiple loose and missing shingles. Wind damage evident on upper courses.
1. **Step flashing at wall transition – Lifting:** Step flashing lifting in several places along west slope. Counter-flashing is incomplete.
1. **Ridge cap – Failed:** Ridge cap brittle and cracking in multiple locations. Several sections missing nails.
1. **Active leak – Unit 21:** Water stains and mold visible on sheathing from attic hatch. Insulation damp in one area. Active drip marks observed.
1. **Fascia rot – East side:** Fascia board shows rot at bottom edge for approximately 12 linear feet.
1. **Gutters – Detachment:** Gutters on south side pulling away from fascia in two locations.
1. **Attic interior (Unit 14):** Older water stains visible but appear dry now.

Building F (Units 25–30)

1. **Overall condition – Fair to moderate:** Better condition than Buildings D and E but past mid-life. South slope shows moderate granule loss and some thermal cracking.
1. **Pipe boot – Beginning to fail:** One pipe boot starting to crack at seal.
1. **Flashing – Aging but functional:** Flashing at all penetrations is original and aging but still mostly sealed.
1. **Ridge vent – Functional:** Ridge vent open and operating properly.

General Findings (All Buildings)

1. **Missing ice and water shield:** No ice and water shield observed at eaves, valleys, or penetrations on any building.
1. **Gutters – Full of debris:** Gutters contain heavy accumulation of granules and debris. Downspouts mostly clear.
1. **No major structural failure:** No evidence of significant structural sagging or failure observed from ground or accessible interior points.

Recommendations

1. **Buildings D and E – Full roof replacement:** Tear-off and re-roof recommended within next 6–12 months due to extensive wear, multiple leak sources, and estimated remaining service life of 1–3 years maximum.
1. **Immediate temporary repairs:** Stop active leaks by repairing open chimney flashing at Building D (Unit 16) and replacing all failed pipe boot seals on Buildings D and E. These repairs are urgent to prevent further interior damage.
1. **Replace damaged substrate during re-roof:** Replace soft decking on Building D (two locations noted) and rotten fascia section on Building E (12 linear feet on east side).
1. **Install ice and water shield:** On any new roof installation, install ice and water shield at all eaves, valleys, and penetrations per manufacturer and local code requirements.
1. **Building F – Monitor and minor repairs:** Replace the one failing pipe boot seal. Building F may continue in service for an additional 2–4 years with monitoring, though full replacement should be planned accordingly.
1. **Gutter maintenance:** Clean all gutters of granule and debris accumulation. Re-secure gutters on Building E south side (two locations).
1. **Interior monitoring:** Monitor Units 14, 16, 21, and 23 for recurring moisture after temporary repairs are completed.

Limitations

- Inspection performed from ladder and walkable roof sections only. No drone survey conducted during this visit.
- Attic access limited to accessible hatches; not all interior spaces were inspected.
- Decking condition assessed only where accessible and walkable; concealed damage may exist in areas not traversed.
- No destructive testing performed; soft decking locations identified by feel underfoot only.
- Age estimate based on visual condition and typical service life; no installation records were reviewed.

Photo evidence

1. images (8).jpg



KEY OBSERVATIONS

- # Roof Condition Observations
- Material:** Asphalt shingle roof with metal gutter system visible
- Debris accumulation:** Moderate moss/algae and granule loss visible on shingle surface
- Gutter condition:** Horizontal metal gutter appears clear at point of inspection; vertical downspout/extends...
- Shingle integrity:** Edge shingles show wear and discoloration consistent with age

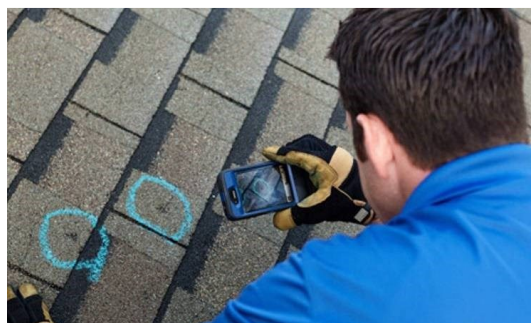
2. images (7).jpg



KEY OBSERVATIONS

- # Roofing Inspection Observations
- Material:** Asphalt shingle roof visible in background; inspector examining granulated surface in foreground
- Defect observed:** Dark discoloration/staining on shingle surface with possible moisture penetration or algae growth
- Granule loss:** Visible exposed aggregate and loose granules in inspection area
- Shingle condition:** Surface shows wear and tear

3. G_Fedale_Roof_Inspesctions.jpg



KEY OBSERVATIONS

- # Roof Inspection Observations
- Material:** Asphalt composition shingles with dark-colored tabs and lighter field color
- Shingle condition:** Shingles appear intact with no visible tears, splits, or missing pieces in view
- Granule loss:** Light granule surface texture visible; no obvious bare spots or excessive wear
- Chalk markings:** Blue chalk grid marked on roof surface for measurement and documentation

4. images (6).jpg



KEY OBSERVATIONS

- # Roofing Observation - Job Site Photo
- Material:** Architectural asphalt shingles in mixed gray/charcoal/burgundy color blend.
- Coverage area:** Large residential roof section visible; appears to span multiple planes with valleys.
- Shingle condition:** Shingles appear intact with no obvious missing, curled, or damaged pieces observed.
- Surface pattern:** Three-tab or ar...