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Roof Recon Report for [Address redacted]

Important disclaimer: I have no certifications in roof inspections. I am reporting on what I saw from my drone, all or most of which you can verify by looking at the attached photos and videos.

The subject roof appears to be a standard gable roof with a main ridge running east to west, and two smaller ridges on the north side running south to north. There are two chimneys on the ends of the main ridge. There are two skylights on the north side of the ridge and three pipe-type vents, also on the north side of the ridge. There are gutters on the south side of the main roof and around the two smaller gables. The roof is covered in shingles, which appear to be “architectural” asphalt. There is a small flat roof in the north east corner of the house with what appears to be a standard Built-Up Roofing system.

Observations:

- There is at least one, possibly two missing shingles on the north east corner. Home owner confirmed finding bits of shingle in the garden over the winter. There is still sufficient overlap of the existing shingles that there doesn't appear to be a direct path for water to leak into the roof, but should probably be fixed before next winter. (See photo 1)
- In the south east corner of the roof, there appears to be a layer of shingle worn off, but this does not appear to be an urgent condition. (See photo 2)
- The roof ridge vents appear to be open and intact.
- The chimneys are in good shape, with intact concrete caps and no spalling or damage in the brickwork. The bird screens appear intact. There is no obvious leaking around the flashing or staining.
- There are no stains or other signs of leaking from the vent pipes or sky lights.
- There is a very small quantity of leaves and other debris in the gutters and in the valleys on the roof. There are screening system on the downspouts which appear to be doing their job of keeping debris out of the downspouts.
- The flat portion of the roof appears to be intact.





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Photo 1



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South East Corner
Worn roof shingles



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