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ROOF INSPECTION REPORT

REPORT NUMBER RI-1045

INSPECTION DATE Tuesday, November 17, 2026

Time on site
9:10 to 10:25 am

Weather at inspection
Dry, 48°F, light wind; last rain two days before

Inspector
Sam Ortiz

REASON FOR INSPECTION

☐ Annual or seasonal check ☑ **After a storm** (wind and hail on November 9) ☐ Leak reported ☐ Home sale ☐ Insurance
☐ Before a quote ☐ Other _____

PROPERTY AND OWNER

Owner name
Morgan Ellis

Property address
66 Quarry Hill Rd, Springfield, IL 62707

Phone and email
(217) 555-0126 · morgan.ellis@example.com

Building type
☑ **House** ☐ Townhouse ☐ Commercial ☐ Other

Stories
2

Year roof installed, and how you know
2009, per the owner; permit record not checked

ROOF SYSTEM

Roof shape
☑ **Gable** ☐ Hip ☐ Flat or low slope ☐ Mixed

Pitch
6/12

Roof area — squares, measured or estimated
About 24 squares, estimated from the ground and the walk

Covering
☐ 3-tab asphalt ☑ **Architectural asphalt** ☐ Metal ☐ Tile ☐ Slate ☐ Wood ☐ Membrane (EPDM, TPO, modified bitumen)

Layers
1, seen at the drip edge

Ventilation
☑ **Ridge vent** ☐ Box vents ☐ Turbine ☑ **Soffit intake** ☐ Gable vents

Gutters
Aluminum, 5-inch, all four sides

HOW IT WAS INSPECTED

☑ **Walked the roof** ☐ From a ladder at the eaves ☐ From the ground ☐ Drone

Attic entered
☑ **Yes** (hatch in the upstairs hall closet) ☐ No

Not inspected, and why

Flashing under the shingles can't be seen without lifting them; the back porch roof was not walked because of loose granules on a steep section

ROOF SURFACE

ITEM	RATING	NOTES	PHOTO #
Missing or lifted shingles	Fair	4 lifted tabs on the west rake	3
Creased or torn shingles (wind)	Fair	2 creased on the west slope	4
Granule loss	Fair	Bare spots on the south slope, granules in the downspout	1, 2
Hail or impact marks	Good	None found	
Cracking, curling or cupping	Good		
Moss, algae or debris	Fair	Algae streaks on the north slope	5
Nail pops or exposed fasteners	Good		
Ridge and hip caps	Good		
Valleys	N/A	No valleys on this roof	
Drip edge and starter course	Good		

FLASHING AND PENETRATIONS

ITEM	RATING	NOTES	PHOTO #
Chimney flashing and counterflashing	Poor	Counterflashing pulled out of the mortar joint on the uphill side	6
Chimney crown and masonry	Fair	Hairline cracks in the crown	7
Step flashing at walls	N/A		
Skylights	N/A		
Plumbing vent boots	Poor	Rubber collar cracked on the north-slope vent	8
Exhaust vents (bath, kitchen)	Good		
Other mounts (satellite, solar, antenna)	N/A		

VENTILATION

ITEM	RATING	NOTES	PHOTO #
Intake (soffit) vents clear	Fair	Insulation blocking 3 bays at the east eave	10
Exhaust (ridge, box, turbine)	Good		

EDGES AND DRAINAGE

ITEM	RATING	NOTES	PHOTO #
Gutters attached, clear and sloped	Fair	Front gutter half full of granules and leaves	2
Downspouts drain away from the house	Good		
Fascia	Good		
Soffit	Good		
Signs of ice dams	Good	None	

DECK AND STRUCTURE

ITEM	RATING	NOTES	PHOTO #
Ridge line straight, no sag	Good		
Soft spots underfoot	Good	None on the walked slopes	

ATTIC AND INSIDE

ITEM	RATING	NOTES	PHOTO #
Daylight through the deck	Good	None	
Water stains on deck or rafters	Poor	Dark stain on the deck below the cracked vent boot, dry to the touch	9
Wet or matted insulation	Good		
Mold or mildew	Good		
Bath fans vent outside, not into the attic	Good		
Ceiling stains in the rooms below	Good	None in the upstairs rooms	

FINDINGS

Overall roof condition

☐ Good ☑ Fair ☐ Poor

Active leak found

☐ Yes ☑ No (old stain at the north vent, dry today)

Estimated remaining life

8 to 12 years with the repairs below. Measured against InterNACHI's chart (about 30 years for architectural asphalt); this roof is 17 years old and losing granules on the south slope.

RECOMMENDATIONS

#	WHAT TO DO	WHEN: NOW	WHEN: WITHIN 12 MONTHS	WHEN: WATCH	PHOTO #
1	Replace the cracked boot on the north plumbing vent	☑	☐	☐	8, 9
2	Reset and seal the chimney counterflashing	☑	☐	☐	6
3	Re-seal the 4 lifted tabs and replace the 2 creased shingles on the west slope	☐	☑	☐	3, 4
4	Clear the blocked soffit bays and fit baffles	☐	☑	☐	10
5	Seal the chimney crown cracks	☐	☑	☐	7
6	Granule loss and algae on the south and north slopes: check again next fall	☐	☐	☑	1, 5

Prices for this work ☑ On the attached estimate, number 1045 ☐ To follow

FLORIDA ROOFS ONLY: THE 25% RULE

Not applicable: Illinois

Share of the roof section damaged or to be repaired in the last 12 months: _____ %

Roof built, repaired or replaced to the 2007 Florida Building Code or later: ☐ Yes ☐ No ☐ Unknown

(confirm the current test with the local building official)

PHOTO LOG

PHOTO #	WHERE	WHAT IT SHOWS
1	South slope	Bare spots where granules have worn off
2	Front gutter	Granules and leaves in the gutter
3	West rake	4 lifted tabs
4	West slope	2 creased shingles
5	North slope	Algae streaks
6	Chimney, uphill side	Counterflashing pulled out of the joint, circled
7	Chimney crown	Hairline cracks
8	North plumbing vent	Cracked rubber collar, circled
9	Attic, below photo 8	Dry water stain on the deck
10	Attic, east eave	Insulation blocking the soffit bays

WHAT THIS REPORT IS, AND ISN'T

This is a visual inspection of the parts that could be seen and reached safely on the date above. It is not a warranty or a certification of the roof, and hidden parts (flashing under the shingles, the deck under sound shingles) were not opened up.

SIGNATURES

Sam Ortiz	November 17, 2026	Morgan Ellis	November 17, 2026
Inspector	Date	Owner, report received	Date