000 Somewhere Street

Roof Observation Report
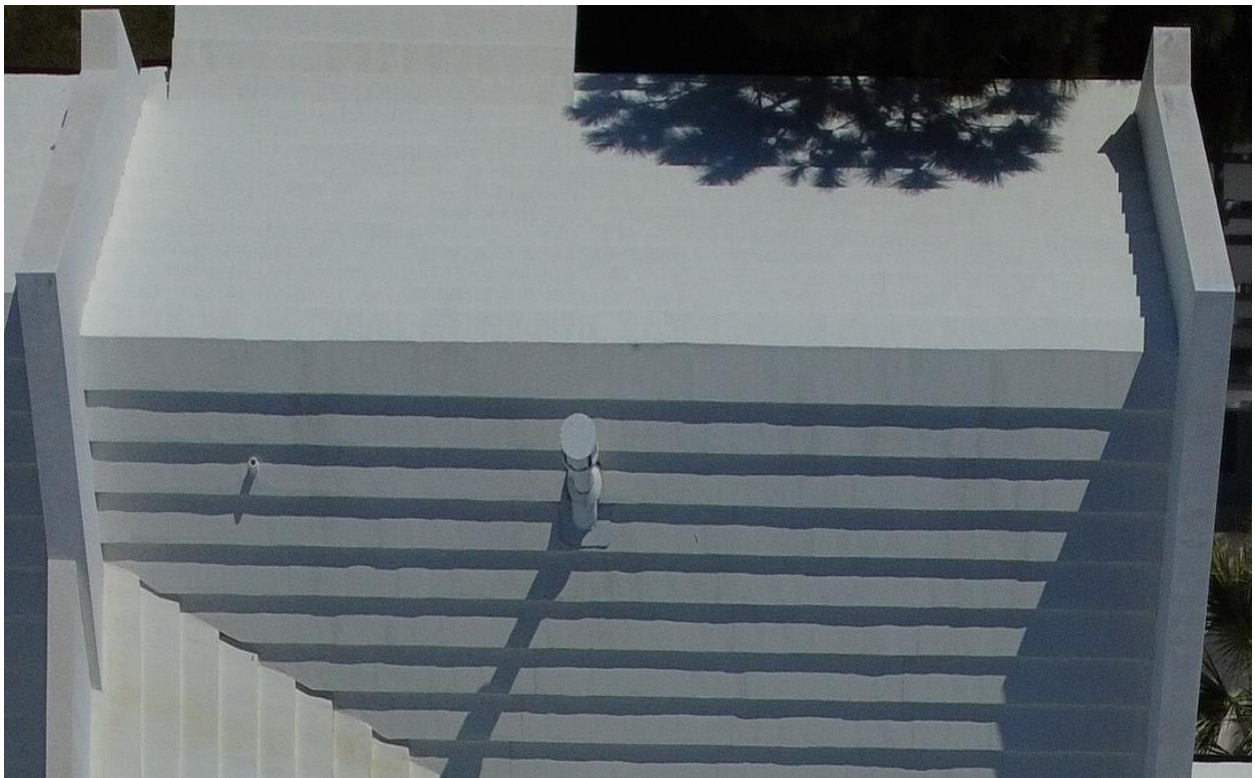

Observation Date: 00/00/00

Description of Observation: The purpose of this observation is to assist the property owner with the development of remediation/maintenance action deemed necessary as a preventative maintenance measure for the upkeep of the of the roofing system and to ensure the roofing is performing its intended function. This report and the recommendations contained within does not convey any guarantee against future water intrusion.

Observation Discoveries: The following exterior visual elevations were taken from ground level using high quality resolution drones. The captured elevation visuals create the ability to identify potential problem areas or damage. Captured visuals are reviewed on oversized monitors for clarity. Comments on visuals may reflect immediate or no immediate action needed to stay proactive in the roof's maintenance needs. Underlying issues not visible utilizing these means can affect roof performance. Captured exterior visual elevations of roof surface areas include, roof protrusions, roof planes and intersections including, ridges, valleys, chimneys, vents, parapet walls, flashing, and any other notable roof defects that may be present.

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Ridges - Visual elevations of the ridge lines identified the ridges to be in good overall condition needing no immediate attention.

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<u>Valleys</u> - Visual elevations of the valley lines identified the valleys to be in overall good condition needing no immediate attention.
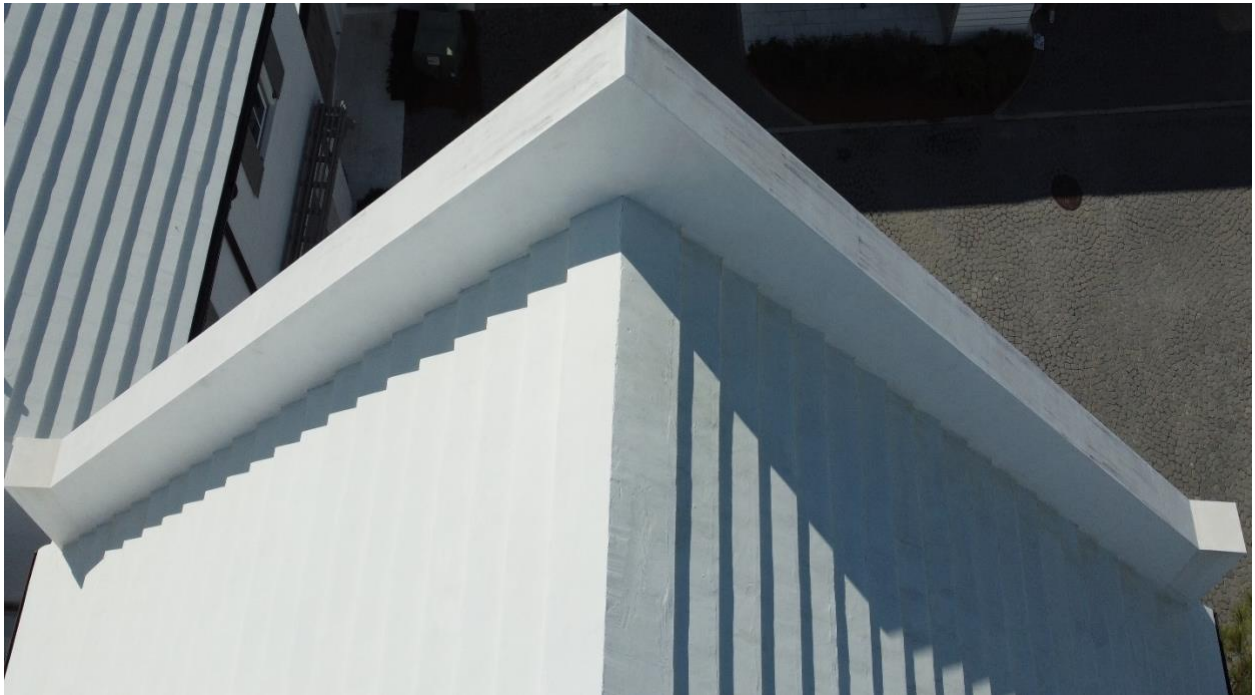
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Vents & Protrusions - Visual elevations of roof vents and protrusions identified to be in good overall condition needing no immediate attention.

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<u>Parapet Walls</u> - Visual elevations of parapet walls where roof ends identified to be in good overall condition needing no immediate attention.
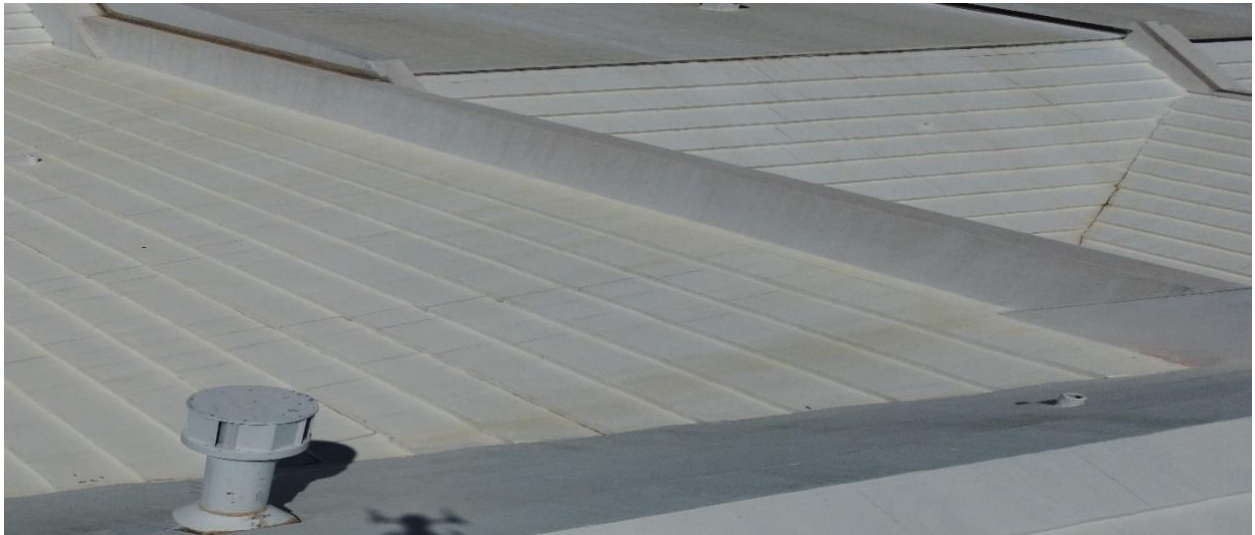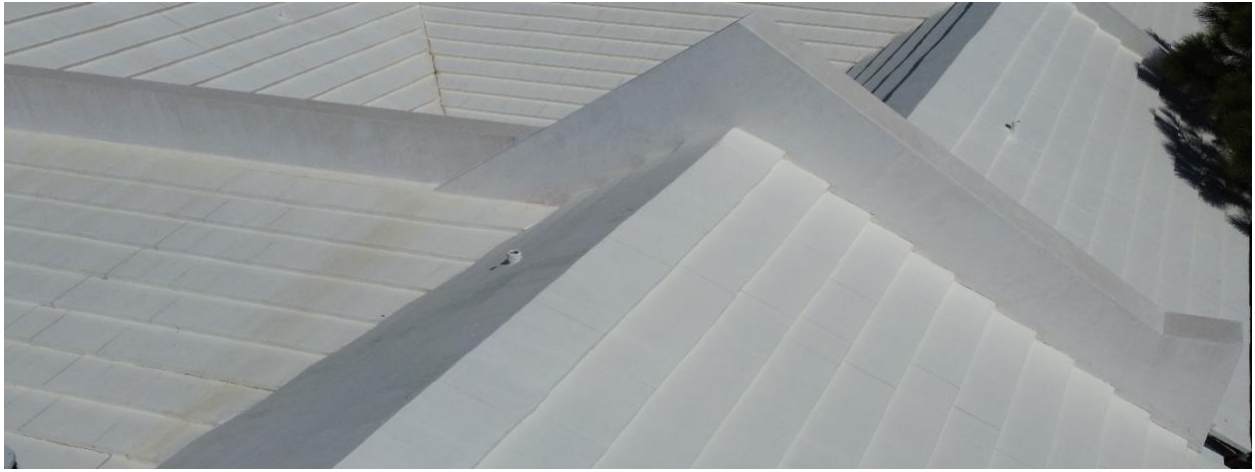
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Parapet Walls - Visual elevations of parapet walls where roof ends identified to be in good overall condition needing no immediate attention.
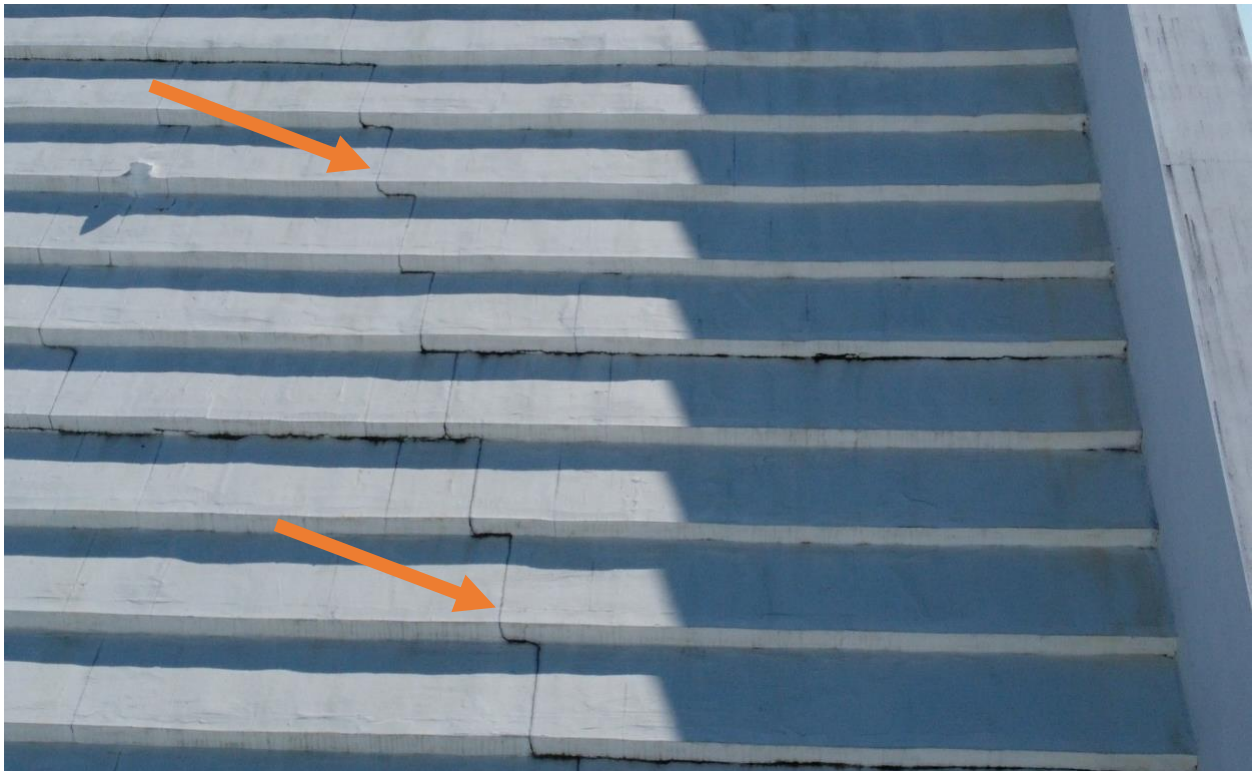
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Roof Surface Areas - Visual elevations of surface areas identified to be in good overall condition with slight separation/cracking that should be monitored for any further separation. Concrete roof separation/cracking does not always mean a leak will occur, but a solid roof area should always be maintained.

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<u>Gutters</u> - Visual elevations of gutters identified to be clear and in good overall condition needing no immediate attention.

<u>Good Housekeeping</u> - Visual elevations of roof cleanliness identified to be in good overall condition with some areas showing minimal dirt/debris build up. (Note) roof dirt/debris should be cleared for proper water runoff. Benefits of cleaning roof surfaces regularly improves aesthetics, enhances roof reflectivity, increases energy efficiency, and gives the ability to identify potential roof features that are unsafe or in poor condition.

<u>Closing</u> - Visual elevations given in report reflect exterior roof conditions and discoveries. As reported the various roof components overall are in good condition needing no immediate attention as of the date of this report. However, the concrete roof surface area should be monitored/repaired to maintain a solid surface area. For any questions regarding construction or warranties in place, please contact your builder. Annual exterior visual observations are highly recommended as well as after any significant weather events.

<u>Additional</u> - The captured exterior roof visuals displayed in this report were chosen to show roof component clarity. A full file of all captured exterior visual elevations is available upon request in additional pdf file/s. Please note, due to the size of the file/s some may have multiple attachments.