



Roof condition report

123 Main Street

SIX ILLUSTRATED FINDINGS · REPAIR PRIORITIES · NEXT STEPS

Fictional sample property. All images are AI-generated examples. No inspection of a real property has taken place.

PROPERTY RECORD / EXAMPLE ONLY

Roof system: Asphalt shingles
Address: 123 Main Street (placeholder)
Inspection date / inspector: Not applicable; fictional sample

Condition summary

The six examples show distinct defects in the roof covering, penetration seal, chimney flashing, ridge cap, and gutter joint. The five roof defects warrant prompt professional repair evaluation; the gutter joint warrants scheduled repair.

FINDING	PRIORITY	PAGE
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Repair scope comes next. Confirm the extent and repairability before pricing. These illustrations do not establish a need to replace the entire roof.



Missing shingles

Front slope · lower field · Example location



IMAGE 01 / AI-GENERATED EXAMPLE — NOT AN INSPECTION PHOTO

An exposed patch interrupts the granulated shingle surface.

VISIBLE CONDITION

Shingle material is missing from a localized section of the slope. A smooth, dark layer beneath is exposed, with torn edges around the opening.

WHY IT MATTERS

The primary roof covering is interrupted. Water can reach underlying layers that are normally protected by the shingles.

RECOMMENDED NEXT STEP

Have a roofer assess the exposed area and surrounding shingles, then replace damaged materials with compatible products. Confirm the underlayment and decking condition when the area is opened.

VERIFY DURING REPAIR

Confirm the affected area, material compatibility, fastening and sealed overlaps. Record completion photos before and after the covering is restored.



Torn and lifted shingle

Front slope · mid-field · Example location



IMAGE 02 / AI-GENERATED EXAMPLE — NOT AN INSPECTION PHOTO

The break crosses the shingle body; it is not a normal overlap.

VISIBLE CONDITION

A shingle has a jagged tear through its body. The broken flap is lifted and curled back, exposing its underside.

WHY IT MATTERS

The torn tab no longer sheds water as intended. Movement of the loose flap can enlarge the damaged area.

RECOMMENDED NEXT STEP

Evaluate the damaged shingle and the adjoining courses for repairability. Replace the torn material and restore proper fastening and sealing following the product requirements.

VERIFY DURING REPAIR

Check adjacent shingles for additional tears and disturbance during repair. A cause or date of damage cannot be established from this image.



Split plumbing-vent boot

Rear slope · plumbing vent · Example location



IMAGE 03 / AI-GENERATED EXAMPLE — NOT AN INSPECTION PHOTO

The split and open collar interrupt the seal around the pipe.

VISIBLE CONDITION

The rubber collar has a visible split beside the vent pipe, and a gap is present where the collar should fit around the pipe.

WHY IT MATTERS

The opening can admit water at a roof penetration. Any moisture beneath the boot remains unverified.

RECOMMENDED NEXT STEP

Have a roofer evaluate the boot, flashing base and surrounding roofing. Use a compatible manufacturer-approved repair or replacement assembly to restore the seal and drainage detail.

VERIFY DURING REPAIR

Confirm pipe size, boot fit and flashing overlaps. Inspect nearby decking when accessible; do not assume a surface bead of sealant resolves the defect.



Corroded chimney flashing

Rear slope · chimney base · Example location



IMAGE 04 / AI-GENERATED EXAMPLE — NOT AN INSPECTION PHOTO

A hole is visible in the corroded metal near the lower edge.

VISIBLE CONDITION

The exposed chimney-base metal has localized corrosion with a visible rust-through opening near its lower edge.

WHY IT MATTERS

The perforated flashing is no longer a continuous water-shedding barrier at the roof-to-chimney junction.

RECOMMENDED NEXT STEP

Evaluate the full chimney flashing detail and replace deteriorated sections with compatible materials. Review adjoining overlaps and terminations, rather than treating only the visible rusty spot.

VERIFY DURING REPAIR

Confirm the extent of corrosion and the condition behind the flashing during repair. Concealed water damage is not established by this image.



Broken ridge-cap shingle

Main ridge · front end · Example location



IMAGE 05 / AI-GENERATED EXAMPLE — NOT AN INSPECTION PHOTO

The jagged break crosses the cap and exposes a darker layer.

VISIBLE CONDITION

A ridge-cap shingle is split across the crest and has missing material. A darker underlying layer is visible through the damaged area.

WHY IT MATTERS

The ridge covering is interrupted at a high, exposed part of the roof. The opening warrants review of the ridge assembly beneath.

RECOMMENDED NEXT STEP

Evaluate nearby cap shingles and any ridge-vent components. Replace damaged cap material with a compatible system and restore fastening and overlaps to the product requirements.

VERIFY DURING REPAIR

Check whether damage is isolated or repeated along the ridge. Document the repaired cap and any additional findings before closing the work.



Separated gutter joint

Front eave · gutter splice · Example location



IMAGE 06 / AI-GENERATED EXAMPLE — NOT AN INSPECTION PHOTO

The open splice and staining below it identify the area to investigate.

VISIBLE CONDITION

Two gutter sections have separated at a splice. The seam is visibly open, and staining appears on the fascia below it.

WHY IT MATTERS

Runoff can escape at the joint instead of reaching the downspout. The stain alone does not prove that the fascia is decayed.

RECOMMENDED NEXT STEP

Repair or replace the failed joint, check nearby supports and gutter alignment, and inspect the stained fascia. Confirm drainage after the repair with a controlled check.

VERIFY DURING REPAIR

Record whether the joint holds water and whether the fascia is sound when inspected. Revise the scope if concealed damage is found.



From findings to a repair plan.

01 Evaluate the openings first

For these example conditions, arrange a roofer's evaluation of findings 01–05. Confirm the extent of the missing, torn, split, or perforated materials. If permanent work must wait, discuss appropriate temporary protection. Active leakage or worsening conditions would change the response priority.

02 Define the repair scope

Confirm material compatibility, adjacent conditions, and access before pricing. Include the gutter joint and fascia review. Record quantities after a real inspection; no roof dimensions, repair quantities, prices, or remaining service life are asserted in this sample.

03 Verify and document the work

Keep before-and-after photos for each finding, the materials used, and any concealed conditions discovered during repair. Check repaired drainage and flashing details as appropriate. Separate additional work from the initial scope for the owner's review.

Inspection record and access limits

A real report should identify the property, inspection date, inspector, methods, accessible roof areas, actual photographs, and uninspected areas. This fictional sample includes no site visit, attic or interior review, moisture testing, destructive investigation, measurements, or engineering assessment.

Limits of this sample: The images do not establish storm causation, a damage date, an insurance determination, or the condition of concealed decking. Roof age, brand, interior leakage, and repairability remain unverified. This is not an estimate, certification, or warranty.

Free inspection. Free written report.

Call or text (863) 296-8795 · admin@watchmenconstruction.com
watchmenconstruction.com/contact

General homeowner references: GAF roof repair guide · GAF damage resources.
References inform general repair planning; no manufacturer has reviewed or endorsed this sample.