CONDITION AND REPAIR ESTIMATE

Residential roof inspection report

The architectural shingles are in good overall condition. RoofDog recommends keeping the existing roof and correcting the localized flashing and shingle details described in this report.



Photo 28
Pool-side elevation. The chimney chase is at left, beside the covered balcony.

88+	2–4 years	$3,160
RoofDog Roof Health Score	Reported roof age	Recommended repairs

Why targeted repairs make sense

The photographed shingle fields retain a consistent granule surface. The clearest concerns are at the pool-side chimney corners and at a roof junction where stacked shingle edges hold the top piece up. These details can admit rain even when neighboring shingles have little wear.

Schedule the localized repairs for the next available dry-weather service visit. Page 2 gives the estimate. The photographic record on pages 8–12 contains all 58 distinct inspection images.

RECOMMENDED WORK

Itemized repair estimate

Estimated retail pricing for the three localized repairs completed during one scheduled visit. Each price includes labor, materials, access setup, and removal of the associated debris.

REPAIR AND INCLUDED WORK	AMOUNT
Rebuild the pool-side chimney apron and both lower corners One chase assembly. Form the corner returns, renew the affected side flashing, and tie the metal back into the shingles and wall. See page 4.	**$1,160**
Reflash the second identified roof-to-wall transition One localized wall detail. Open the affected section, replace the flashing suited to its orientation, and restore adjoining shingles and trim. See page 5.	**$750**
Rebuild the stacked shingle junction and downslope outlet Open one junction, inspect the deck, install ice and water shield, fit transition flashing, and replace the affected shingles and caps. See page 6.	**$1,250**
Total recommended roofing repairs	**$3,160**

What the estimate covers

The estimate allows for one junction and two localized flashing assemblies, including limited removal and resetting of adjoining materials. Confirm the second flashing location and its endpoints on site. Match replacement shingles to the existing profile and the closest available color.

If concealed damage is found

Photograph exposed decking or wall sheathing before covering it. If damaged wood, extensive siding removal, or a larger repair is necessary, provide the homeowner with the findings and a separate price before expanding the work.

Optional maintenance

Gutter cleaning and a downspout flow check are estimated at $275 during the same visit. The total with that option is $3,435. Page 7 lists two small items to check while the crew is on site.

EXTERIOR OBSERVATIONS

Shingles and roof components

The roof has multiple intersecting slopes, capped hips and ridges, shingled valleys, box vents, and plumbing vent pipes. Sun and shade create noticeable color variation across the photographs.



Photo 05

Representative hip and adjoining slopes. Shingle courses and cap coverage are generally consistent.



Photo 08

Close view of the shingle field. Granules cover the visible surface with little apparent loss.



Photo 31

Box vent with an exposed downslope flange. Check the existing fastener seals during the repair visit.

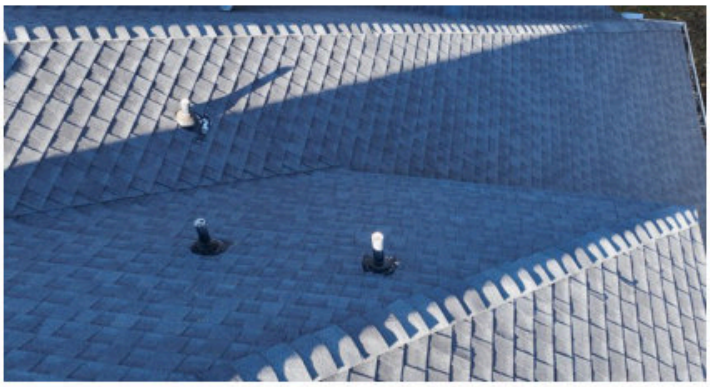

Photo 36

Three pipe penetrations near a valley. Check the collars and the shingle laps around their bases.

Assessment

The photographs show no widespread bare asphalt, displaced shingle courses, or missing sections across the main slopes. Representative cap runs and valleys appear orderly outside the highlighted junction. The photos give no independent reason to replace the vents or reroof these slopes.

RoofDog supplied the 88+ score and estimated installation age. Concealed fastening, shingle adhesion, airflow, and plumbing boot seals require on-site checks.

FLASHING REPAIR 1

Pool-side chimney apron and corners

The metal apron crosses the downhill face of the sided chimney chase near the pool. The photos show both ends of the same apron, where the sidewall flashing turns the corner and rain should discharge onto the shingles below.



Photo 57
Location view. Two white corner boards frame the apron on the front of the chase.



Photo 42
Corner detail. Metal is creased and stands away from the trim. Its lower edge and adjacent shingle sit unevenly.

What warrants repair

At the corners, the formed metal is distorted, adjoining layers sit unevenly, and exposed sealant is visible along the trim. These conditions make the drainage path around the ends of the apron unreliable. Rain reaching a poorly lapped corner can pass behind the metal or beneath the shingles.

Recommended repair • $1,160

Open the affected shingle courses and trim at both lower corners. Inspect the exposed substrate. Rebuild the apron and corner returns with corrosion-resistant sheet metal, and weave the adjoining step flashing into the side shingle courses. Lap the wall's water-resistive layer over the flashing, reinstate the trim with the specified clearance, and discharge the apron over the downhill shingles.

The two corners share one repair price. Upper chase trim and the termination cap are addressed separately on page 7.

FLASHING REPAIR 2

Second roof-to-wall transition

RoofDog identified a second localized flashing repair. The photographs include a short roof meeting a horizontal wall and a separate sloping wall below an upper eave. Mark the second repair's exact endpoints with the homeowner before opening the roof.



Photo 38
Short shed roof at a horizontal wall. An exposed apron runs beneath the white trim.



Photo 53
Sloping wall below the upper eave. Individual metal flashing legs are visible along the siding.

What the photos establish

The apron has visible fastener points. The sloping wall has a stepped metal edge, and a projecting siding fastener is visible in Photo 51. Visible metal can be part of a correctly flashed wall. The critical question is whether water from behind the siding can drain across the metal and out at its termination.

Recommended repair • $750

At the confirmed location, remove the affected flashing and lift enough shingles and trim to inspect the laps. At a headwall, fit an apron over the top shingle course and behind the wall drainage layer. At a sloping sidewall, interweave step flashing with the shingles and form a kick-out where the run ends against a wall at a gutter. Restore the siding and secure any loose fastener in the work area.

Pricing covers one localized transition. The additional photographed wall detail can be checked at the same visit. Photo views of a single run do not increase the quantity.

JUNCTION REPAIR

Stacked shingles at the roof junction

At the point where roof sections meet and the surface turns downslope, a concentrated stack of shingle edges pushes the covering above it upward. The low-angle and wider views show the opening and its location relative to the adjoining roof.



Photo 49
Close-up. The top shingle bridges the buildup and leaves a triangular opening underneath.



Photo 47
Location view. The raised run reaches the adjoining slope next to the white fascia.

Why the junction merits correction

Hip and ridge caps normally overlap and can have a raised profile. At this particular endpoint the pieces bunch together and the top shingle bridges a visible void. Wind-driven rain can reach beneath that lifted edge. The photos establish a potential entry path. Whether moisture has already reached the deck remains unknown.

Recommended repair • $1,250

Remove the excess buildup and enough surrounding material to expose the junction. Inspect the deck and verify the local pitch and direction of drainage. Apply compatible self-adhered ice and water shield to the prepared deck, tying it into the surrounding underlayment. Fit formed transition flashing at the downslope end so it sheds onto the receiving roof. Relay matching field and cap shingles with the specified laps, fastening, and support.

Before closeout, photograph the membrane and flashing while visible, then photograph the finished junction from the same low angle. Verify a clear outlet and a supported top edge.

ADDITIONAL OBSERVATIONS

Maintenance and field checks



Photo 13
Leaves in a lower gutter.



Photo 22
Worn trim below chase cover.



Photo 55
Small notch at the shingle edge.

Gutters and downspouts — Optional $275

Leaves and sediment have accumulated in several gutter runs, including an upper run near the trees. Clear the accessible gutters and outlets, flush the downspouts, and confirm discharge. Loose granules mixed with gutter debris do not establish excessive shingle wear.

Chimney trim below the metal cover — If needed $375

An edge beneath the chase cover appears split or missing. Some cap louvers show surface rust. Check the trim for soft spots and inspect the cover edge and cap attachment. Allow $375 to replace and finish one short trim section if deterioration is confined there. More extensive damage requires a separate estimate.

Isolated shingle edge at the gutter — If needed $95

Check the notch shown in Photo 55. If the shingle is torn through or loose outside the main repair areas, allow $95 to replace one accessible shingle while mobilized. If the underlying coverage is intact and the edge is secure, observation is sufficient.

Inspection limits and follow-up

This visual assessment uses RoofDog's field notes and 58 distinct exterior photographs. The attic, interior finishes, concealed flashing laps, and deck moisture are outside the documented scope. Active leakage and concealed decay remain unverified. If staining appears indoors after rain, record its location and have the corresponding roof or wall detail checked promptly.

PHOTOGRAPHIC RECORD / 1 OF 5

Roof layout and shingle surfaces

Photographs are numbered in the order shown in this record.

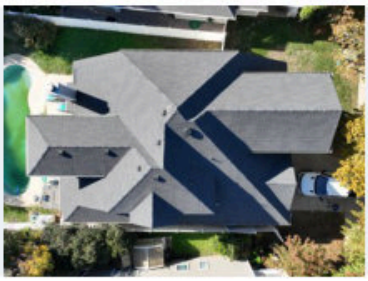

Photo 01

Pool-side/driveway overview



Photo 02

Driveway and pool orientation

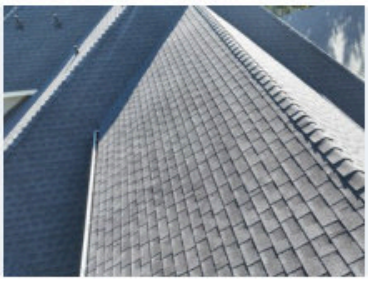

Photo 03

Main intersecting roof slopes



Photo 04

Hip cap and shingle field



Photo 05

Hip cap alignment



Photo 06

Roof slope along the eave

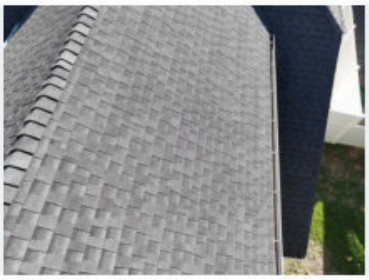

Photo 07

Field shingles and gutter



Photo 08

Surface granule coverage



Photo 09

Hip end at gutter corner



Photo 10

Gutter end and leaves



Photo 11

Shingle surface at gutter



Photo 12

Lower roof and gutter

PHOTOGRAPHIC RECORD / 2 OF 5

Edges, valleys, and chimney

Photographs are numbered in the order shown in this record.



Photo 13
Leaves in lower gutter

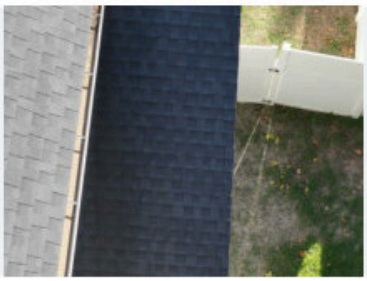

Photo 14
Lower shingle slope



Photo 15
Valley and intersecting hips



Photo 16
Field next to hip and valley



Photo 17
Granule detail



Photo 18
Broad slope above window

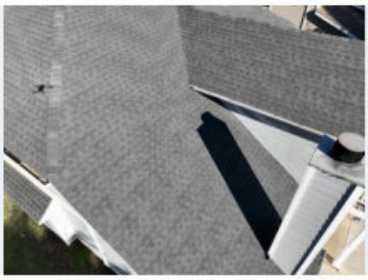

Photo 19
Chase and nearby roof planes

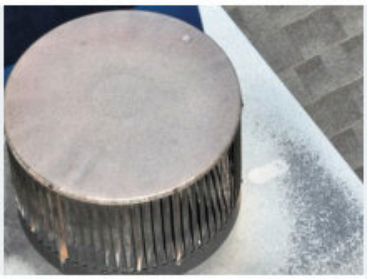

Photo 20
Metal termination cap

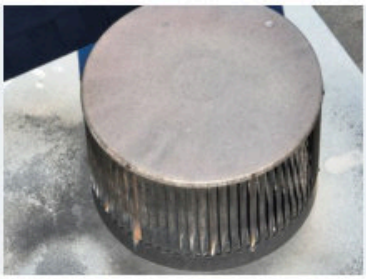

Photo 21
Termination cap and louvers



Photo 22
Chase cover and trim edge



Photo 23
Eave and gutter sediment



Photo 24
Hip cap at gutter corner

PHOTOGRAPHIC RECORD / 3 OF 5

Hip caps, roof vents, and apron

Photographs are numbered in the order shown in this record.



Photo 25
Hip end and eave



Photo 26
Shingle field by pool



Photo 27
Pool-side hip and gutter

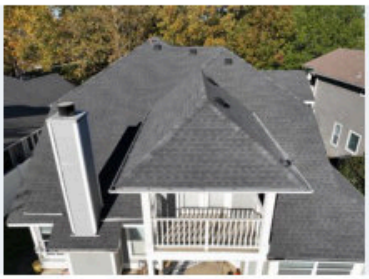

Photo 28
Pool-side elevation



Photo 29
Box vent and flange



Photo 30
Box vent side detail



Photo 31
Box vent apron fasteners



Photo 32
Roof cap intersection



Photo 33
Cap junction and box vent



Photo 34
Overlaps at cap intersection

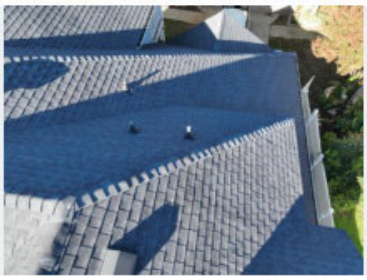

Photo 35
Valley and pipe penetrations

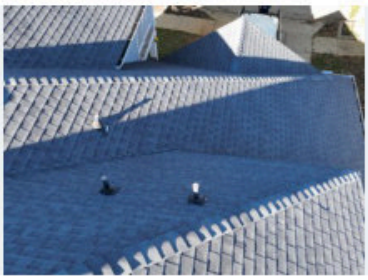

Photo 36
Pipe boot locations

PHOTOGRAPHIC RECORD / 4 OF 5

Roof-to-wall intersections

Photographs are numbered in the order shown in this record.



Photo 37
Hip caps near driveway



Photo 38
Small roof headwall apron

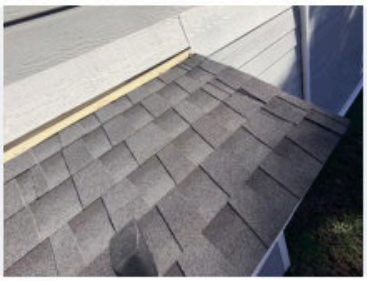

Photo 39
Headwall apron end

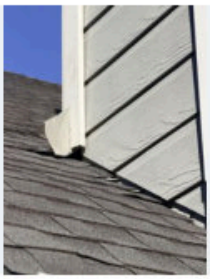

Photo 40
Siding and corner flashing



Photo 41
Shingle edge by formed metal



Photo 42
Apron corner and trim



Photo 43
Corner return from opposite side



Photo 44
Apron and side flashing laps

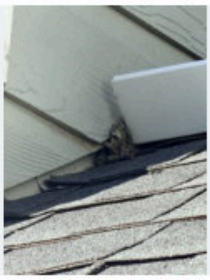

Photo 45
Material gathered at wall outlet



Photo 46
Roof-to-wall run and eave

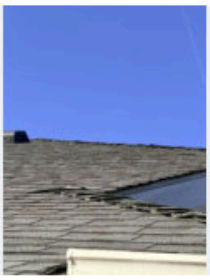

Photo 47
Shingle junction from below

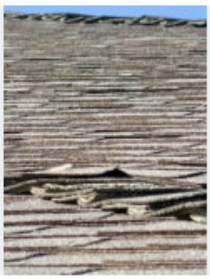

Photo 48
Shingle buildup close-up

PHOTOGRAPHIC RECORD / 5 OF 5

Junction and flashing details

Photographs are numbered in the order shown in this record.

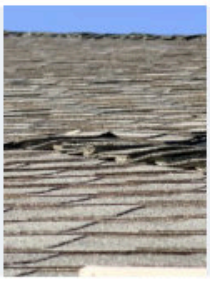

Photo 49
Lifted edge above buildup



Photo 50
Metal at soffit return



Photo 51
Sidewall metal and fastener

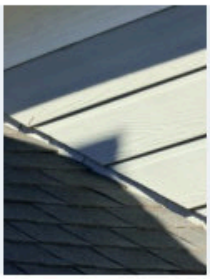

Photo 52
Step flashing exposure

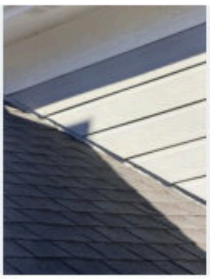

Photo 53
Sloped roof-to-wall run



Photo 54
Additional cap transition view



Photo 55
Notch at shingle edge



Photo 56
Pool-side gutter outlet



Photo 57
Chimney apron and both returns

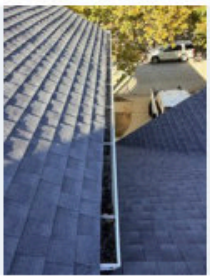

Photo 58
Upper gutter debris