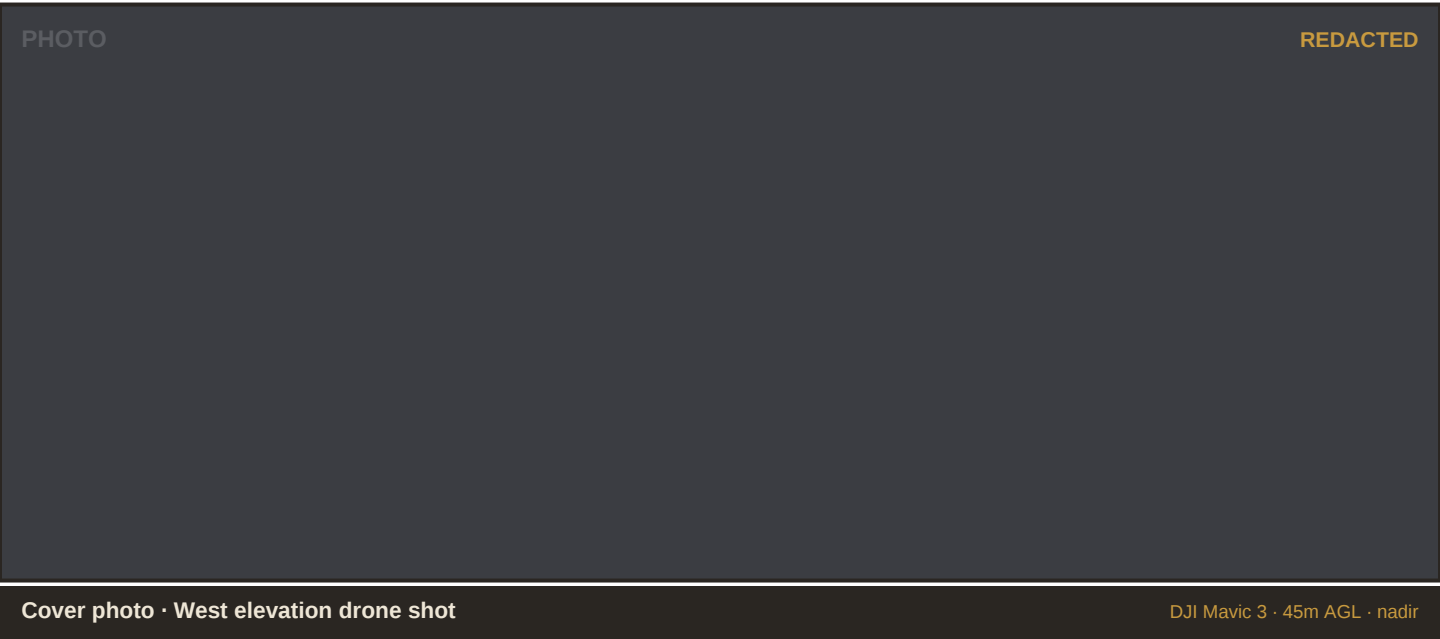


SAMPLE · ILLUSTRATIVE ONLY

Independent Roof Inspection Report

Anonymized from a real Vice Roofing Consultant field report. Homeowner name, address, and identifying photos redacted.

Property	[REDACTED] · Rio Rancho, NM 87124
Roof type	Concrete tile · 2,400 sq ft · 4 planes
Age at inspection	18 years (original 2008 install)
Inspection date	June 14, 2026 · 09:15 – 11:20
Report tier	Standard Report — \$549 base
Turnaround	36 hours from field visit
Inspector	Vice Roofing Consultant · InterNACHI CRI / HAAG / FAA 107
Report #	VRC-2026-0142



Reader's note. This document is a redacted sample. Your report will be structured identically but the findings, photo count, page length, and recommendations will differ based on your roof's condition, complexity, and the package tier

you purchase (Snapshot \$349 / Standard \$549 / Comprehensive \$849 / Litigation \$1,500+).

EXECUTIVE SUMMARY

Verdict: DO NOT REPLACE — targeted repairs recommended

The homeowner requested this inspection after receiving three contractor estimates for full roof replacement (\$28,400 / \$33,200 / \$41,900) following the June 8, 2026 hailstorm that passed through Rio Rancho and the West Mesa. Independent inspection of all four roof planes, valleys, penetrations, and the attic space finds that the reported hail impact is **cosmetic — not functional**. The concrete tile field is intact with no fractures. The underlayment has an estimated 6–8 years of remaining service life based on attic-side inspection and moisture readings.

Targeted repairs totaling **\$1,850** are recommended: re-caulking of two valley terminations, replacement of one fractured tile on the NE plane, and re-bedding of the ridge mortar course. See Section 6 for the full scope.

Top 5 findings by severity

#	Location	Finding	Severity	Action
1	NE plane, tile row 14	One fractured tile (impact origin unclear)	MEDIUM	Replace tile · \$180
2	West valley, lower 6 ft	Sealant crack at valley pan termination	MEDIUM	Re-caulk · \$220
3	East valley, upper 4 ft	Sealant crack at valley/wall interface	MEDIUM	Re-caulk · \$220
4	Ridge course, north half	Mortar spalling — 12 lf	LOW	Re-bed mortar · \$840
5	Roof field (general)	Cosmetic mortar rebound from hail	COSMETIC	None required

Estimated homeowner savings vs lowest contractor bid: \$26,550 (\$28,400 replacement bid – \$1,850 recommended repairs).

1 · SITE & METHOD

Inspection conditions and equipment used

1.1 Conditions

Ambient 78°F, wind 6 mph WSW, clear skies. Roof surface dry. Attic space accessed through hall closet hatch — safe standing headroom throughout.

1.2 Equipment deployed

DJI Mavic 3 Enterprise	Nadir + oblique imagery, 45m AGL, 20MP
FLIR One Pro thermal	Attic-side moisture screening, 640×480
Delmhorst BD-2100 moisture meter	Pin-type resistance, sheathing sampling
Extech IR camera	Roof-surface heat signature, cool-hour capture
Werner 24' extension ladder	Perimeter access from grade, no-cost roof walk
Rite in the Rain field notebook	Photo cross-reference log

1.3 Roof geometry

Four planes: primary hip-and-ridge configuration with south-facing main field, east and west valley returns, and a low-slope patio addition (not part of this inspection scope). Pitch measured at 5:12 on main planes, 3:12 on the north return. Total inspected surface area: 2,400 sq ft ± 3%.

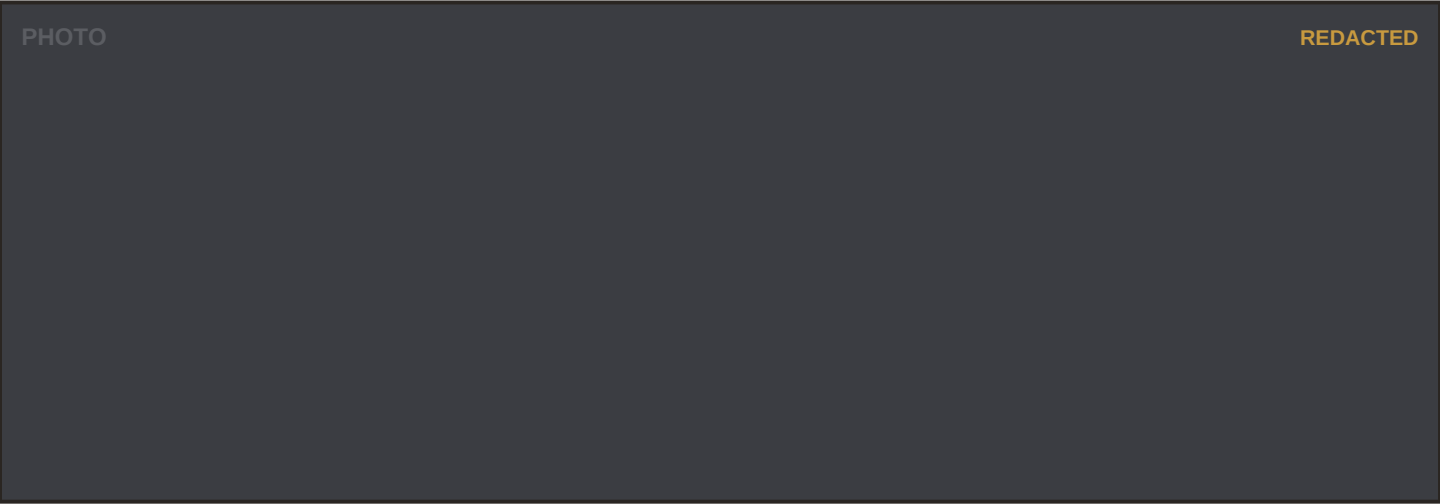


Fig 1.1 · Orthomosaic composite from 24 nadir frames

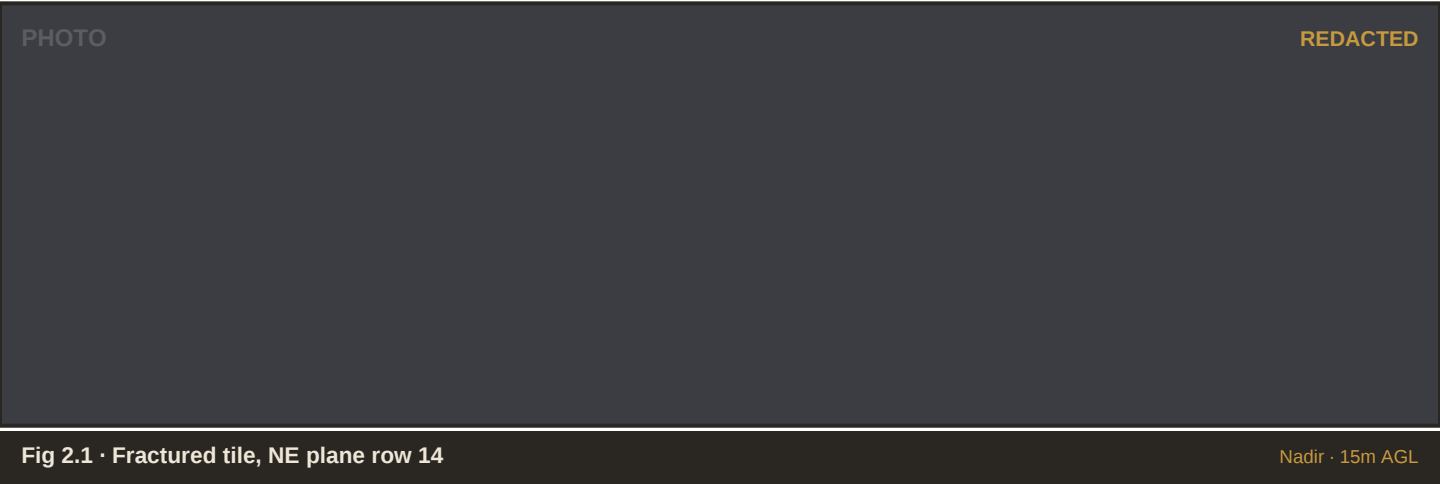
GSD 1.2 cm/px

2 · FIELD FINDINGS

System-by-system assessment

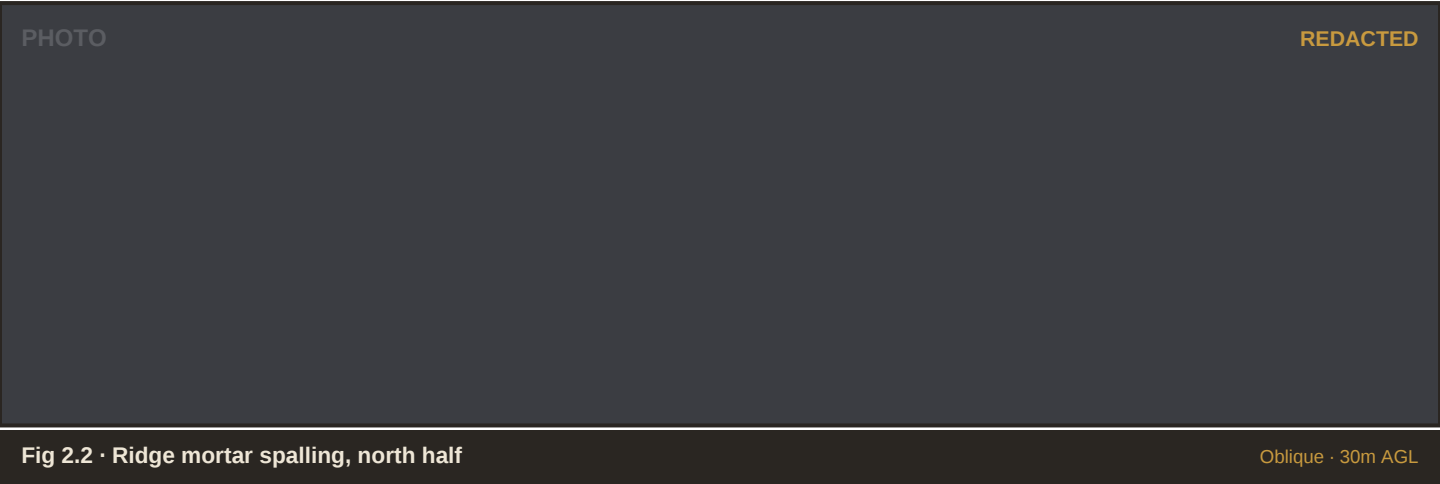
2.1 Tile field

Concrete S-tile, Boral Roofing 'Saxony 900' profile, weathered terracotta color. Field inspection identified **one fractured tile** at row 14 of the NE plane (see Fig 2.1). Fracture pattern is consistent with a single impact — origin cannot be confirmed as hail vs foot traffic vs prior repair handling. All surrounding tiles intact. No secondary cracks, no delamination.



2.2 Ridge & hip

Ridge course bedded in Type-S mortar. Mortar spalling observed along 12 linear feet of the north half — hairline cracks and one 3-inch section of loss (see Fig 2.2). Ridge tiles themselves are seated correctly and are not loose. Re-bedding recommended within 12 months to prevent water entry at the ridge board.



2.3 Valleys & flashings

Both valleys use lead pan flashing (16 oz) with mortar bedding at tile termination — standard for the 2008 install era in Rio Rancho. Two termination points show sealant crack propagation: the lower 6 feet of the west valley (Fig 2.3a) and the upper 4 feet of the east valley (Fig 2.3b). Underlying lead pan is intact and continuous — this is a sealant maintenance issue, not a flashing failure.

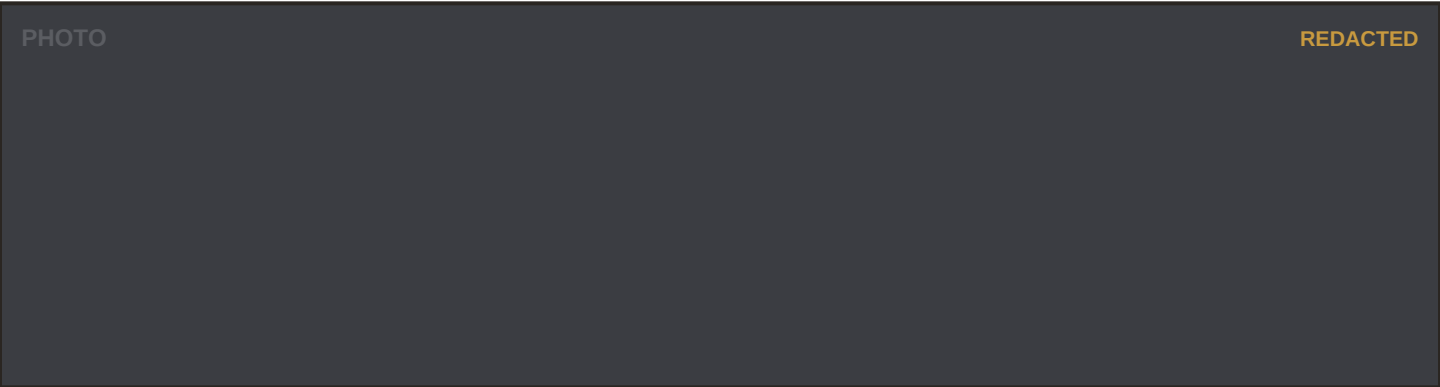


Fig 2.3a · West valley sealant crack

Handheld · 1.2m



Fig 2.3b · East valley sealant crack

Handheld · 1.2m

2.4 Penetrations

Three penetrations inspected: primary plumbing vent (2" ABS), attic exhaust fan (14" square housing), and a decommissioned satellite mount (fasteners still present, dish removed). Vent boot pliable, no cracking. Fan housing gasket intact. Satellite mount fasteners are NOT sealed — recommend removal of legacy mount and sealing of fastener holes with manufacturer-approved sealant during the ridge repair visit.

2.5 Gutters & drainage

5" aluminum K-style gutters, hidden hangers, painted brown. Downspouts discharge to grade with splash blocks on the south and east. West downspout discharges within 2 ft of the foundation wall — recommend extension (unrelated to roof scope but noted for homeowner). Gutters clear of debris at time of inspection.

3 · ATTIC & VENTILATION

Interior condition and IRC 806 net-free-area math

3.1 Attic-side inspection

Full walk of the accessible attic space (~85% of footprint; SW corner obstructed by HVAC ducting). Sheathing is 7/16" OSB, original to install. No active staining, no rot, no soft spots detected via probe. Moisture readings taken at 12 grid points ranged 8.4%–11.1% (equilibrium range for this altitude and season). Underlayment appears to be organic-felt #30 — consistent with 2008 install specs — showing normal weathering when back-lit but no perforation.

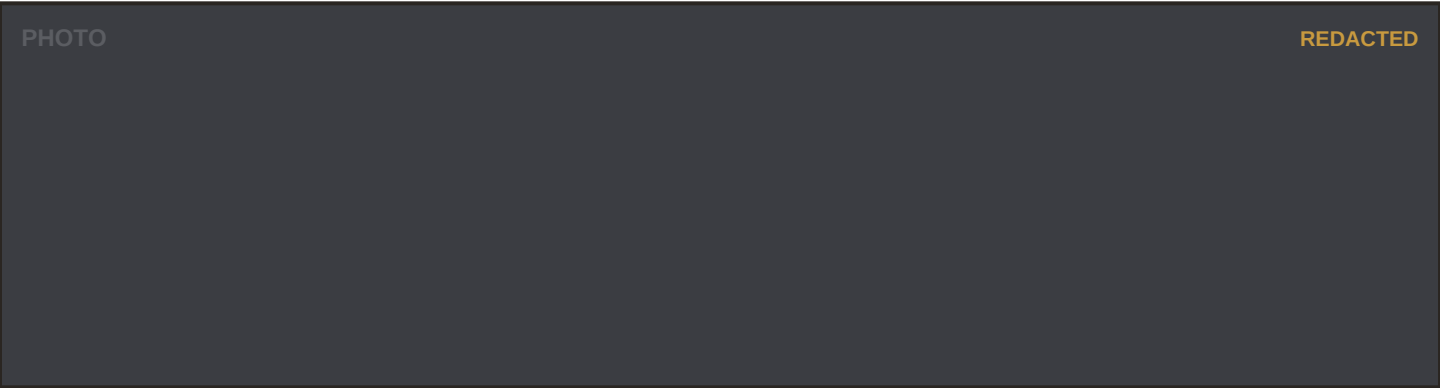


Fig 3.1 · Attic-side sheathing at NE plane

FLIR thermal overlay

3.2 Ventilation calculation (IRC R806)

Attic footprint: 2,400 sq ft. IRC R806.2 requires minimum 1:150 net free ventilating area (or 1:300 with 40–50% balanced high/low). Existing configuration:

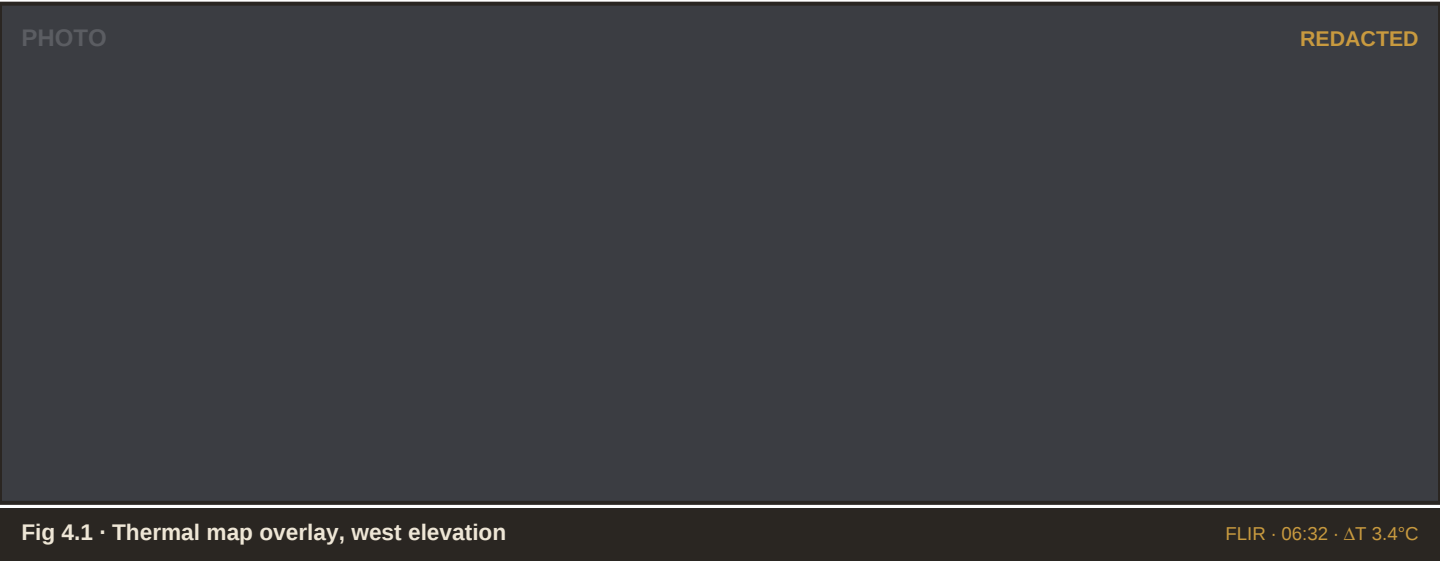
Attic footprint	2,400 sq ft
Required NFA (1:150)	16.0 sq ft
Required NFA (1:300 balanced)	8.0 sq ft
Soffit vents (16 × 4" round, screened)	1.4 sq ft NFA
Ridge exhaust (linear ridge vent, 32 lf)	3.6 sq ft NFA
Existing total NFA	5.0 sq ft
Deficit vs 1:300 balanced	3.0 sq ft (38% under-vented)

Recommendation: Add 8 additional 4" round soffit vents (evenly distributed on north and south eaves) to raise intake NFA to specification. This is a preventative improvement, not an urgent repair — deferring will not cause immediate failure but does shorten the remaining underlayment life.

4 · MOISTURE & INFRARED

Non-destructive moisture screening

Infrared imaging was performed at 06:30 the following morning to capture differential heat retention between wet and dry substrate zones. No anomalies detected in the field. Two thermal signatures in the ridge area correspond to the mortar spalling documented in Section 2.2 and do NOT indicate active moisture.



Pin-type moisture readings at 12 attic-side grid points averaged 9.6% (range 8.4–11.1%). All readings within normal equilibrium range for concrete-tile-covered OSB at Rio Rancho elevation (5,290 ft) and June ambient conditions. No reading crossed the 16% threshold at which fungal development becomes plausible.

5 · REMAINING LIFE ASSESSMENT

Plane-by-plane estimate with confidence range

Plane	Area (sf)	Age (yr)	Underlayment	Est. remaining	Confidence
South main	820	18	#30 felt	6–8 years	High
West valley return	540	18	#30 felt	5–7 years	High
East valley return	540	18	#30 felt	5–7 years	High
North return (3:12)	500	18	#30 felt	4–6 years	Moderate
Weighted average	2,400	18	—	5.5–7 years	High

Interpretation. Given the recommended repairs and a proactive re-inspection at year 22 (four years hence), this roof should not require full replacement until the 2032–2034 window. Budget planning should assume replacement in 6 years, not now.

6 · SCOPE OF WORK (REPAIR)

Written scope any qualified NM contractor can bid

The following scope is issued as a repair specification. Distribute to no fewer than 3 licensed NM roofing contractors (GB-2 or MM-3). Bidders must price line-by-line — no lump-sum bids should be accepted.

Line items

#	Line item	Detail	Est.
6.1	Replace fractured tile (NE plane row 14)	Match Boral 'Saxony 900' terracotta profile; source from mfg or salvage batch. Re-bed with Type-S mortar.	\$180
6.2	Re-caulk west valley termination (lower 6 lf)	Remove existing sealant, wire-brush substrate, apply Geocel 2320 tripolymer, 3/8" bead width min.	\$220
6.3	Re-caulk east valley termination (upper 4 lf)	Same materials/method as 6.2.	\$220
6.4	Re-bed ridge mortar course (north half, 12 lf)	Chip existing spalled mortar to sound substrate. Re-bed with Type-S mortar tinted to match. Cure 72 hr before rain event.	\$840
6.5	Remove decommissioned satellite mount; seal 4 fastener holes	Extract fasteners, backfill with Boral-approved sealant, cover with matching field tile fragment.	\$140
6.6	Optional: add 8× 4" round soffit vents (see §3.2)	Deferrable but recommended. Balanced distribution across north and south eaves.	\$250
TOTAL (all items)			\$1,850
TOTAL (deferring §6.6)			\$1,600

Warranty & documentation requirements

- All work covered by minimum 3-year workmanship warranty from bidding contractor.
- Manufacturer warranty on replacement tile registered in homeowner's name.
- Before/after photos of each line item delivered as PDF within 5 business days of completion.
- Final invoice must break out labor, materials, and disposal separately.
- No deposit exceeding 25% of contract value shall be required at signing.

7 · WHAT TO DO NEXT

Homeowner action checklist

- 1 Reject the replacement bids.**
You do not need a new roof. Any contractor who says otherwise after reading this report is either wrong or being dishonest. Vice will review the follow-up conversation on request.
 - 2 Distribute the Section 6 scope to 3 qualified contractors.**
Use Vice's Find-a-Bidder list, or contractors of your own choosing. Any bidder should be willing to price the scope line-by-line without modification.
 - 3 Do not sign anything within 24 hours of the sales visit.**
NM law provides a 3-day right of rescission on residential home-improvement contracts. Storm-chasers and door-knockers will pressure you to sign that day — this is the #1 red flag.
 - 4 Retain this report.**
Keep the PDF. If the June 8 hailstorm becomes part of an insurance claim later, this report is dated, geo-tagged, and admissible as third-party documentation.
 - 5 Schedule a re-inspection in 48 months.**
At year 22, we recommend a Snapshot re-inspection to update the remaining-life estimate and confirm the underlayment is still within service tolerance.
-

Included with this report

- Written scope of work (Section 6) — free with Standard tier and above.
- 30-minute follow-up phone consultation to walk through findings.
- Free bid review on the first 3 bids you receive against this scope.
- Post-work re-inspection at 50% of Snapshot price if you use a vetted contractor.

APPENDIX A · WHAT DIFFERS BY REPORT TIER

Every roof is different — every report package is too

This sample is a Standard Report (\$549 base). Your findings, page length, photo count, and included sections will differ based on which tier you purchase and how complex your roof is. Here's the tier-by-tier map:

Section in this sample	Snapshot \$349	Standard \$549	Comprehensive \$849	Litigation \$1,500+
Executive summary + verdict	✓	✓	✓	✓
Top 5 findings table	✓	✓	✓	✓
Drone orthomosaic	—	✓	✓	✓
System-by-system field notes	abridged	✓	✓	✓
Attic + IRC 806 ventilation math	—	✓	✓	✓
FLIR / moisture map	—	✓	✓	✓
Plane-by-plane remaining life	—	✓	✓	✓
Written scope of work (§6)	—	outline	full	full
Bid comparison worksheet	—	—	✓	✓
Warranty language template	—	—	✓	✓
Chain-of-custody photo log	—	—	—	✓
Sworn declaration	—	—	—	✓
Deposition prep call	—	—	—	✓
Typical page count	3–5	15–25	30–50	50+
Turnaround	48 hr	48 hr	72 hr	5–10 bus. days

Prices above are base fees. Final price also depends on roof size (up to 2.2× multiplier over 15,000 sq ft), roof type (tile / metal / TPO / foam / mixed all carry surcharges), and complexity (steep slope, cut-up, active leaks, rush turnaround). See viceroofconsultant.com/pricing for the live calculator.

APPENDIX B · SCOPE, LIMITS & DISCLOSURES

What this report is and isn't

What Vice Roofing Consultant does

Vice provides independent third-party roof inspections, written condition reports, and written scopes of work to New Mexico homeowners, buyers, sellers, HOAs, attorneys, and insurance claimants. Reports are based on non-destructive visual and instrumented inspection of the roof and accessible attic space at a single point in time.

What Vice does NOT do

Vice does not install, repair, replace, or sell roofing materials. Vice is not a licensed general contractor and does not perform work covered by NM CID licensure. Vice does not negotiate insurance claims on behalf of homeowners (that activity requires a NM Public Adjuster license under NMSA §59A-13). Vice does not accept referral fees, commissions, or any compensation from roofing contractors — the fee you pay for this report is the practice's only revenue.

Limitations of inspection

Non-destructive inspection cannot detect defects behind concealed surfaces, under active mechanical equipment, or in areas not safely accessible at the time of the visit. Remaining-life estimates are professional opinion based on visible condition and industry-standard degradation curves; they are not guarantees. Weather events, foot traffic, and installation variables occurring after the inspection date can change roof condition.

Report use

This report belongs to the homeowner named on the invoice and may be shared with contractors, insurance carriers, real-estate parties, HOAs, or attorneys at the homeowner's discretion. Vice does not assert copyright against homeowner use. Reproduction by third parties for commercial purposes without written consent is prohibited.

Insurance coverage

Vice Roofing Consultant maintains professional and general liability coverage confirmed per engagement. A certificate of insurance is furnished at booking on request.

Inspector signature on file · Report #VRC-2026-0142 · Prepared June 15, 2026 · Delivered June 16, 2026 09:14 MDT

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