

Snapshot Report

Price: \$149 · Length: 3–5 pages · Turnaround: 48 hours

Property: 1234 Sample Lane, Albuquerque NM 87106

Prepared for: Jane Homeowner (sample) Prepared by: Roof Doctor NM, Independent Inspector

SAMPLE — DEMONSTRATION ONLY — NOT A REAL INSPECTION

Executive Summary

Asphalt shingle roof, estimated 12–14 years old. Overall condition **fair** — remaining life 4–7 years with routine maintenance. Two moderate flashing issues warrant repair within 90 days. Not currently a candidate for full replacement.

Top Findings

Finding	Location	Severity
Granule loss on south-facing plane	South slope, field	Medium
Lifted step flashing at chimney	NE chimney base	Medium
Exposed nail heads on ridge cap	Ridge, west half	Low
Debris in valley (organic)	SW valley	Low
Boot cracked on plumbing vent	S plane, near ridge	Medium

Recommended Next Steps

- Reseal chimney step flashing and paint exposed nail heads — target: 60 days.
- Replace cracked plumbing vent boot — target: 30 days.
- Clear valley debris and inspect underlayment condition — target: 30 days.
- Re-inspect in 24 months or after any significant hail/wind event.

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