

Standard Report

Price: \$299 · Length: 15–25 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

Concrete tile roof, estimated 18 years old. Overall condition **fair**. Underlayment reaching end of design life; visible cracked tiles, deteriorated pipe boots, and undersized ridge ventilation. Recommend planning full underlayment replacement within 24 months; tiles are salvageable.

Top Findings

Finding	Location	Severity
Cracked concrete tiles (14 counted)	Various — S, W, N planes	Medium
Underlayment brittle at exposed sections	Ridge & hip terminations	High
Ventilation net free area: 118 sq in	IRC 806 requires 288 sq in	High
Pipe boots deteriorated (3 of 4)	S plane	Medium
Mortar crown cracked at chimney cap	Main chimney	Low
Valley metal corroded near eave	SW valley, 4 ft from eave	Medium

Recommended Next Steps

- Obtain 2–3 bids for full tear-off underlayment replacement (tiles reused). Include upgraded ventilation.
- Replace all four pipe boots immediately (~\$400–\$650 total).
- Repair mortar crown when re-flashing chimney during underlayment job.
- Do NOT walk this roof — brittle tiles will crack. Use ladder + drone from ground.

Scope of Work (excerpt)

- Tear off and dispose of existing underlayment down to deck.
- Inspect deck; replace any damaged sheathing at \$85/sheet (documented before install).
- Install synthetic underlayment (minimum 30-lb equivalent, ASTM D226 Type II or better).
- Install ice & water shield in valleys and around all penetrations (min 36 inches).
- Replace all valley metal (28-gauge painted G90 or Kynor 500 finish).
- Replace all pipe boots with lead or heavy-gauge silicone.
- Re-lay salvaged tiles; replace broken tiles from contractor stock (allowance for 5%).
- Install ridge vent system delivering minimum 288 sq in net free area (IRC 806.2).
- Provide 5-year workmanship warranty in writing.

Code References

- IRC 806.2 — Attic ventilation minimum 1:150 (or 1:300 with balanced intake/exhaust).
- IRC R905.3 — Tile roof underlayment requirements.
- IRC R903.2 — Flashing at wall/roof intersections.

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