



Roof Evaluation Report

Client:

MRA PMI

Date: March 20, 2019 @ 9am

Job #: KK 19-001

Contact Person: John Doe 888-888-8888

Job Name: MRA Property 1-1

Job Location: 999 AnyRoad; Baltimore, MD 21009

Executive Summary: Roof in generally good condition with no major defects. Minor repairs made to prevent potential leak locations. Life expectancy of the roof continues to track in accordance with life expectancy of the roof with replacement projected for the year 2030. No additional action required until scheduled 6-mont inspection.

Site visit account: Arrival at project site at 9am to meet with John Doe for scheduled 6-month roof inspection. 30 minute duration on roof to inspect all field shingles and perimeter fascia and gutters.

Site conditions: No stationary access to the roof. Ladder access utilized for inspection.

Roof Observation Details: General good condition for field shingles and perimeter metals. No visible storm damage. Minor weathering of shingles on north side of peak observed from last visit but nothing beyond normal wear and tear. Witness some failure at flashing around 2 pipe boots, repairs made onsite.

Defects/Issues:

1. Flashing failure at 2 pipe boot locations: (CLOSED) Replaced both pipe boots with new while onsite at direction of John Doe. (1 hr repair billable)



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Conclusion: No additional corrective action required at this time. Minor repairs made but no noticeable cause to alter the life expectancy of the roof. The below chart provides details for each section of the roof along with projected maintenance costs for budgeting purposes.

Roof Section	SQFT of Section	Roof Pitch	Type of Roof System	Manufacturer	Warranty	Condition Status	Notes	Est Yrs to Replacement	Est. Cost to Replace	Est. Yearly Maintenance Costs				
										2019	2020	2021	2022	2023
A	14	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 63	\$ 4	\$ 4	\$ 4	\$ 4	\$ 4
B	51	10:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 255	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15
C	51	10:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 255	\$ 15	\$ 15	\$ 15	\$ 15	\$ 15
D	52	10:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 260	\$ 16	\$ 16	\$ 16	\$ 16	\$ 16
E	52	10:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 260	\$ 16	\$ 16	\$ 16	\$ 16	\$ 16
F	127	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 572	\$ 32	\$ 32	\$ 32	\$ 32	\$ 32
G	138	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 621	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35
H	163	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 734	\$ 41	\$ 41	\$ 41	\$ 41	\$ 41
I	177	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 797	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44
J	340	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 1,530	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85
K	342	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 1,539	\$ 86	\$ 86	\$ 86	\$ 86	\$ 86
L	350	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 1,575	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88
M	359	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 1,616	\$ 90	\$ 90	\$ 90	\$ 90	\$ 90
N	362	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 1,629	\$ 91	\$ 91	\$ 91	\$ 91	\$ 91
O	389	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 1,751	\$ 97	\$ 97	\$ 97	\$ 97	\$ 97
P	397	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 1,787	\$ 99	\$ 99	\$ 99	\$ 99	\$ 99
Q	398	5:12	Arch. Shingle	GAF	15 yr/2030	Good		11	\$ 1,791	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
TOTAL	3762					Good		11	\$ 17,032	\$ 951	\$ 951	\$ 951	\$ 951	\$ 951

*Pricing shown above is for sample only. Pricing subject to specific project evaluation.

Photos:

