SAMPLE EXAMPLE DATA ONLY · FICTIONAL PROPERTY · FOR ILLUSTRATION

WHAT YOUR CLIENTS RECEIVE

ROOF HEALTH REPORT CARD

SAMPLE

A one-page summary of the roof's condition, written for buyers, sellers and their agents. Every roof is inspected in person by owner Matt Miller. The full photo report is shared by CompanyCam link.

PROPERTY	123 Sample Ln, Kingwood, TX 77339	INSPECTION DATE	11/20/2026 (example)
PREPARED FOR	Sample Seller · Listing agent: Sample Agent	INSPECTED BY	**Matt Miller, Owner**
ROOF SYSTEM	Architectural shingle · 6/12 pitch · ~28 SQ · ~11 yrs old	INSPECTION TYPE	Pre-listing roof check

OVERALL GRADE

B

GOOD CONDITION

Sound roof with a few minor, fixable items.

A | **B** | C | D | F

EST. REMAINING LIFE

8–10 yrs

with the repairs below

COMPONENT	GRADE	WHAT WE FOUND (EXAMPLE)
SHINGLES	B	Normal granule wear for age. Two lifted tabs on the rear slope; no missing shingles.
FLASHING	C+	Chimney counter-flashing sealant is dried and cracking. Step flashing at walls is intact.
VENTS & BOOTS	C	2 of 4 pipe boots have cracked rubber collars, a common leak point. Ridge vent is secure.
GUTTERS	B–	Debris buildup at the front valley. One loose hanger on the garage run.
DECKING SIGNS	A–	No sagging or soft spots walked. No staining seen in the attic at the time of inspection.

STORM HISTORY

EXAMPLE NOTE Hail was reported in this area in spring 2025 (example). We checked all slopes, vents and soft metals: light spatter marks on the gutters and vents, but **no hail damage found on the shingles** at the time of inspection. Photos of each test area are in the full report.

PHOTOS

PHOTO PLACEHOLDER

01 Front elevation

PHOTO PLACEHOLDER

02 Cracked pipe boot

PHOTO PLACEHOLDER

03 Chimney flashing

PHOTO PLACEHOLDER

04 Gutter & valley

Every photo is time-stamped in CompanyCam. The agent gets one link to share with buyers, sellers and the other agent.

RECOMMENDED NEXT STEPS

1. **REPLACE 2 PIPE BOOTS** BEFORE LISTING
   Removes the most likely leak point.
2. **RESEAL CHIMNEY FLASHING** BEFORE LISTING
   New counter-flashing sealant around the chimney.
3. **SECURE LIFTED TABS** SOON
   Re-seal 2 lifted shingle tabs on the rear slope.
4. **CLEAN & SECURE GUTTERS** SOON
   Clear the front valley and re-fasten the loose hanger.

Questions about this roof? Text Matt anytime: (936) 230-8366

SAMPLE ONLY: fictional property and example data for illustration. A report card is a visual roof condition assessment on the inspection date; it is not a warranty or a guarantee of roof life or insurance coverage.