

LeakFREE® Roof Inspection



LeakFREE® Roof Inspection

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303 N Granite Ct
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This Inspection Report is not a certification.

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Summary of Inspection

Determination: Workmanship Defect (Image Number: [50](#), [51](#), [52](#))

Observation: Moisture droplets were observed from internal equipment exhaust. This is a red flag because if it continues to happen it can cause damage.

The attic is not properly ventilated and is caused condensation to build as well as a most likely improperly sealed flashing on the roof.

Determination: Workmanship Defect (Image Number: [54](#), [58](#), [59](#), [61](#), [65](#), [66](#), [70](#), [73](#))

Observation: At the time of inspection, no actively wet surfaces were detected; however, multiple indicators of elevated attic humidity and prior or intermittent condensation were observed, including moisture staining on the underside of the roof sheathing, corrosion (rust) on roofing fasteners penetrating into the attic, and condensation droplets on the HVAC ductwork. Collectively, these conditions indicate that warm, humid air has been reaching the cold underside of the roof assembly and condensing on cooler surfaces, particularly during cold-weather conditions. Sustained attic condensation can deteriorate roof sheathing, accelerate fastener corrosion, reduce insulation performance, and contribute to ice dam formation.

Elevated attic humidity, likely resulting from a combination of moisture sources within the home (including the bathroom exhaust fan terminating in the attic — see prior observation) and inadequate ventilation to dissipate the moisture load.

Determination: Workmanship Defect (Image Number: [67](#), [68](#))

Observation: Moisture damage along the eaves of the home. This most likely happened during the ice dams that occur and improper installation of screws.

Determination: Workmanship Defect (Image Number: [69](#), [71](#))

Evidence of Rodent Activity: Mouse droppings were observed in multiple locations throughout the attic. Rodent activity in the attic indicates a point of entry into the building envelope, which is often associated with gaps at roof penetrations, eaves, soffit-to-wall transitions, or damaged screening at vents. Rodent activity can also damage insulation, wiring, and ventilation components over time. A pest control professional should be engaged to assess the extent of activity and identify entry points; any identified entry points at the roof system or roof-to-wall transitions can then be addressed as part of corrective roof work.

Determination: Workmanship Defect (Image Number: [78](#), [79](#), [80](#), [81](#), [82](#), [83](#), [84](#), [85](#))

Observation: Garage: Moisture stains were noticed along the eaves and valley rafters. Moisture stains were noticed on the garage drywall as well indicating roof leak. Roof access was limited and was unable to pinpoint where all the locations are.

Determination: Workmanship Defect (Image Number: [87](#), [88](#), [89](#), [90](#))

Observation: Lack of ventilation was observed. This is a red flag because it can cause premature failure of a roofing system.

It looks like at the time of installation the roofers forgot to cut the tar paper.

Determination: Workmanship Defect (Image Number: [91](#), [92](#), [93](#))

Observation: Cracking was observed at the ceiling drywall seams in multiple locations. This condition is a red flag, indicating the potential for active or past moisture intrusion as a likelihood. The attic system directly above this area was inspected to identify the source and extent of the issue. Refer to attic photos.

Determination: Workmanship Defect (Image Number: [107](#), [108](#))

Observation: Roof pipe flashings are incorrectly installed and also need maintenance. They are relying on sealant which has a low life expectancy. One flashing was observed to be sunken which will allow moisture to pool and enter the home. Due to the wind for the drone and lack of access to the roof, not all penetrations were able to get thoroughly inspected.

Determination: Workmanship Defect (Image Number: [74](#))

Observation: The bathroom exhaust fan was observed to terminate into the open attic space rather than extending to the building exterior. Recommend correction by a qualified mechanical or general contractor.

Improper workmanship.

Determination: Workmanship Defect (Image Number: [75](#))

Observation: Above the living room. Larger moisture stain indicating moisture intrusion. Due to limited roof access during inspection, direct location could not be found.

Determination: Workmanship Defect (Image Number: [94](#))

Observation: Cracking and moisture staining were observed at the ceiling drywall seams in multiple locations. This condition is a red flag, indicating the potential for active or past moisture intrusion.

Determination: Workmanship Defect (Image Number: [99](#))

Observation: Soffit overview. ** No intake ventilation was observed during this inspection. This is

important to have a proper ventilated home.

Determination: Normal Wear and Tear (Image Number: [100](#))

Observation: Chimney flashing is installed correctly. The chimney cap is starting to rust.

Determination: Workmanship Defect (Image Number: [103](#))

Observation: Wood is exposed the elements. This is important to address because it will continue to rot and also continue the siding to crack.

Improper workmanship.

Determination: Workmanship Defect (Image Number: [104](#))

Observation: The heat cable gaskets are on top of the strap. They are supposed to be the lowest point of contact to ensure water intrusion.

Improper workmanship.

Scope of Inspection

This VisualROOF® Inspection Report is a result of performing a LeakFREE® Roof Inspection at the property address stated herein. The sole and expressed purpose of the inspection was to determine if the roof meets the LeakFREE Roof Certification criteria. The inspection was performed in accordance with the standards of practice and inspection protocols of the National Roof Certification and Inspection Association.

If any new information becomes available, the NRCIA inspector reserves the right to modify this report. The person that performed the inspection is independently owned and operated and is the sole responsible party for this inspection.

If the Inspector determined that the roofing system meets the LeakFREE® Roof Certification criteria, then a LeakFREE® Roof Certification may be purchased for an additional fee. If the Inspector determined the roofing system does not meet the LeakFREE® Roof Certification criteria, then the actionable items must be corrected prior to issuing a LeakFREE® Roof Certification. To qualify for a LeakFREE® Roof Certification, all repairs must be completed by an NRCIA inspector contractor; otherwise, an NRCIA certified inspector must re-inspect the repaired roofing system at an additional fee prior to issuing a LeakFREE® Roof Certification.

This VisualROOF Inspection Report is strictly for the purchaser of the LeakFREE® Roof Inspection for the purpose stated above and cannot be used for any other purpose. The inspection findings and report are non-transferable. Use of this report in itself is accepting the intent and findings of the LeakFREE® Roof Inspection. If the LeakFREE® Roof Inspection does not satisfy the purchaser's inspection requirements, then a purchase of a further Forensic Roof® Inspection is recommended.

Payment is payable immediately upon the completion of the inspection. The client is responsible for any costs and expenses incurred to recover delinquent debts (including, but not limited to, reasonable attorney fees and interest at the highest rate allowed by law) and shall be payable on demand.

Inspection-Specific Limitations and Disclaimers

Limited Rooftop Access

Direct rooftop access was not available at the time of inspection due to [snow conditions / safety considerations / site limitations / steep pitch]. Visual inspection of the roof system was performed from accessible vantage points, including [ground level / ladder positions / drone imagery]. Findings related to fastener installation, sealant condition at penetrations, panel-to-panel seam integrity, and other roof-surface details that require close-up visual or hands-on assessment may not be fully captured by this inspection. Where the interior or perimeter inspection identified conditions consistent with possible roof-surface deficiencies, those findings are noted, and a follow-up rooftop inspection or correlation with roof replacement work is recommended to confirm exterior conditions.

Ice Dams and Cold-Climate Conditions

This property is located in a high-altitude, cold-climate region where ice damming, snow load, and freeze-thaw cycles are recurring conditions affecting roof system performance. Ice dams form when heat loss from the conditioned space below melts snow on the upper roof, which then refreezes at the cold eaves and roof transitions, creating water backup that can infiltrate beneath roofing materials and flashings. Ice dam-related damage is often cyclical and may not be fully observable during inspections conducted outside of active winter conditions. Findings consistent with prior or potential ice dam activity are noted in this report based on the residual evidence observed at the time of inspection. Inspector is not able to predict the frequency, severity, or specific locations of future ice dam events; recommendations related to ice dam mitigation reflect industry best practices and observed conditions but do not guarantee prevention of future ice dam damage. Certification do not protect you from ice

dam damage.

Building Envelope and Mechanical Systems

This is a roof system inspection. Inspector observes and documents conditions visible within the attic space and at roof-related building components, including indicators of moisture, ventilation, and mechanical penetrations affecting the roof system. Inspector does not assess the broader building envelope, HVAC systems, plumbing systems, electrical systems, or interior finishes beyond their relationship to the roof system. Findings outside the roof system scope are referred to qualified specialists in the relevant trade.

Pest Control

Evidence of rodent or pest activity may be observed during the course of a roof inspection, particularly in attic spaces. Inspector is not a licensed pest control professional and does not assess the extent, species, or health implications of pest activity. Any findings related to pest activity are documented for the homeowner's awareness and referral to a qualified pest control professional. Identification and remediation of pest entry points at the roof system can be coordinated with a qualified roofing contractor following pest control assessment.

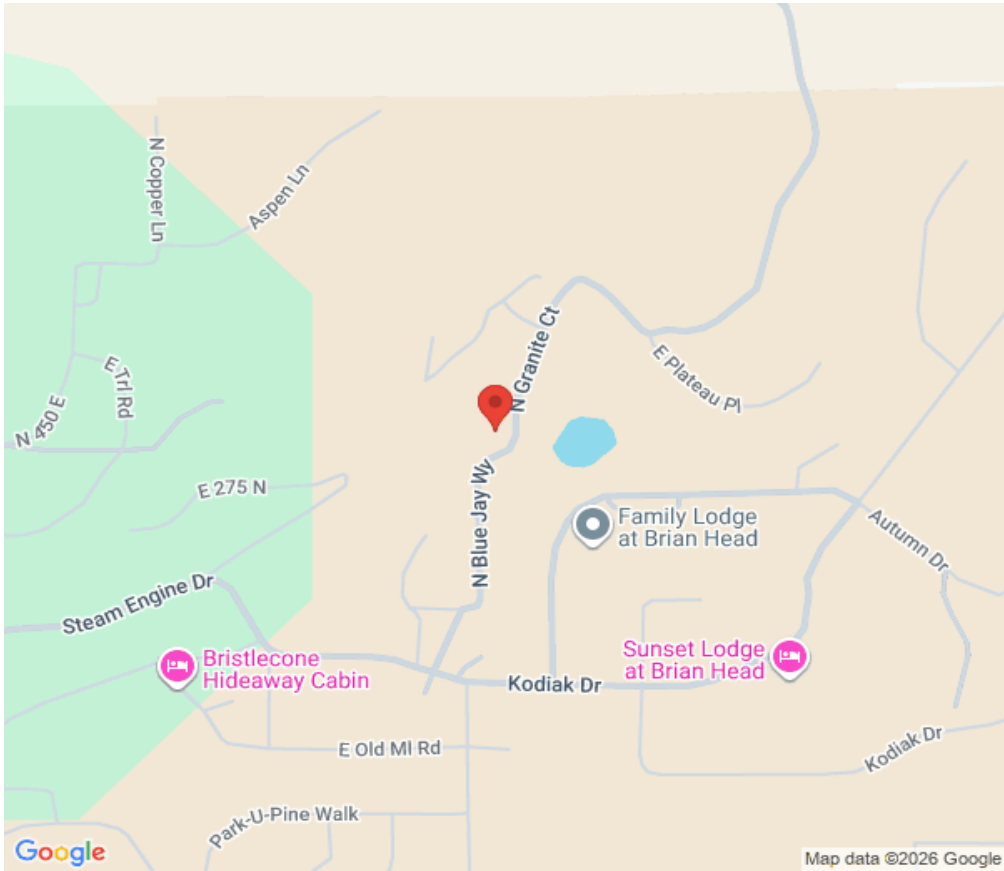
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Determination: Roof Replacement Required

Based on the cumulative findings of this inspection — including multiple identified or suspected moisture intrusion locations, evidence of recurring attic condensation and sheathing deterioration, indicators consistent with possible improper fastener installation, and additional deficiencies documented throughout this report — the existing roof system cannot be issued a LeakFREE® Roof Certification in its current condition. Repair-based remediation is not cost effective nor sufficient to address the scope and pattern of findings observed. Full replacement of the roof system is required to restore weather-tight performance and to qualify for LeakFREE® Roof Certification. The replacement scope provides the appropriate opportunity to address related deficiencies identified in this report, including correction of mechanical terminations, attic ventilation improvements, and sheathing replacement where rot is identified during tear-off.

Location of Property



Inspection Contacts

Contractor Name: Good Roof LLC
Address: 585 East 100 South Apt A
City: Centerville **State:** UT **Zip:** 84014
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Website: thegoodroof.com
Contractor License No: 14213632-5501
NRCIA License: NRCIA-CP-7416

Inspector Name: Jared Hopkins
Tel: 2085206371
Email: jared@thegoodroof.com
NRCIA License: NRCIA-MB-010553

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Roof
Aerial Photo



Image Number: 1
Observation:
Determination: Replacement required

Interior
Bathroom



Image Number: 2
Observation: Overview Bathroom 1:



Image Number: 3
Observation: Overview bathroom 1:

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Image Number: 4

Observation: Master bathroom overview: Moisture intrusion resulting from a roof leak was **NOT** reported or observed in this room.

Bathroom 2



Image Number: 5

Observation: Overview: Bathroom Exhaust Termination: The master bathroom exhaust fan was observed to terminate into the open attic space which is a **red flag**. Bathroom exhaust fans are required to vent to the building exterior. Discharging warm, moist air into the attic introduces humidity that can condense on cold roof sheathing, saturate insulation, contribute to ice dam formation, and accelerate deterioration of roof structural components.

Cause: Improper bathroom exhaust installation — duct not extended to a code-compliant exterior termination.

Remedy: Recommend extending the bathroom exhaust duct to terminate at a code-compliant exterior location by a qualified mechanical or general contractor.



Image Number: 6

Observation: Overview: Bathroom Exhaust Termination: The master bathroom exhaust fan was observed to terminate into the open attic space which is a **red flag**. Bathroom exhaust fans are required to vent to the building exterior. Discharging warm, moist air into the attic introduces humidity that can condense on cold roof sheathing, saturate insulation, contribute to ice dam formation, and accelerate deterioration of roof structural components.

Cause: Improper bathroom exhaust installation — duct not extended to a code-compliant exterior termination.

Remedy: Recommend extending the bathroom exhaust duct to terminate at a code-compliant exterior location by a qualified mechanical or general contractor.

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Bedroom 1



Image Number: 7
Observation: **Observation:** Bubbling paint and moisture staining were observed, indicating active or prior moisture intrusion from above.



Image Number: 8
Observation: Guest Bedroom 1 Overview:

Bedroom 2



Image Number: 9
Observation: **Observation:** Cracking in the drywall sealing was observed.

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Image Number: 10
Observation: Bedroom 2: Overview.



Image Number: 11
Observation: Bubbling paint and moisture staining were observed, indicating active or prior moisture intrusion from above.



Image Number: 12
Observation: Bubbling paint and moisture staining were observed, indicating active or prior moisture intrusion from above.

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Image Number: 13
Observation: Observation: Bedroom closet overview. Moisture intrusion was NOT reported or observed.



Image Number: 14
Observation: Observation: Bedroom closet overview. Moisture intrusion was NOT reported or observed.

Bedroom 3



Image Number: 15
Observation: Overview:

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Image Number: 16
Observation: Bubbling paint and moisture staining were observed, indicating active or prior moisture intrusion from above.

Dining Room



Image Number: 17
Observation: This is a previous drywall repair due to an ice dam 2-3 years ago. A roof repair seems to have been done, alongside an installed heat cable.



Image Number: 18
Observation: The upper drywall was repaired from the ice dam, and the paint is showing signs of moisture intrusion.

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Hallway



Image Number: 19
Observation: Signs of moisture were NOT observed.



Image Number: 20
Observation: Signs of moisture were NOT observed.

HVAC



Image Number: 21
Observation: Overview: Moisture intrusion resulting from a roof leak was NOT reported or observed in this room.

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Image Number: 22
Observation: Overview: Moisture intrusion resulting from a roof leak was **NOT** reported or observed in this room.

Kitchen



Image Number: 23
Observation: Overview of the kitchen:



Image Number: 24
Observation: **Observation:** Peeling tape and bubbled paint were observed in the kitchen indicating possible **moisture intrusion**.

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Image Number: 25
Observation: Peeling tape and bubbled paint were observed in the kitchen indicating possible moisture intrusion.

Laundry Room



Image Number: 26
Observation: Overview:



Image Number: 27
Observation: Discoloration was observed at the drywall indicating possible moisture intrusion.

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Living Room



Image Number: 28
Observation: Overview of living room.



Image Number: 29
Observation: Overview of living room.



Image Number: 30
Observation: Overview: The closet in the living room.

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Livingroom



Image Number: 31
Observation: Observation: Living room closet. There are some discoloration and bubbling of the paint indicating moisture intrusion.

Master Bathroom



Image Number: 32
Observation: Overview:



Image Number: 33
Observation: Observation: Bubbling paint was observed at the ceiling near the roof pitch transition.

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Image Number: 34
Observation: Bubbling paint was observed at the ceiling near the roof pitch transition.



Image Number: 35
Observation: Bubbling paint was observed at the ceiling near the roof pitch transition.

Master Bedroom



Image Number: 36
Observation: Overview:

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Image Number: 37
Observation: Bubbling paint was observed in the corner where the wall meets the ceiling. This condition is a red flag, indicating the potential for active or past moisture intrusion.

Master Bedroom Closet



Image Number: 38
Observation: Master bedroom overview: Moisture intrusion resulting from a roof leak was **NOT** reported or observed in this room.

Window



Image Number: 39
Observation: Water staining was observed at the window jamb extensions in all the rooms. Possible sources include moisture intrusion from the roof system above, window flashing or sealant failure, or condensation. A definitive source could not be determined from visual inspection alone.

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Image Number: 40
Observation: Observation: Water staining was observed at the window jamb extensions in all the rooms. Possible sources include moisture intrusion from the roof system above, window flashing or sealant failure, or condensation. A definitive source could not be determined from visual inspection alone.



Image Number: 41
Observation: Observation: Water staining was observed at the window jamb extensions in all the rooms. Possible sources include moisture intrusion from the roof system above, window flashing or sealant failure, or condensation. A definitive source could not be determined from visual inspection alone.



Image Number: 42
Observation: Observation: Water staining was observed at the window jamb extensions in all the rooms. Possible sources include moisture intrusion from the roof system above, window flashing or sealant failure, or condensation. A definitive source could not be determined from visual inspection alone.

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Image Number: 43
Observation: Observation: Water staining was observed at the window jamb extensions in all the rooms. Possible sources include moisture intrusion from the roof system above, window flashing or sealant failure, or condensation. A definitive source could not be determined from visual inspection alone.



Image Number: 44
Observation: Observation: Water staining was observed at the window jamb extensions in all the rooms. Possible sources include moisture intrusion from the roof system above, window flashing or sealant failure, or condensation. A definitive source could not be determined from visual inspection alone.



Image Number: 45
Observation: Observation: Water staining was observed at the window jamb extensions in all the rooms. Possible sources include moisture intrusion from the roof system above, window flashing or sealant failure, or condensation. A definitive source could not be determined from visual inspection alone.

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Image Number: 46
Observation: Observation: Water staining was observed at the window jamb extensions in all the rooms. Possible sources include moisture intrusion from the roof system above, window flashing or sealant failure, or condensation. A definitive source could not be determined from visual inspection alone.



Image Number: 47
Observation: Observation: Water staining was observed at the window jamb extensions in all the rooms. Possible sources include moisture intrusion from the roof system above, window flashing or sealant failure, or condensation. A definitive source could not be determined from visual inspection alone.



Image Number: 48
Observation: Observation: Water staining was observed at the window jamb extensions in all the rooms. Possible sources include moisture intrusion from the roof system above, window flashing or sealant failure, or condensation. A definitive source could not be determined from visual inspection alone.

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Attic Access



Image Number: 49

Observation: Overview: Ladder was set up accordingly to access the attic. The access is located in the laundry room adjacent to the garage.

Attic overview



Image Number: 50

Observation: Moisture droplets were observed from internal equipment exhaust. This is a **red flag** because if it continues to happen it can cause damage.

Cause: The attic is not properly ventilated and is caused condensation to build as well as a most likely improperly sealed flashing on the roof.

Remedy: Seal the flashing and install proper ventilation.



Image Number: 51

Observation: Moisture droplets were observed from internal equipment exhaust. This is a **red flag** because if it continues to happen it can cause damage.

Cause: The attic is not properly ventilated and is caused condensation to build as well as a most likely improperly sealed flashing on the roof.

Remedy: Seal the flashing and install proper ventilation.

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Image Number: 52

Observation: Observation: Moisture droplets were observed from internal equipment exhaust. This is a **red flag** because if it continues to happen it can cause damage.

Cause: The attic is not properly ventilated and is caused condensation to build as well as a most likely improperly sealed flashing on the roof.

Remedy: Seal the flashing and install proper ventilation.



Image Number: 53

Observation: Observation: A line a moisture on the insulation directly below the butting of OSB sheathing. This is likely caused by wicking of water due to condensation.

Cause: Improper workmanship.



Image Number: 54

Observation: Observation: At the time of inspection, no actively wet surfaces were detected; however, multiple indicators of elevated attic humidity and prior or intermittent condensation were observed, including **moisture staining** on the underside of the roof sheathing, corrosion (rust) on roofing fasteners penetrating into the attic, and condensation droplets on the HVAC ductwork. Collectively, these conditions indicate that warm, humid air has been reaching the cold underside of the roof assembly and condensing on cooler surfaces, particularly during cold-weather conditions. Sustained attic condensation can deteriorate roof sheathing, accelerate fastener corrosion, reduce insulation performance, and contribute to ice dam formation.

Cause: Elevated attic humidity, likely resulting from a combination of moisture sources within the home (including the bathroom exhaust fan terminating in the attic — see prior observation) and inadequate ventilation to dissipate the moisture load.

Remedy: Recommend evaluation of the attic ventilation system by a qualified roofing contractor to determine whether intake ventilation (soffit vents) and exhaust ventilation (ridge, gable, or roof vents) meet current code and industry standards for the home's attic volume. Corrective work may include adding or clearing soffit venting, installing or upgrading exhaust venting, and ensuring a balanced ventilation system. In coordination with ventilation improvements, recommend addressing identified moisture sources within the home to reduce humidity loading into the attic.

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Image Number: 55

Observation: Observation: A line a moisture on the insulation directly below the butting of OSB sheathing. This is likely caused by wicking of water due to condensation.

Cause: Improper workmanship.



Image Number: 56

Observation: Observation: Rotting roof sheathing was observed along rafter lines in multiple locations, accompanied by moisture staining, dampened insulation with visible water droplets. At the time of inspection, no actively wet surfaces were detected. The localized pattern of sheathing rot along rafter lines is consistent with possible point-source moisture intrusion at **improperly installed roofing fasteners, in addition to attic condensation from elevated humidity**. Direct rooftop access was not available at the time of inspection to confirm fastener installation conditions from the exterior.



Image Number: 57

Observation: Observation: Rotting roof sheathing was observed along rafter lines in multiple locations, accompanied by moisture staining, dampened insulation with visible water droplets. At the time of inspection, no actively wet surfaces were detected. The localized pattern of sheathing rot along rafter lines is consistent with possible point-source moisture intrusion at **improperly installed roofing fasteners, in addition to attic condensation from elevated humidity**. Direct rooftop access was not available at the time of inspection to confirm fastener installation conditions from the exterior.

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Image Number: 58

Observation: At the time of inspection, no actively wet surfaces were detected; however, multiple indicators of elevated attic humidity and prior or intermittent condensation were observed, including **moisture staining** on the underside of the roof sheathing, corrosion (rust) on roofing fasteners penetrating into the attic, and condensation droplets on the HVAC ductwork. Collectively, these conditions indicate that warm, humid air has been reaching the cold underside of the roof assembly and condensing on cooler surfaces, particularly during cold-weather conditions. Sustained attic condensation can deteriorate roof sheathing, accelerate fastener corrosion, reduce insulation performance, and contribute to ice dam formation.

Cause: Elevated attic humidity, likely resulting from a combination of moisture sources within the home (including the bathroom exhaust fan terminating in the attic — see prior observation) and inadequate ventilation to dissipate the moisture load.

Remedy: Recommend evaluation of the attic ventilation system by a qualified roofing contractor to determine whether intake ventilation (soffit vents) and exhaust ventilation (ridge, gable, or roof vents) meet current code and industry standards for the home's attic volume. Corrective work may include adding or clearing soffit venting, installing or upgrading exhaust venting, and ensuring a balanced ventilation system. In coordination with ventilation improvements, recommend addressing identified moisture sources within the home to reduce humidity loading into the attic.

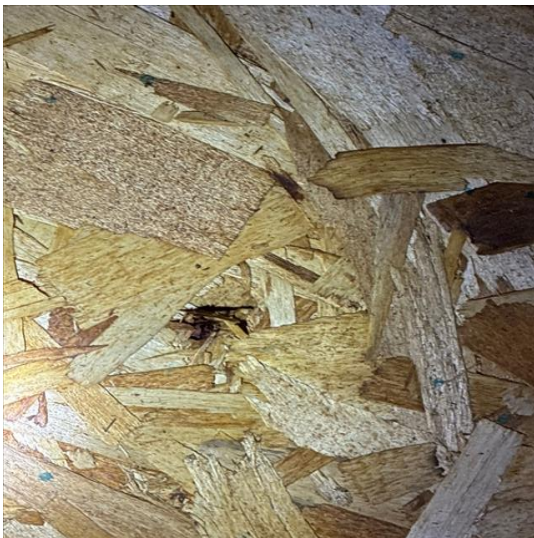


Image Number: 59

Observation: At the time of inspection, no actively wet surfaces were detected; however, multiple indicators of elevated attic humidity and prior or intermittent condensation were observed, including **moisture staining** on the underside of the roof sheathing, corrosion (rust) on roofing fasteners penetrating into the attic, and condensation droplets on the HVAC ductwork. Collectively, these conditions indicate that warm, humid air has been reaching the cold underside of the roof assembly and condensing on cooler surfaces, particularly during cold-weather conditions. Sustained attic condensation can deteriorate roof sheathing, accelerate fastener corrosion, reduce insulation performance, and contribute to ice dam formation.

Cause: Elevated attic humidity, likely resulting from a combination of moisture sources within the home (including the bathroom exhaust fan terminating in the attic — see prior observation) and inadequate ventilation to dissipate the moisture load.

Remedy: Recommend evaluation of the attic ventilation system by a qualified roofing contractor to determine whether intake ventilation (soffit vents) and exhaust ventilation (ridge, gable, or roof vents) meet current code and industry standards for the home's attic volume. Corrective work may include adding or clearing soffit venting, installing or upgrading exhaust venting, and ensuring a balanced ventilation system. In coordination with ventilation improvements, recommend addressing identified moisture sources within the home to reduce humidity loading into the attic.

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Image Number: 60

Observation: Rotting roof sheathing was observed along rafter lines in multiple locations, accompanied by moisture staining, dampened insulation with visible water droplets. At the time of inspection, no actively wet surfaces were detected. The localized pattern of sheathing rot along rafter lines is consistent with possible point-source moisture intrusion at **improperly installed roofing fasteners, in addition to attic condensation from elevated humidity**. Direct rooftop access was not available at the time of inspection to confirm fastener installation conditions from the exterior.



Image Number: 61

Observation: At the time of inspection, no actively wet surfaces were detected; however, multiple indicators of elevated attic humidity and prior or intermittent condensation were observed, including **moisture staining** on the underside of the roof sheathing, corrosion (rust) on roofing fasteners penetrating into the attic, and condensation droplets on the HVAC ductwork. Collectively, these conditions indicate that warm, humid air has been reaching the cold underside of the roof assembly and condensing on cooler surfaces, particularly during cold-weather conditions. Sustained attic condensation can deteriorate roof sheathing, accelerate fastener corrosion, reduce insulation performance, and contribute to ice dam formation.

Cause: Elevated attic humidity, likely resulting from a combination of moisture sources within the home (including the bathroom exhaust fan terminating in the attic — see prior observation) and inadequate ventilation to dissipate the moisture load.

Remedy: Recommend evaluation of the attic ventilation system by a qualified roofing contractor to determine whether intake ventilation (soffit vents) and exhaust ventilation (ridge, gable, or roof vents) meet current code and industry standards for the home's attic volume. Corrective work may include adding or clearing soffit venting, installing or upgrading exhaust venting, and ensuring a balanced ventilation system. In coordination with ventilation improvements, recommend addressing identified moisture sources within the home to reduce humidity loading into the attic.

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Image Number: 62

Observation: Observation: Rotting roof sheathing was observed along rafter lines in multiple locations, accompanied by moisture staining, dampened insulation with visible water droplets. At the time of inspection, no actively wet surfaces were detected. The localized pattern of sheathing rot along rafter lines is consistent with possible point-source moisture intrusion at **improperly installed roofing fasteners, in addition to attic condensation from elevated humidity**. Direct rooftop access was not available at the time of inspection to confirm fastener installation conditions from the exterior.



Image Number: 63

Observation: Observation: Rotting roof sheathing was observed along rafter lines in multiple locations, accompanied by moisture staining, dampened insulation with visible water droplets. At the time of inspection, no actively wet surfaces were detected. The localized pattern of sheathing rot along rafter lines is consistent with possible point-source moisture intrusion at **improperly installed roofing fasteners, in addition to attic condensation from elevated humidity**. Direct rooftop access was not available at the time of inspection to confirm fastener installation conditions from the exterior.

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Image Number: 64

Observation: Vent pipe going through the roof has moisture stains along with moisture on the insulation below. This can happen because the flashing above is not sealed properly.



Image Number: 65

Observation: At the time of inspection, no actively wet surfaces were detected; however, multiple indicators of elevated attic humidity and prior or intermittent condensation were observed, including moisture staining on the underside of the roof sheathing, corrosion (rust) on roofing fasteners penetrating into the attic, and condensation droplets on the HVAC ductwork. Collectively, these conditions indicate that warm, humid air has been reaching the cold underside of the roof assembly and condensing on cooler surfaces, particularly during cold-weather conditions. Sustained attic condensation can deteriorate roof sheathing, accelerate fastener corrosion, reduce insulation performance, and contribute to ice dam formation.

Cause: Elevated attic humidity, likely resulting from a combination of moisture sources within the home (including the bathroom exhaust fan terminating in the attic — see prior observation) and inadequate ventilation to dissipate the moisture load.

Remedy: Recommend evaluation of the attic ventilation system by a qualified roofing contractor to determine whether intake ventilation (soffit vents) and exhaust ventilation (ridge, gable, or roof vents) meet current code and industry standards for the home's attic volume. Corrective work may include adding or clearing soffit venting, installing or upgrading exhaust venting, and ensuring a balanced ventilation system. In coordination with ventilation improvements, recommend addressing identified moisture sources within the home to reduce humidity loading into the attic.

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Image Number: 66

Observation: At the time of inspection, no actively wet surfaces were detected; however, multiple indicators of elevated attic humidity and prior or intermittent condensation were observed, including **moisture staining** on the underside of the roof sheathing, corrosion (rust) on roofing fasteners penetrating into the attic, and condensation droplets on the HVAC ductwork. Collectively, these conditions indicate that warm, humid air has been reaching the cold underside of the roof assembly and condensing on cooler surfaces, particularly during cold-weather conditions. Sustained attic condensation can deteriorate roof sheathing, accelerate fastener corrosion, reduce insulation performance, and contribute to ice dam formation.

Cause: Elevated attic humidity, likely resulting from a combination of moisture sources within the home (including the bathroom exhaust fan terminating in the attic — see prior observation) and inadequate ventilation to dissipate the moisture load.

Remedy: Recommend evaluation of the attic ventilation system by a qualified roofing contractor to determine whether intake ventilation (soffit vents) and exhaust ventilation (ridge, gable, or roof vents) meet current code and industry standards for the home's attic volume. Corrective work may include adding or clearing soffit venting, installing or upgrading exhaust venting, and ensuring a balanced ventilation system. In coordination with ventilation improvements, recommend addressing identified moisture sources within the home to reduce humidity loading into the attic.



Image Number: 67

Observation: Moisture damage along the eaves of the home. This most likely happened during the ice dams that occur and improper installation of screws.



Image Number: 68

Observation: Moisture damage along the eaves of the home. This most likely happened during the ice dams that occur and improper installation of screws.

135207



Image Number: 70

Observation: At the time of inspection, no actively wet surfaces were detected; however, multiple indicators of elevated attic humidity and prior or intermittent condensation were observed, including **moisture staining** on the underside of the roof sheathing, corrosion (rust) on roofing fasteners penetrating into the attic, and condensation droplets on the HVAC ductwork. Collectively, these conditions indicate that warm, humid air has been reaching the cold underside of the roof assembly and condensing on cooler surfaces, particularly during cold-weather conditions. Sustained attic condensation can deteriorate roof sheathing, accelerate fastener corrosion, reduce insulation performance, and contribute to ice dam formation.

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Image Number: 71

Observation: Evidence of Rodent Activity: Mouse droppings were observed in multiple locations throughout the attic. Rodent activity in the attic indicates a point of entry into the building envelope, which is often associated with gaps at roof penetrations, eaves, soffit-to-wall transitions, or damaged screening at vents. Rodent activity can also damage insulation, wiring, and ventilation components over time. A pest control professional should be engaged to assess the extent of activity and identify entry points; any identified entry points at the roof system or roof-to-wall transitions can then be addressed as part of corrective roof work.

Remedy: Recommend engaging a qualified pest control professional.



Image Number: 72

Observation: Rotting roof sheathing was observed along rafter lines in multiple locations, accompanied by moisture staining, dampened insulation with visible water droplets. At the time of inspection, no actively wet surfaces were detected. The localized pattern of sheathing rot along rafter lines is consistent with possible point-source moisture intrusion at **improperly installed roofing fasteners, in addition to attic condensation from elevated humidity**. Direct rooftop access was not available at the time of inspection to confirm fastener installation conditions from the exterior.

135207



Image Number: 73

Observation: At the time of inspection, no actively wet surfaces were detected; however, multiple indicators of elevated attic humidity and prior or intermittent condensation were observed, including **moisture staining** on the underside of the roof sheathing, corrosion (rust) on roofing fasteners penetrating into the attic, and condensation droplets on the HVAC ductwork. Collectively, these conditions indicate that warm, humid air has been reaching the cold underside of the roof assembly and condensing on cooler surfaces, particularly during cold-weather conditions. Sustained attic condensation can deteriorate roof sheathing, accelerate fastener corrosion, reduce insulation performance, and contribute to ice dam formation.

Cause: Elevated attic humidity, likely resulting from a combination of moisture sources within the home (including the bathroom exhaust fan terminating in the attic — see prior observation) and inadequate ventilation to dissipate the moisture load.

Remedy: Recommend evaluation of the attic ventilation system by a qualified roofing contractor to determine whether intake ventilation (soffit vents) and exhaust ventilation (ridge, gable, or roof vents) meet current code and industry standards for the home's attic volume. Corrective work may include adding or clearing soffit venting, installing or upgrading exhaust venting, and ensuring a balanced ventilation system. In coordination with ventilation improvements, recommend addressing identified moisture sources within the home to reduce humidity loading into the attic.

Exhaust Vent Pipe



Image Number: 74

Observation: The bathroom exhaust fan was observed to **terminate into the open attic space rather than extending to the building exterior**. Recommend correction by a qualified mechanical or general contractor.

Cause: Improper workmanship.

Remedy: Recommend extending the vent pipe through the roof to a code-compliant exterior termination, with proper roof flashing and sealing at the penetration, by a qualified plumbing contractor in coordination with a qualified roofing contractor for the new roof penetration.

Moisture Stains



Image Number: 75

Observation: Above the living room. Larger moisture stain indicating **moisture intrusion**. Due to limited roof access during inspection, direct location could not be found.

135207

Overview



Image Number: 76
Observation: Overview:

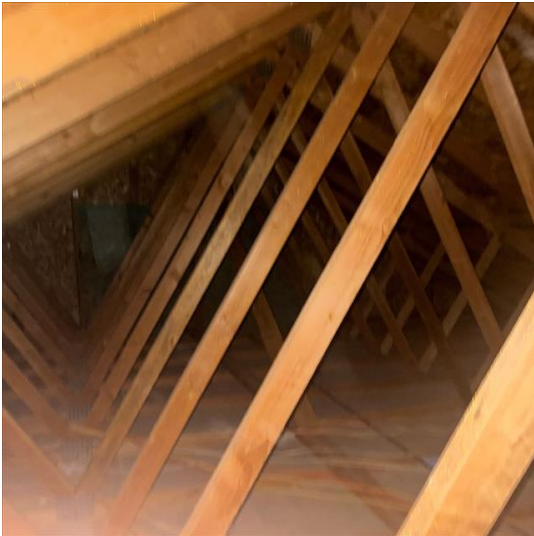


Image Number: 77
Observation: Overview:



Image Number: 78
Observation: Observation: Garage: Moisture stains were noticed along the eaves and valley rafters. Moisture stains were noticed on the garage drywall as well indicating roof leak. Roof access was limited and was unable to pinpoint where all the locations are.

135207



Image Number: 79
Observation: Observation: Garage: Moisture stains were noticed along the eaves and valley rafters. Moisture stains were noticed on the garage drywall as well indicating roof leak. Roof access was limited and was unable to pinpoint where all the locations are.



Image Number: 80
Observation: Observation: Garage: Moisture stains were noticed along the eaves and valley rafters. Moisture stains were noticed on the garage drywall as well indicating roof leak. Roof access was limited and was unable to pinpoint where all the locations are.

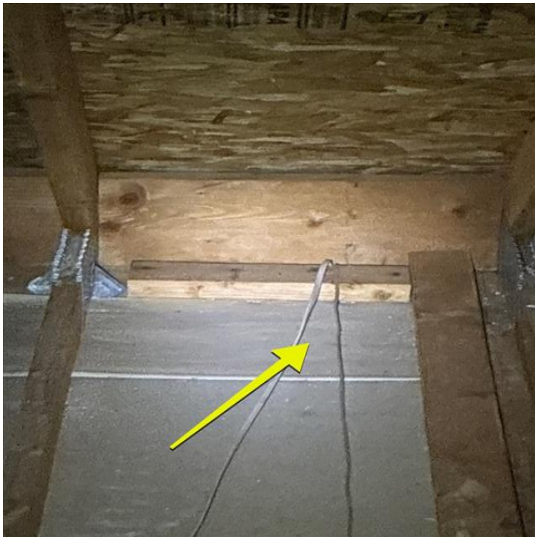


Image Number: 81
Observation: Observation: Garage: Moisture stains were noticed along the eaves and valley rafters. Moisture stains were noticed on the garage drywall as well indicating roof leak. Roof access was limited and was unable to pinpoint where all the locations are.

135207

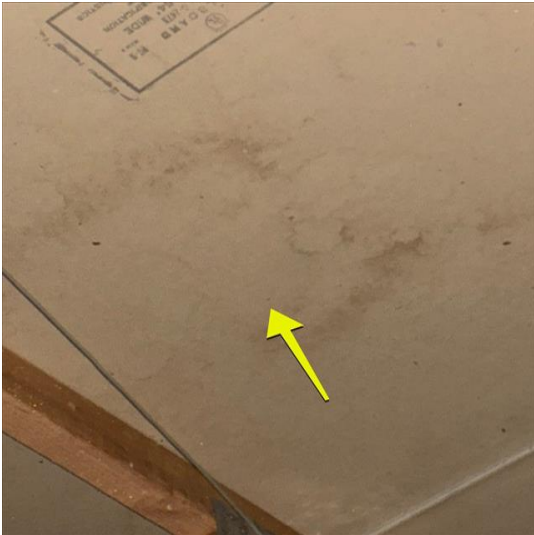


Image Number: 82
Observation: Observation: Garage: Moisture stains were noticed along the eaves and valley rafters. Moisture stains were noticed on the garage drywall as well indicating roof leak. Roof access was limited and was unable to pinpoint where all the locations are.



Image Number: 83
Observation: Observation: Garage: Moisture stains were noticed along the eaves and valley rafters. Moisture stains were noticed on the garage drywall as well indicating roof leak. Roof access was limited and was unable to pinpoint where all the locations are.



Image Number: 84
Observation: Observation: Garage: Moisture stains were noticed along the eaves and valley rafters. Moisture stains were noticed on the garage drywall as well indicating roof leak. Roof access was limited and was unable to pinpoint where all the locations are.

135207



Image Number: 85
Observation: **Observation:** Garage: Moisture stains were noticed along the eaves and valley rafters. Moisture stains were noticed on the garage drywall as well indicating roof leak. Roof access was limited and was unable to pinpoint where all the locations are.



Image Number: 86
Observation: Overview:

Ventilation



Image Number: 87
Observation: **Observation:** Lack of ventilation was observed. This is a red flag because it can cause premature failure of a roofing system.
Cause: It looks like at the time of installation the roofers forgot to cut the tar paper.

135207



Image Number: 88
Observation: **Observation:** Lack of ventilation was observed.
This is a red flag because it can cause premature failure of a roofing system.
Cause: It looks like at the time of installation the roofers forgot to cut the tar paper.



Image Number: 89
Observation: **Observation:** Lack of ventilation was observed.
This is a red flag because it can cause premature failure of a roofing system.
Cause: It looks like at the time of installation the roofers forgot to cut the tar paper.

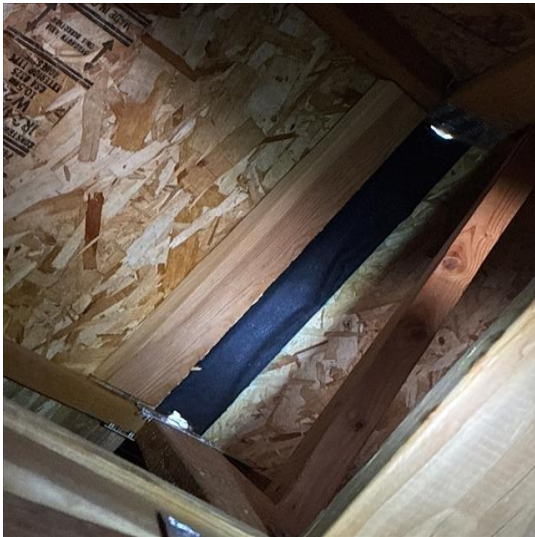


Image Number: 90
Observation: **Observation:** Lack of ventilation was observed.
This is a red flag because it can cause premature failure of a roofing system.
Cause: It looks like at the time of installation the roofers forgot to cut the tar paper.

135207

Garage
Ceiling



Image Number: 91
Observation: Cracking was observed at the ceiling drywall seams in multiple locations. This condition is a **red flag**, indicating the potential for active or past moisture intrusion as a likelihood. The attic system directly above this area was inspected to identify the source and extent of the issue. Refer to attic photos.



Image Number: 92
Observation: Cracking was observed at the ceiling drywall seams in multiple locations. This condition is a **red flag**, indicating the potential for active or past moisture intrusion as a likelihood. The attic system directly above this area was inspected to identify the source and extent of the issue. Refer to attic photos.



Image Number: 93
Observation: Cracking was observed at the ceiling drywall seams in multiple locations. This condition is a **red flag**, indicating the potential for active or past moisture intrusion as a likelihood. The attic system directly above this area was inspected to identify the source and extent of the issue. Refer to attic photos.

135207



Image Number: 94
Observation: **Observation:** Cracking and moisture staining were observed at the ceiling drywall seams in multiple locations. This condition is a **red flag**, indicating the potential for active or past moisture intrusion.

Overview



Image Number: 95
Observation: Overview:

Perimeter



Image Number: 96
Observation: Overview: Sides of home.

135207



Image Number: 97
Observation: Overview: Sides of home.



Image Number: 98
Observation: Overview: Sides of home.

Soffit



Image Number: 99
Observation: Soffit overview.
**** No intake ventilation was observed during this inspection. This is important to have a proper ventilated home.**
Remedy: Install soffit ventilation according to proper NFA guidelines.

135207

Roof
Chimney



Image Number: 100
Observation: **Observation:** Chimney flashing is installed correctly.
The chimney cap is starting to rust.

Remedy: Treat the chimney cap and reseal around the pipe.
Determination: Repair required

Overview



Image Number: 101
Observation: Due to visual inspection, proper installation of ice and water shield could not be confirmed.
Determination: Replacement required



Image Number: 102
Observation: Due to visual inspection, proper installation of ice and water shield could not be confirmed.
Determination: Replacement required

135207



Image Number: 103

Observation: **Observation:** Wood is exposed the elements. This is important to address because it will continue to rot and also continue the siding to crack.

Cause: Improper workmanship.

Remedy: Properly install diverter flashing.

Determination: Replacement required



Image Number: 104

Observation: **Observation:** The heat cable gaskets are on top of the strap. They are supposed to be the lowest point of contact to ensure water intrusion.

Cause: Improper workmanship.

Remedy: If heat cables are kept, they should be installed with the gaskets at the lowest point of contact.

Determination: Replacement required



Image Number: 105

Observation: Due to visual inspection, proper installation of ice and water shield could not be confirmed.

Determination: Replacement required

135207



Image Number: 106

Observation: Due to visual inspection, proper installation of ice and water shield could not be confirmed.

Determination: Replacement required

Penetrations



Image Number: 107

Observation: **Observation:** Roof pipe flashings are incorrectly installed and also need maintenance. They are relying on sealant which has a low life expectancy. One flashing was observed to be sunken which will allow moisture to pool and enter the home. Due to the wind for the drone and lack of access to the roof, not all penetrations were able to get thoroughly inspected.

Determination: Replacement required



Image Number: 108

Observation: **Observation:** Roof pipe flashings are incorrectly installed and also need maintenance. They are relying on sealant which has a low life expectancy. One flashing was observed to be sunken which will allow moisture to pool and enter the home. Due to the wind for the drone and lack of access to the roof, not all penetrations were able to get thoroughly inspected.

Determination: Replacement required

135207

Side Walls



Image Number: 109
Observation: **Observation:** No kickout/diverter flashing was installed as part of the roof system. This is a necessary component to prevent water from traveling behind walls and siding.
Cause: Improper workmanship.
Remedy: Have a qualified roofing professional integrate a kickout flashing as part of the roofing system. A siding contractor may be required as well.
Determination: Replacement required



Image Number: 110
Observation: **Observation:** No kickout/diverter flashing was installed as part of the roof system. This is a necessary component to prevent water from traveling behind walls and siding.
Cause: Improper workmanship.
Remedy: Have a qualified roofing professional integrate a kickout flashing as part of the roofing system. A siding contractor may be required as well.
Determination: Replacement required



Image Number: 111
Observation: **Observation:** No kickout/diverter flashing was installed as part of the roof system. This is a necessary component to prevent water from traveling behind walls and siding.
Cause: Improper workmanship.
Remedy: Have a qualified roofing professional integrate a kickout flashing as part of the roofing system. A siding contractor may be required as well.
Determination: Replacement required

135207



Image Number: 112
Observation: **Observation:** No kickout/diverter flashing was installed as part of the roof system. This is a necessary component to prevent water from traveling behind walls and siding.
Cause: Improper workmanship.
Remedy: Have a qualified roofing professional integrate a kickout flashing as part of the roofing system. A siding contractor may be required as well.
Determination: Replacement required

Ridge cap



Image Number: 113
Observation: Ridge Overview.
Determination: Replacement required



Image Number: 114
Observation: Ridge Overview.
Determination: Replacement required

135207



Image Number: 115
Observation: Ridge Overview.
Determination: Replacement required

Valley



Image Number: 116
Observation: Valley overview:
Due to it being a visual inspection, I was unable to determine the proper installation of ice and water shield.
Determination: Replacement required



Image Number: 117
Observation: Valley overview:
Due to it being a visual inspection, I was unable to determine the proper installation of ice and water shield.
Determination: Replacement required

135207



Image Number: 118
Observation: Valley overview:
Due to it being a visual inspection, I was unable to determine the proper installation of ice and water shield.
Determination: Replacement required



Image Number: 119
Observation: Valley overview:
Due to it being a visual inspection, I was unable to determine the proper installation of ice and water shield.
Determination: Replacement required

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