

Report Date: 1/18/2026  
Report ID: RI-1768774189782

## Property Information

**Customer Name:** Jane Doe  
**Property Address:** 456 Oak Avenue, Baltimore, MD 21201  
**Inspection Date:** 1/18/2026  
**Inspector:** Mike Johnson

## Inspection Findings

### 1. Main Roof

Condition:  Good

Shingles in good condition. No visible damage. Proper ventilation observed.

### 2. Chimney Flashing

Condition:  Moderate

Flashing showing signs of aging. Minor gaps detected. Recommend resealing to prevent leaks.

### 3. Gutters

Condition:  Critical

Significant debris buildup. Several downspouts disconnected. Immediate cleaning and repair required.

## Recommendations

1. Clean and repair gutters immediately
2. Reseal chimney flashing within 3 months
3. Schedule annual roof inspection
4. Trim overhanging tree branches

## Estimated Costs

Item	Estimated Cost

Gutter cleaning and repair

\$450

Chimney flashing reseal

\$850

Downspout reconnection

\$200









This report is for informational purposes only. Final repair costs may vary.