

Roof Inspection Report

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

- Clean and repair gutters immediately
- Reseal chimney flashing within 3 months
- Schedule annual roof inspection
- Trim overhanging tree branches

Estimated Costs

Item	Estimated Cost

Gutter cleaning and repair

\$450

Chimney flashing reseal

\$850

Downspout reconnection

\$200

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