

ROOF INSPECTION REPORT

Storm damage inspection and contractor documentation example

PROPERTY

Sample Residence

LOCATION

Baltimore County, Maryland

INSPECTION DATE

August 15, 2026

INSPECTION TYPE

Storm Damage Roof Inspection

ROOF SYSTEM

Architectural Asphalt Shingles

PREPARED BY

Black Ridge Roofing

INSPECTION SUMMARY

This sample report demonstrates the type of roof-condition documentation Black Ridge Roofing may provide after an exterior inspection. The example observations below show wind-related shingle damage, granule loss, ridge-cap wear, and flashing concerns. Actual findings vary by property and inspection.

OVERALL CONDITION

REPAIR / REPLACE REVIEW

Sample classification based on visible exterior conditions.

KEY OBSERVATIONS

- | | | |
|---|--------------------------------|----------------|
| 1 | Wind-lifted / creased shingles | MODERATE |
| 2 | Granule loss and exposed wear | MODERATE |
| 3 | Ridge-cap deterioration | MODERATE |
| 4 | Flashing / penetration wear | LOW - MODERATE |

IMPORTANT

This is a demonstration document only. It is not an insurance coverage determination, public-adjusting service, engineering report, or binding roof estimate. Homeowners remain in control of their insurance claim.

DETAILED FINDINGS

F-01 WIND-LIFTED / CREASED SHINGLES

MODERATE

Several shingles show lifted edges or crease patterns consistent with wind stress. These conditions can reduce the shingle system's ability to shed water and may warrant repair or replacement review.

F-02 GRANULE LOSS / SURFACE WEAR

MODERATE

Localized granule loss and surface wear are visible on multiple slopes. Granule loss can accelerate UV exposure and reduce the remaining service life of affected shingles.

F-03 RIDGE CAP DETERIORATION

MODERATE

Ridge-cap shingles show aging and localized deterioration. Ridge components should be evaluated together with adjacent field shingles when planning corrective work.

F-04 FLASHING AND ROOF PENETRATIONS

LOW - MODERATE

Flashing and sealant at penetrations show signs of wear. No active leak is established by this exterior sample inspection; maintenance or replacement may be recommended based on site conditions.

INSPECTION NOTES

Access: Exterior visual inspection only for this example.

Interior: No interior moisture inspection included in this sample.

Limitations: Conditions hidden beneath roofing materials, underlayment, flashing, or decking are not visible until materials are removed.

Next step: Review contractor documentation, photos, and estimate; contact your insurance carrier directly if you choose to file a claim.

PHOTO DOCUMENTATION



PHOTO 1 - Inspection documentation in progress



PHOTO 2 - Storm-condition roof overview



PHOTO 3 - Architectural shingle detail



PHOTO 4 - Roof surface / shingle field example

Photo examples are illustrative and are included to demonstrate report layout and documentation style.

RECOMMENDED NEXT STEPS

1

REVIEW THE REPORT AND PHOTOGRAPHS

Confirm that the documented conditions match what was observed during your inspection.

2

CONTACT YOUR INSURANCE CARRIER DIRECTLY

If you choose to file a claim, submit the documentation requested by your insurer.

3

SCHEDULE CARRIER INSPECTION IF REQUESTED

Black Ridge Roofing can provide contractor access, measurements, photos, and a roofing estimate.

4

CHOOSE HOW TO PROCEED

Once coverage and payment are determined by the carrier, you decide whether and when to authorize roofing work.

SAMPLE CONTRACTOR ESTIMATE SUMMARY

SAMPLE SCOPE ITEM	AMOUNT
Remove existing roofing / disposal	\$2,150.00
Underlayment + ice & water protection	\$1,675.00
Architectural shingles + accessories	\$6,450.00
Flashing / vents / ridge components	\$1,850.00
Installation labor	\$2,750.00
ILLUSTRATIVE TOTAL	\$14,875.00

Illustrative pricing only. This PDF is not a quote or proposal for any specific property.

QUESTIONS ABOUT YOUR ROOF?

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