01 / OVERVIEW

Clear findings. Practical next steps.

See how Velco documents a residential roof: observed conditions, roof-system details, photographs and recommendations.

A real residential example

This public sample is adapted from an actual asphalt-shingle roof report following a reported severe wind event. The source report records wind and hail-related observations, as well as damage to other property components. Customer identity, property address, job number and identifying photographs are omitted.

Residential 54-point evaluation

Velco uses a 54-point evaluation for residential Roof Condition Reports. This shortened sample illustrates the findings and photo format; it does not reproduce all 54 checkpoints. Commercial reports follow a separate property-specific scope.

What the original report documented

- Roof covering and accessible component conditions
- Findings recorded separately for the four roof slopes
- Labeled photo documentation and repair recommendations
- Additional exterior and outbuilding observations

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02 / ROOF SYSTEM

Document the whole assembly

The following observations are summarized from the source report. They describe this example property, not every roof Velco evaluates.

Roof covering

Architectural asphalt shingles; the source report estimated the roof age at 10-12 years.

Underlayment and decking

Felt underlayment reported; decking was visible at the eave edge. Concealed areas were not fully exposed.

Edge metal

Drip edge was present. The report noted loose or improper fit and inadequate fascia coverage.

Valleys

Closed-cut valleys with metal beneath. No problem valley conditions were recorded; no ice-and-water membrane was observed beneath the valley metal.

Penetrations and flashing

Two lead pipe boots were reported as aging but functional. Roof-to-wall and apron flashings were reported as wind or hail damaged.

Other components

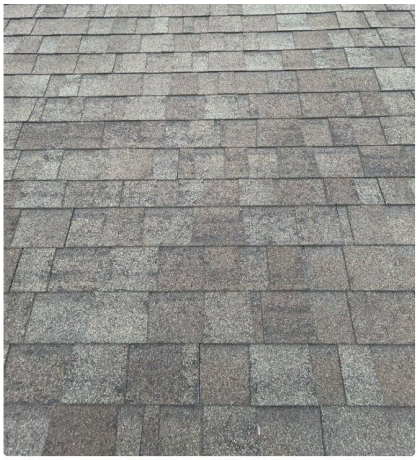
No chimney, skylights or gutters were recorded. No roof-mounted exhaust ventilation was observed.

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03 / FIELD PHOTOGRAPHS

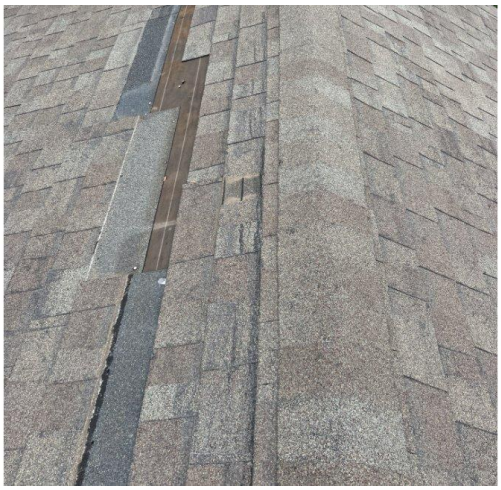
Connect findings to photographs

Selected close-up photographs from the original residential report. Captions describe visible conditions and the source report context.



01 / SHINGLE SURFACE

Close-up of the shingle surface. The source report records heavy granule loss and advanced wear.



02 / DISPLACED SHINGLES

Missing or displaced shingles near a roof intersection. The source report records missing, creased and torn shingles on affected slopes.

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04 / RECOMMENDATIONS

Turn observations into a plan

Replacement recommendation in this example

The original report recommended full roof replacement after documenting advanced wear and wind or hail damage across the evaluated slopes. This recommendation concerns that property and does not mean every storm-damaged roof requires replacement.

Details to address in the roofing scope

- Review edge-metal fit and coverage at the eaves.
- Replace damaged flashings as part of the reroofing scope.
- Evaluate aging pipe boots and coordinate replacement with the selected roof system.
- Document collateral exterior and outbuilding damage separately.

A Roof Condition Report is property-specific

Access, concealed conditions, roof material and the agreed scope affect what can be documented. Findings inform repair, maintenance and replacement decisions. Insurance coverage is determined by the policy and insurer; this public sample does not determine coverage or reproduce the original insurance recommendations and code references.

Request your residential report

Tell Velco your roof type, the issue you are seeing and whether the request follows a storm. Residential reports use the 54-point evaluation; commercial requests follow a different scope.

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