



ROOF ASSESSMENT REPORT

Roof Maxx of Wilmington, NC
Wilmington, NC

EXECUTIVE SUMMARY

- ✓ Qualified for Roof Maxx treatment based on visible and accessible conditions
- ✓ Roof structure is sound and a full roof replacement is not recommended
- ✓ Shingles are extremely dry and brittle, granule coverage still near 80 percent
- ✓ Nail pops, one plumbing penetration, and two ridge caps handled in the tune up

PROPERTY INFORMATION

Customer	Sample Homeowner
Property Address	Wilmington, NC
Inspection Date	August 17, 2026
Inspector	Hunter Cain, Owner, Roof Maxx of Wilmington, NC

ROOF SUMMARY

Estimated Roof Age	Approximately 20 years
Material Type	Architectural asphalt shingle
Total Roof Area	2,261 sq ft (22.61 squares) per RoofScopeX
Roof Pitch	8:12 across approximately 85 percent, with 4:12 sections across approximately 15 percent
Overall Condition	Serviceable shingle field with approximately 80 percent granule coverage remaining. Shingles are extremely dry and brittle, with moderate localized granule loss and algae staining on portions of the roof. No widespread shingle failure observed. A full roof replacement is not recommended at this time

KEY FINDINGS

Finding	Severity	Recommended Action
Extremely Dry and Brittle Shingles Across the Field	High	Roof Maxx
Moderate Localized Granule Loss	High	Roof Maxx
Algae Staining on Portions of the Roof	Moderate	Tune Up
Isolated Nail Pops and Exposed Fasteners	Moderate	Tune Up
Plumbing Penetration Needing a Rain Collar	Moderate	Tune Up
Two Damaged Ridge Cap Shingles	Moderate	Tune Up

SUMMARY FINDINGS

The roof was inspected from the accessible slopes. It is approximately 20 years old, architectural asphalt shingle, across 22.61 squares, with 8:12 covering roughly 85 percent of the roof and 4:12 sections across the remaining 15 percent. Approximately 80 percent of the protective granule coverage remains. No active water intrusion was

observed or reported, and no widespread shingle failure, missing tabs, or exposed decking was observed. Full replacement is not recommended at this time.

The primary concern is the condition of the asphalt itself. The shingles are extremely dry and brittle and have lost flexibility, which is what 20 years of heat and UV exposure does as the oils leave the mat. A brittle shingle stops moving with the deck, cracks at the edges, and sheds granules, and that loss exposes more asphalt to the sun and speeds up the cycle. Moderate localized granule loss is already showing. The roof still carries enough coverage to qualify and benefit, which is the reason to treat it now rather than in two more seasons.

The remaining items are minor and are included in the tune up: isolated nail pops and exposed fasteners, a plumbing penetration requiring a rain collar, and two damaged ridge cap shingles. Algae staining is present on portions of the roof and is a surface condition, addressed by the roof cleaning included in the recommended scope. The roof is qualified for Roof Maxx treatment.

RECOMMENDED ACTION

COMPLETE ROOF RESTORATION (INCLUDES THE ROOF TUNE UP, AN \$895 VALUE, AND ROOF MAXX REJUVENATION)

Scope

- Replace the two damaged ridge cap shingles
- Reset and seal the isolated nail pops and exposed fasteners across the accessible planes
- Install a rain collar at the plumbing penetration
- Hand seal lifted shingles and ridge caps, seal roof penetrations and vent collars
- Clear debris from the roof slopes
- Low pressure roof cleaning of the algae stained areas, completed before treatment
- Roof Maxx treatment on approximately 2,261 sq ft of asphalt shingle, applied once the surface is dry
- Final flexibility and condition check completed on the day of service before treatment
- Before and after photo documentation

Concealed conditions may require additional work, which is documented and approved before it is performed. Interior drywall, painting, carpentry, and decking replacement are excluded.

Warranty: Roof Maxx includes a 5 year transferable limited warranty on treated shingles, effective upon successful completion of the treatment under Roof Maxx warranty requirements.

NEXT STEPS

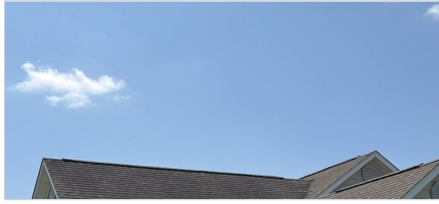
- Review this assessment and the accompanying Roof Restoration Proposal
- Approve the recommended scope and select a service date
- The tune up is completed and documented with photos
- The Roof Maxx treatment follows in the same mobilization

PHOTO DOCUMENTATION

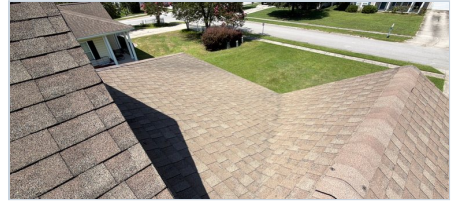
Photos captured during the roof walk on August 17, 2026.



1. Front elevation. Architectural asphalt shingle across multiple planes.



2. Front roof planes above the garage. No missing tabs and the deck planes are straight.



3. Roof overview from the ridge. Plane and valley layout across the front of the home.



4. Main hip ridge running the length of the roof.



5. Shingle field on an accessible plane. Dry surface with moderate localized granule loss.



6. Close view of the shingle surface showing granule loss and wear across the field.



7. Ridge cap wear and color variation along the hip.



8. Damaged ridge cap shingle with exposed fasteners at the cap.



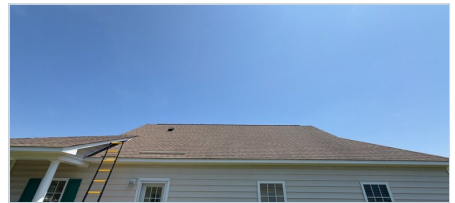
9. Second damaged ridge cap at the hip corner with an exposed fastener.



10. Plumbing penetration requiring a rain collar, with granule loss around the penetration.



11. Rear hip ridge and roof planes above the back of the home.



12. Rear elevation showing the roof planes and penetrations.

INSPECTION LIMITATIONS

This assessment is based on visible and accessible conditions at the time of inspection. Concealed conditions may exist beneath roofing materials or within the structure and cannot be confirmed without destructive investigation. Recommendations may change if hidden conditions are discovered during the work.