

# Roof Condition Assessment Report

**BUILDING SCANNED**

Sample Building

**LOCATION**

Sample Building Address

**TEST DATE**

May 05, 2025 2:00 PM

**ON SITE ENGINEERS**

Engineer A, Engineer B

**HEADLINE FINDINGS**

**57**

ROOF CONDITION INDEX

**Good**

VISUAL CONDITION

**2 yrs**

REMAINING ROOF LIFE

**MRR Recommendation: Moderate Repair Needed**

2 years remaining service life



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# Executive Dashboard



**Figure 1.1.** Building aerial showing the surveyed roof area

## 1.1 Section Summary

Sect	Area	Moist.	RCI	FCI	MCI	ICI	Cond.	H/M/L	Repair	Life	MRR
N/A	2,169	10.61%	57	82	83	46	Good	6/16/16	\$4,088	2 yr	Moderate Repair Needed

**Table 1.1.** Building assessment summary by section  
 H/M/L: count of high / medium / low severity visual defects per section.

# Building Overview

## 2.1 Combined Findings

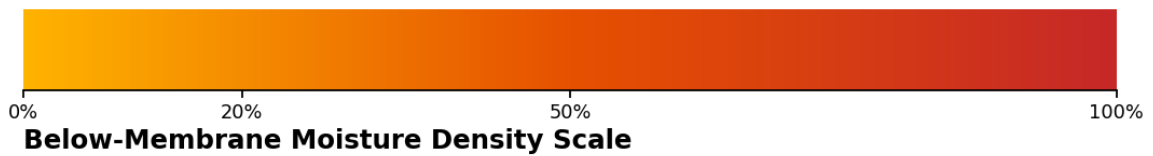


Figure 2.1. All observed deficiencies

Total assessed area: 2,169 sq.ft.

Metric	Building
Moisture	10.61%
Risk Level	Medium-Risk
RCI	57
Wet Area	230 sq.ft.
Remaining Life	2 years

Table 2.1. Building moisture summary



## 2.2 Maps and Condition



Figure 2.2. Below-membrane moisture

Metric	Value
Visual Condition Rating	<b>Good</b>
MRR Recommendation	Moderate Repair Needed
Remaining Roof Life	2 years
Roof Condition Index (RCI)	57
Moisture	10.61%
Section repair subtotal	\$4,088.08
Membrane Condition Index (MCI)	83
Flashing Condition Index (FCI)	82
Insulation Condition Index (ICI)	46
Assessed area	2,169 sq.ft.
Current Roof Age	8 years
Expected Roof Life	10 years



Figure 2.3. Visual defects

Color	Defect Type	Count
Yellow	Debris And Vegetation	16
Light Green	Flashed Penetrations	5
Blue	Patching	5
Orange	Base Flashing-Membrane Material	4
Yellow-Green	Defective Seams	3
Green	Holes Cuts And Abrasions	1
Light Green	Improper Equipment Supports	1
Purple	Ponding	1
Pink	Ridges	1
Pink	Surface Coating Deterioration	1

# Capital Planning

Defect Type	Severity	Qty	Unit	Total Cost
Debris Vegetation	Medium	5	EA	\$2,310.00
Flashed Penetration	Medium	3	EA	\$332.44
Patching	Low	100	SF	\$276.60
Ridges	Low	15	SF	\$247.05
Ponding	Low	1	EA	\$234.15
Base Flashing Membrane Material	Medium	20	LF	\$169.40
Surface Coating	Low	25	SF	\$164.50
Defective Seams	Medium	10	LF	\$144.60
Defective Seams	Low	5	LF	\$72.30
Patching	Medium	25	SF	\$69.15
Holes	Low	25	SF	\$67.89
<b>Total estimated repair cost</b>				<b>\$4,088.08</b>

**Table 3.1.** Estimated repair costs by severity

**MRR RECOMMENDATION**  
**Moderate Repair Needed**

**REMAINING SERVICE LIFE**  
**1 year 11 months**

### 3.1 Roof Condition & Service Life

Roof condition: Good (RCI 57). MRR recommendation: Moderate Repair Needed. Estimated remaining roof life: 2 years. Current roof age: 8 years.

### 3.2 Cost-to-ASL Analysis

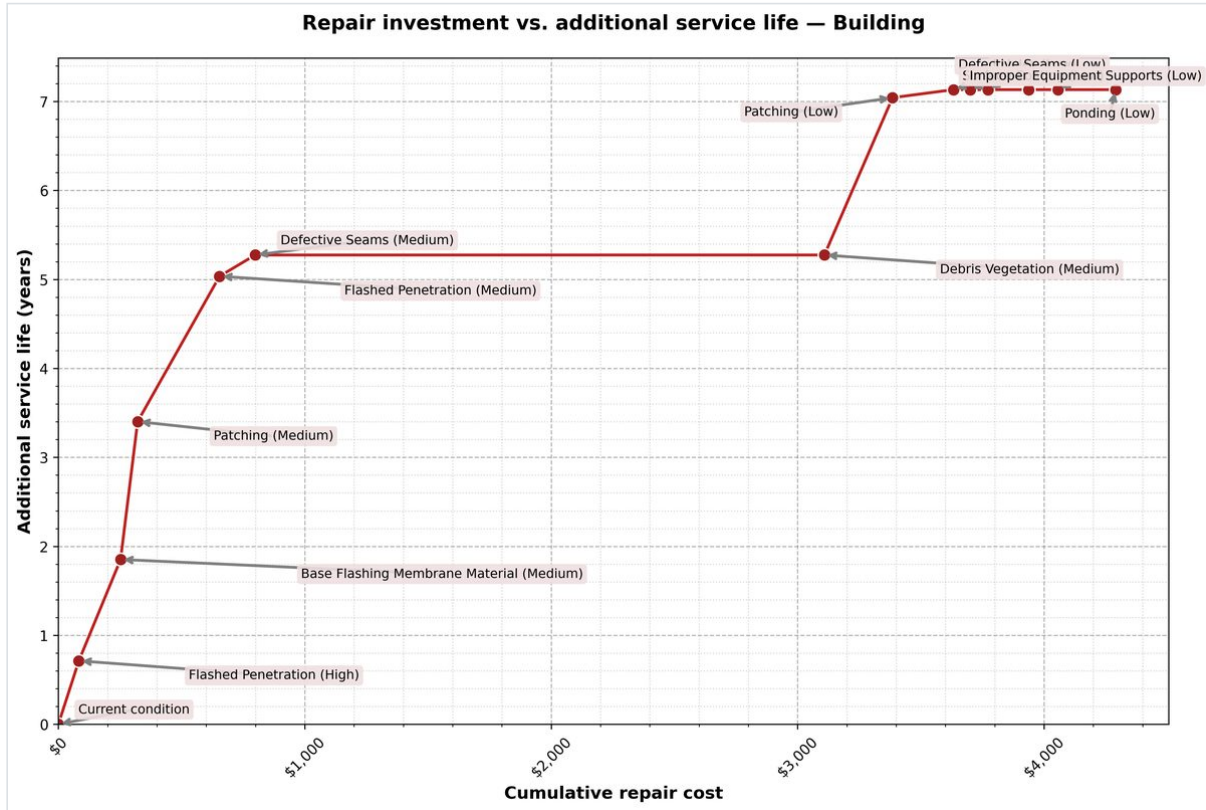


Figure 3.1. Repair investment vs. additional service life

#### Highest-return repairs

1. Patching (Medium): \$69 for +1 year 7 months additional service life
2. Patching (Low): \$277 for +1 year 9 months additional service life
3. Flashed Penetration (Medium): \$332 for +1 year 8 months additional service life
4. Base Flashing Membrane Material (Medium): \$169 for +1 year 2 months additional service life
5. Flashed Penetration (High): \$83 for +9 months additional service life

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# Project Context

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## 4.1 Site and Survey

Metric	Details
Facility	Sample Building
Location	Building Address
Survey date	Scan Date and Time
Authorized by	Jane Doe, Roof Inspector ABC Roofing

## 4.2 Assessment Scope

Metric	Summary
Roof sections surveyed	1
Assessed scan area	2,169 sq.ft.
Survey methods	GPR moisture mapping and geolocated visual defect documentation

## 4.3 Conditions at Survey

Metric	Reading
Temperature	72.2°F
Wind	10.1 mph from the Northwest
Humidity	20.0%
Cloud cover	0.0%
Pressure	27.3 inHg
Recent rainfall	No significant rainfall in 48 hours prior to scan