Roof Visual Inspection Report

Report date: October 7, 2026
Inspection basis: Review of 13 supplied aerial photographs
Property / address: Not supplied

CONDITION SUMMARY

The photographed roof consists of ribbed metal panels with white-coated and gray metal areas, exposed fasteners, roof vents, and multiple existing patches or sealant applications. The white-coated areas show extensive rust-colored corrosion and coating wear. The gray areas show more localized corrosion at fasteners and edges, with prior repairs at seams and rectangular roof features.

ITEMS REQUIRING ATTENTION

1. Corrosion and coating deterioration: Widespread on the white panels, including panel laps and perimeter areas. Extent of metal loss cannot be measured from these views.

2. Existing seam and penetration repairs: Broad white coating bands and black sealant are visible. Several areas have irregular, weathered or locally peeling appearances. Repair adhesion and watertightness require close inspection.

3. Rectangular patched features: Multiple white rectangular features have coating or sealant around their borders. Their material and original function are unconfirmed; inspect their surfaces and perimeter seals.

4. Fasteners, edges and attachments: Rust-colored fastener heads and edge corrosion are visible. Sign supports, cables, vents and their sealed attachment points warrant review.

5. Loose object: A small rectangular frame-like object is visible on the white roof near the yellow wall. Verify whether it is secured and remove it if unused.

Overall assessment: Visible deterioration warrants a hands-on roof evaluation and a planned repair or restoration scope. These photographs do not establish an active leak, structural adequacy, remaining service life, or a need for full replacement.

Recommended Follow-Up

Priority 1 - Close inspection

Inspect the corroded white panels, visibly irregular repairs, panel laps, wall transitions, vent flashings and attachment points. Check for perforations, loose panels, failed washers, gaps and loss of sealant adhesion. Correlate these locations with any interior staining or reported leaks.

Priority 2 - Define repairs

Have a qualified metal-roof contractor determine which panels remain suitable for restoration and which require replacement. Verify compatibility of existing coatings, sealants and patch materials before selecting a repair system. Include seams, fasteners, penetrations and edge details in the scope.

Priority 3 - Maintenance

Verify and remove or secure the frame-like object. Review sign supports and cables for secure attachment and potential rubbing against the roof. Document completed repairs and reinspect after rainfall for any reported water entry.

Scope and limitations

This is a visual review of supplied photographs only. No roof walk, underside inspection, moisture testing, probing, fastener testing or measurements were performed for this report. Shadows, coatings, equipment and image resolution obscure some details. Rust-colored areas are visually consistent with corrosion; depth and hidden damage are unverified. No damage cause, code compliance or warranty determination is made.

Photo key

Pages 3-15 reproduce all 13 supplied views. Numbered orange markers identify representative areas discussed in the captions; they do not outline every affected area. Locations use image-relative descriptions because a roof plan and compass orientation were not supplied. The listed filenames preserve source traceability.

Wall transition and edge repairs

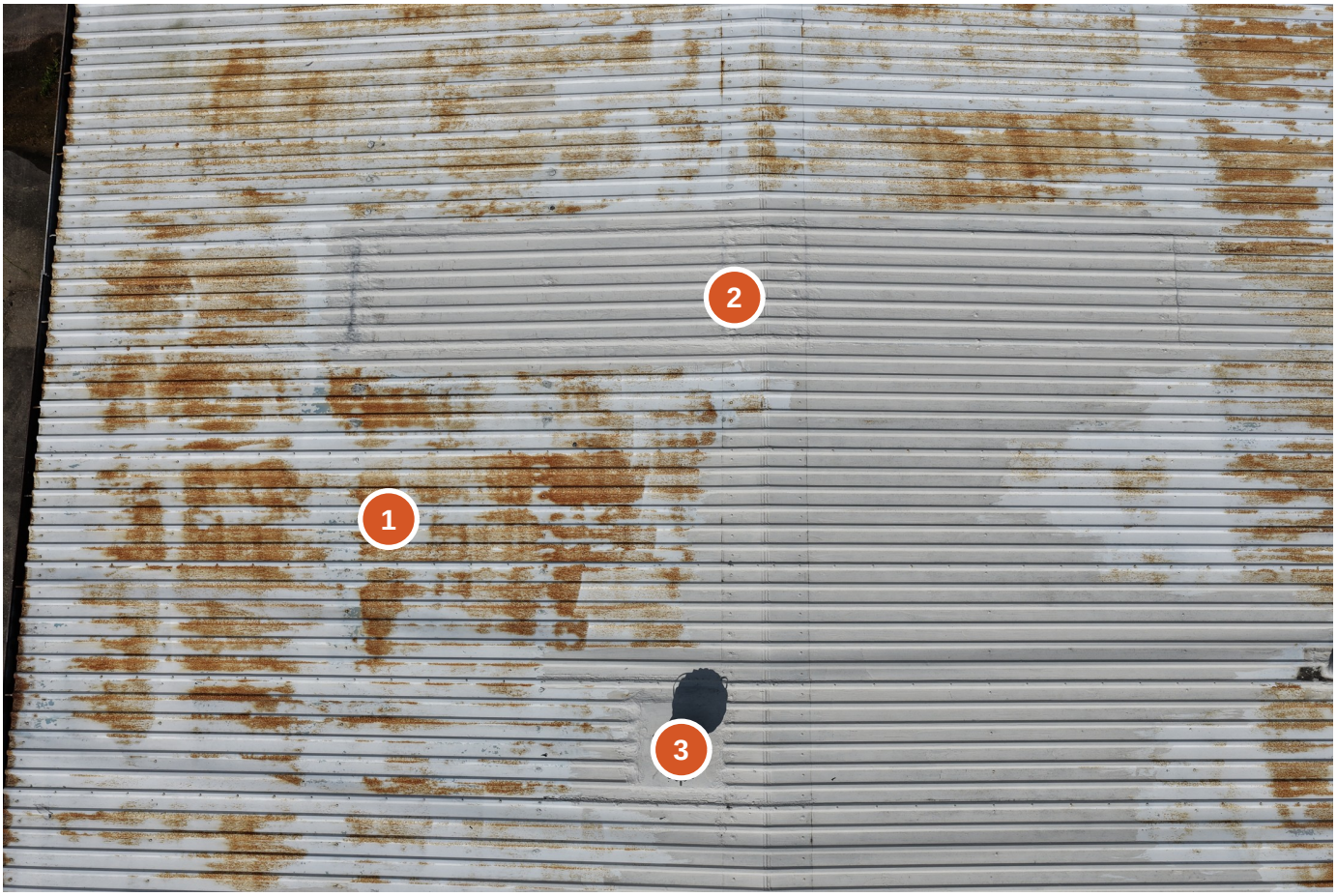


Source: DJI_20261007143845_0009_D.JPG

1 - Existing white/black repair material at the gray roof edge and transition. Inspect continuity, adhesion and flashing details.

2 - Rust-colored corrosion on the adjacent white panels.

White roof: corrosion and vent



Source: DJI_20261007143837_0007_D.JPG

1 - Extensive rust-colored corrosion and worn coating across panel surfaces.

2 - Broad existing white repair band crosses panel laps; verify its condition closely.

3 - Turbine vent surrounded by applied coating; inspect flashing and seal.

Roof attachments and prior repairs



Source: DJI_20261007143832_0006_D.JPG

1 - Local dark, irregular area along the white repair band; confirm whether this is loose material or a failed repair.

2 - Cable/attachment point with localized sealant. Check securement and waterproofing.

3 - Sign support and cables cross the roof; inspect mounting points and contact areas.

Corrosion near wall and loose object



Source: DJI_20261007143911_0013_D.JPG

1 - Rust-colored corrosion below the yellow wall and throughout the right side.

2 - Existing broad white repair band with uneven surface appearance.

3 - Rectangular frame-like object on roof; verify securement or remove if unused.

Vent and pipe flashing



Source: DJI_20261007143904_0010_D.JPG

1 - Turbine vent flashing has a broad applied white coating/repair.

2 - Pipe penetration with localized seal material; inspect the pipe flashing and seal.

3 - Corrosion and coating wear extend along the right roof field and edge.

Gray roof: patch and edge



Source: DJI_20261007143927_0014_D.JPG

1 - Rectangular white feature with thick black perimeter sealant; inspect feature and all borders.

2 - Rust-colored deterioration along the right panel edge.

3 - Scattered rust-colored fastener heads across the gray panels.

Rectangular feature and roof vent



Source: DJI_20261007143931_0016_D.JPG

1 - White rectangular feature with uneven coating and surface blemishes; verify material, integrity and perimeter seal.

2 - Long raised roof vent and adjacent flashing; verify joints and fasteners.

Gray roof: seam repairs



Source: DJI_20261007143943_0017_D.JPG

1 - Dark sealant along a panel lap; inspect adhesion and continuity.

2 - White rectangular feature with coated perimeter; inspect surface and edges.

3 - Repeated dark applications over fasteners indicate localized prior sealing.

Black perimeter repair and exhaust



Source: DJI_20261007143923_0015_D.JPG

1 - Heavy black sealant surrounds a rectangular white feature and extends to the right roof edge.

2 - Round exhaust cap shows visible surface deformation; inspect cap and base flashing.

3 - Local black sealant patch near the lower roof edge; verify the underlying condition.

White roof: sign support and corrosion



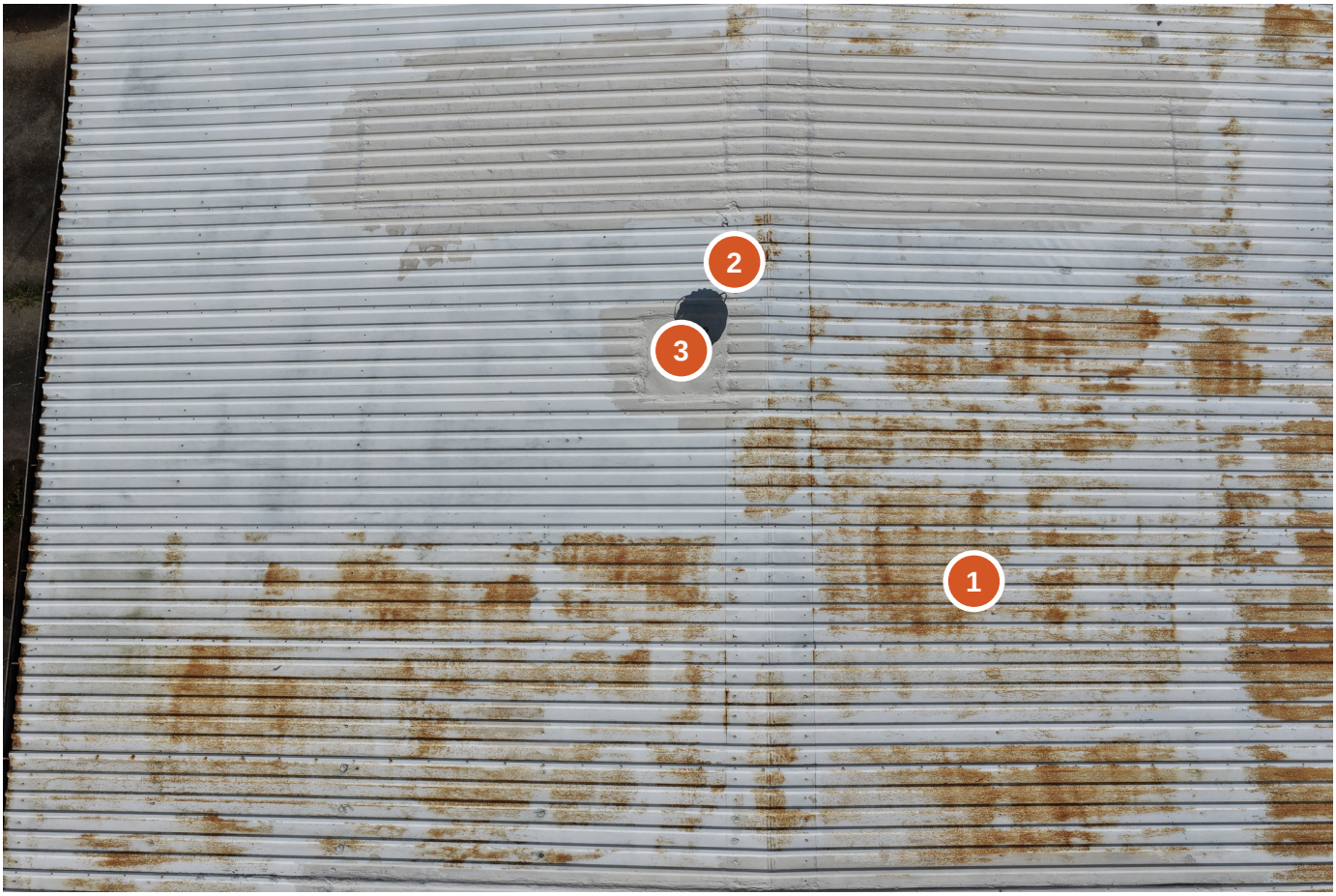
Source: DJI_20261007143900_0011_D.JPG

1 - Widespread corrosion around sign support and cable routes.

2 - White repair band includes a local dark irregular area; check for loose or detached repair material.

3 - Rust-colored deterioration and coating wear at the perimeter.

White roof: panel laps and coating



Source: DJI_20261007143840_0008_D.JPG

1 - Extensive rust-colored corrosion on white panel surfaces.

2 - Panel lap with corrosion and irregular coating near the broad repair band.

3 - Turbine vent base surrounded by applied coating; inspect its bond and flashing.

Gray roof overview



Source: DJI_20261007144006_0018_D.JPG

1 - Left rectangular white feature amid prior fastener and seam sealing.

2 - Central rectangular white feature; inspect coating, surface and border.

3 - Right rectangular white feature. Overview confirms multiple such features; dimensions and material are unverified.

White roof: widespread deterioration



Source: DJI_20261007143907_0012_D.JPG

1 - Widespread rust-colored corrosion and coating loss on the right roof field.

2 - Corrosion follows the visible panel lap in several locations.

3 - Broad white repair band has an uneven, weathered appearance; inspect for cracks and poor adhesion.