

encompass

BUILDERS

PROPERTY BASELINE SCAN

Subject Property

1234 Sample St.

3.17.2020 Inspection



Understanding Your Report

We've put together crucial images with notations to help you digest the state of the roofing.


Familiarize yourself with the color coding on the notes:



POINT OF INTEREST
Items to be aware of now and in the future



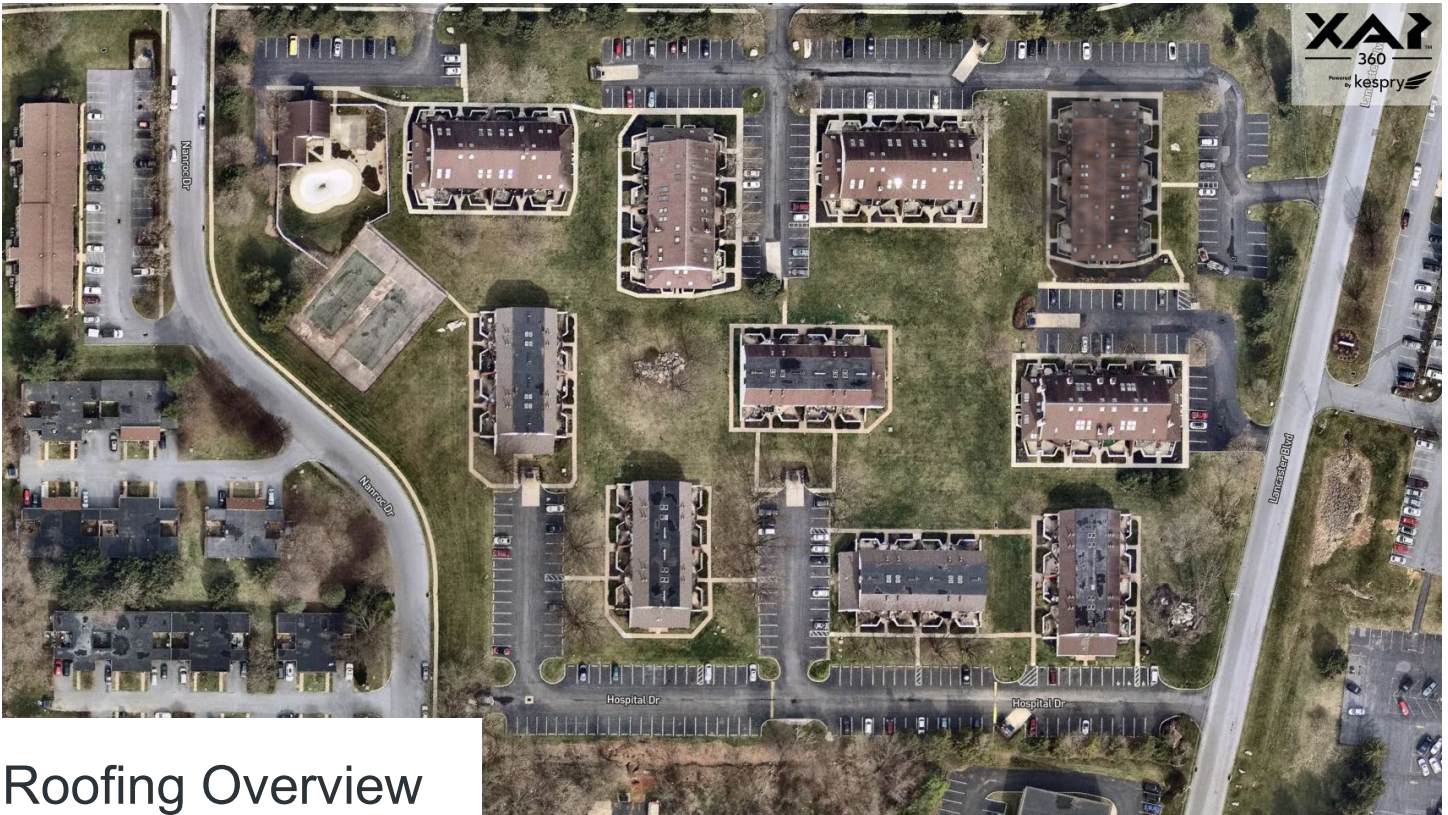
MAINTENANCE REQUIRED
Issues that should be fixed/addressed soon



WEATHER DAMAGE
Wind or hail damage in need of repair

VIEW ALL RAW REPORT IMAGERY ONLINE

To request access, supply your Encompass Builders representative with your email and you'll receive directions to view the raw photos and insights collected.



Roofing Overview

The older roofs at **Dotting Greens** are approximately **25** years old and assumed to have a **30 Year** warranty. This information combined with the geographical location, current weathering, AI detections, and our assessment calculates the remaining lifespan at **0 YEARS**.

Inspection Summary

The buildings have been hit with hail and wind damaged (missing shingles). Exposed nails and excessive amounts of granule loss in the gutters found out the findings.

Recommendations

We would recommend replacing all roofing systems over the next year. We urge filing an insurance claim ASAP - and we will help you navigate this until it passes. The best order to replace in to mitigate further loss would be:

1. 680
2. 1077
3. 660
4. 640
5. 1071
6. 1076

StormIntel Verify® Hail & WIND History Report

Report Date: 03/17/20

Property Address: 1234 Sample St.

Latitude: 40.20994

Longitude: -76.97703

Search Period: 03/17/15-03/17/20

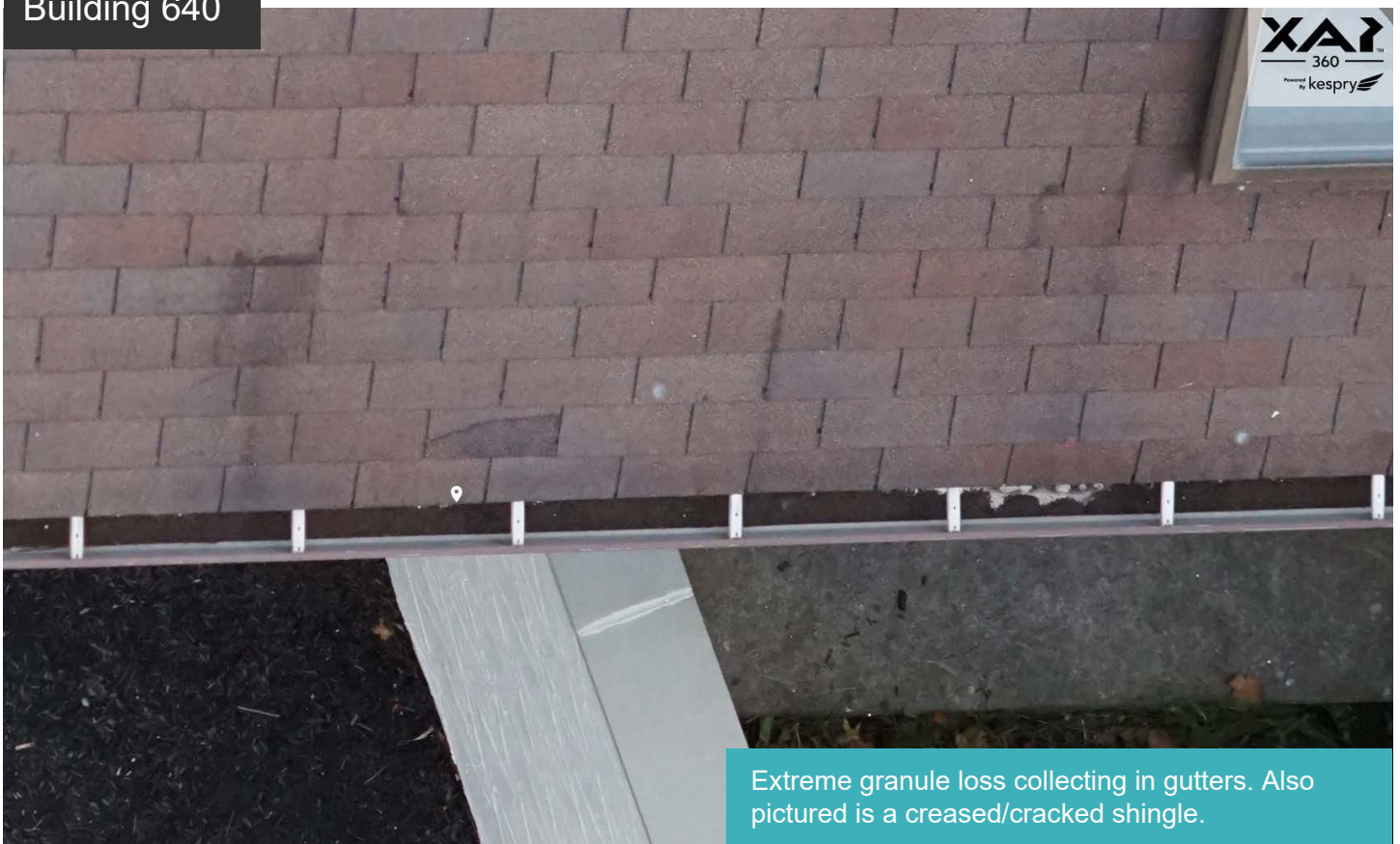
Date	Time	Hail Size (in.) at Location	Maximum Hail Size (in.) Within...			
			1 mile	2 miles	3 miles	5 miles
08/12/17	03:55pm	0.75	0.75	0.75	0.75	0.75
06/24/16	07:40pm	0.75	0.75	0.75	0.75	0.75
06/23/15	03:58pm	1.00	1.25	1.25	1.25	1.25
06/14/15	05:27pm	0.75	0.75	0.75	0.75	0.75
End of Data		End of Data	End of Data			

Date	Gust (mph) at Location	Maximum wind gusts (mph) within...			
		1 mile	2 miles	3 miles	5 miles
11/28/19	51	51	51	51	51
10/31/19	50	50	50	50	50
05/28/19	53	53	53	53	53
04/04/18	58	58	58	58	58
03/02/18	50	50	55	55	60
08/13/16	50	50	50	50	50
04/02/16	64	64	64	64	64
End of Data		End of Data	End of Data		

Building 640



Building 640



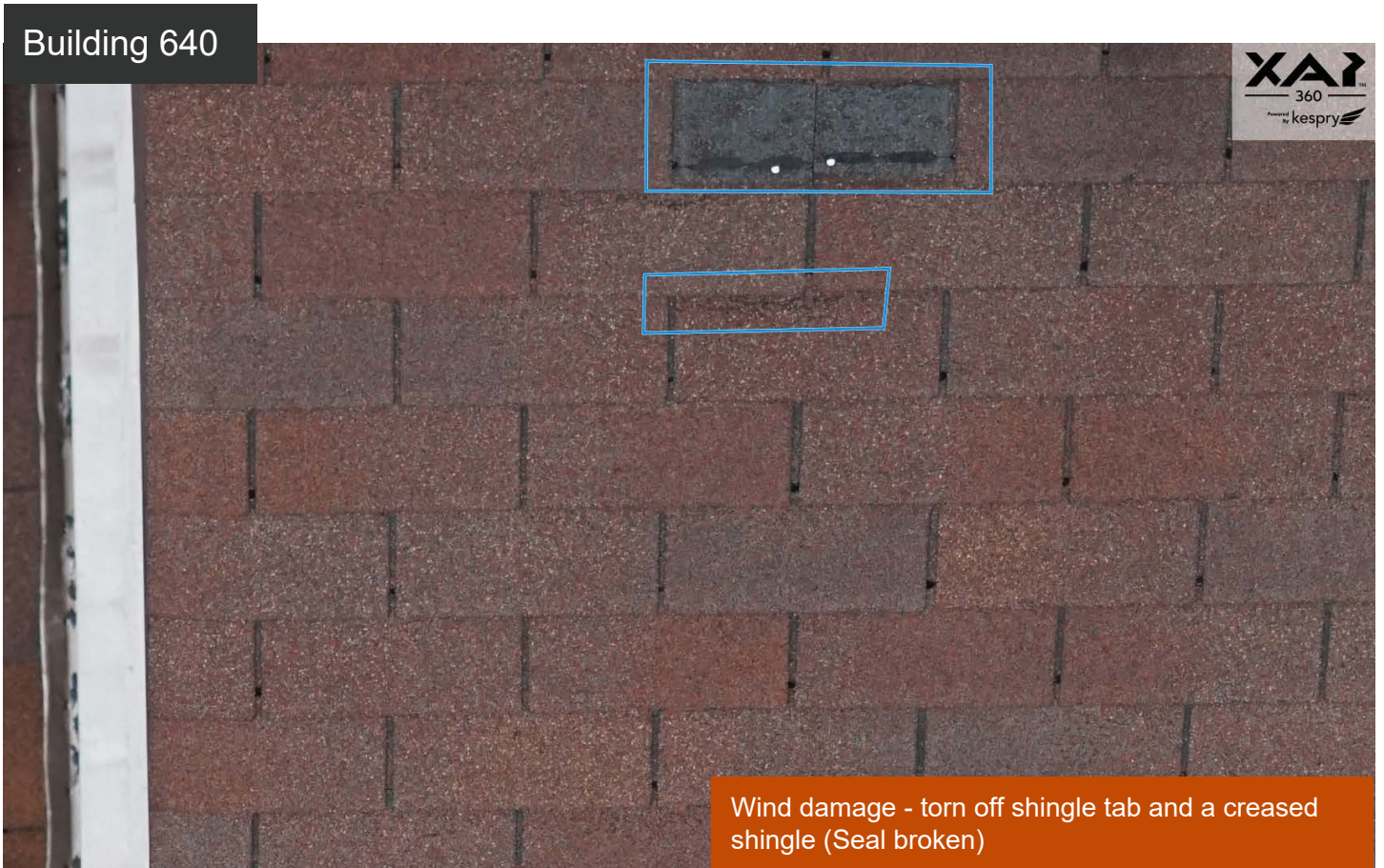
Extreme granule loss collecting in gutters. Also pictured is a creased/cracked shingle.

Building 640



Wind damage - torn off shingles

Building 640



Wind damage - torn off shingle tab and a creased shingle (Seal broken)

Building 660



Building 660



Building 660



Missing tab and cracked shingle edge

Building 660



Missing tab and creased shingle (broken seal)

Building 660



Multiple blow-off and a strange repair made previously

Building 660



Missing tabs around prior repairs is a good indicator that making new spot repairs is no longer an option

Building 680



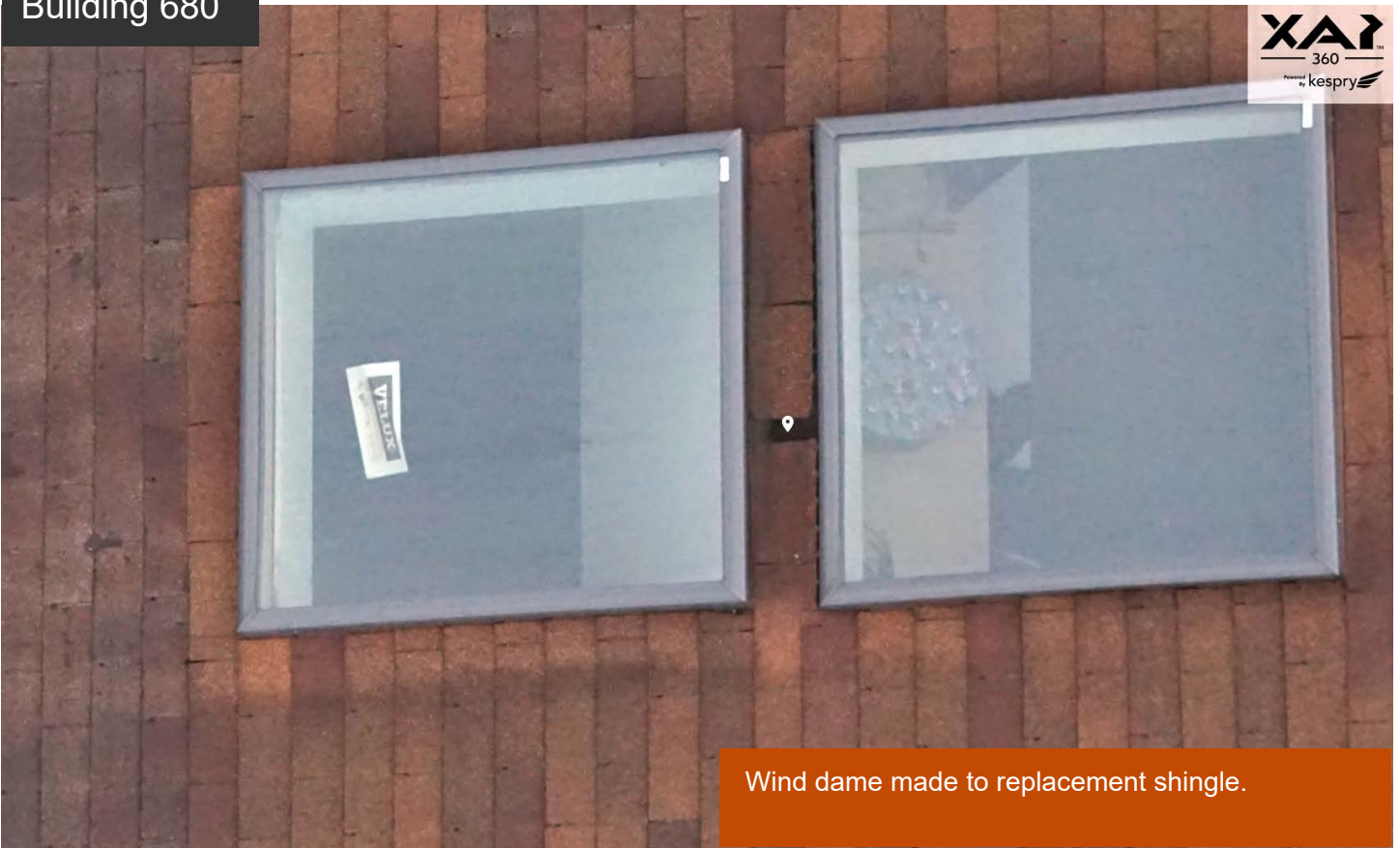
Multiple blow-off and a strange repair made previously

Building 680



Hail hits verified from AI insights and circled in blue

Building 680



Wind dam made to replacement shingle.

Building 680

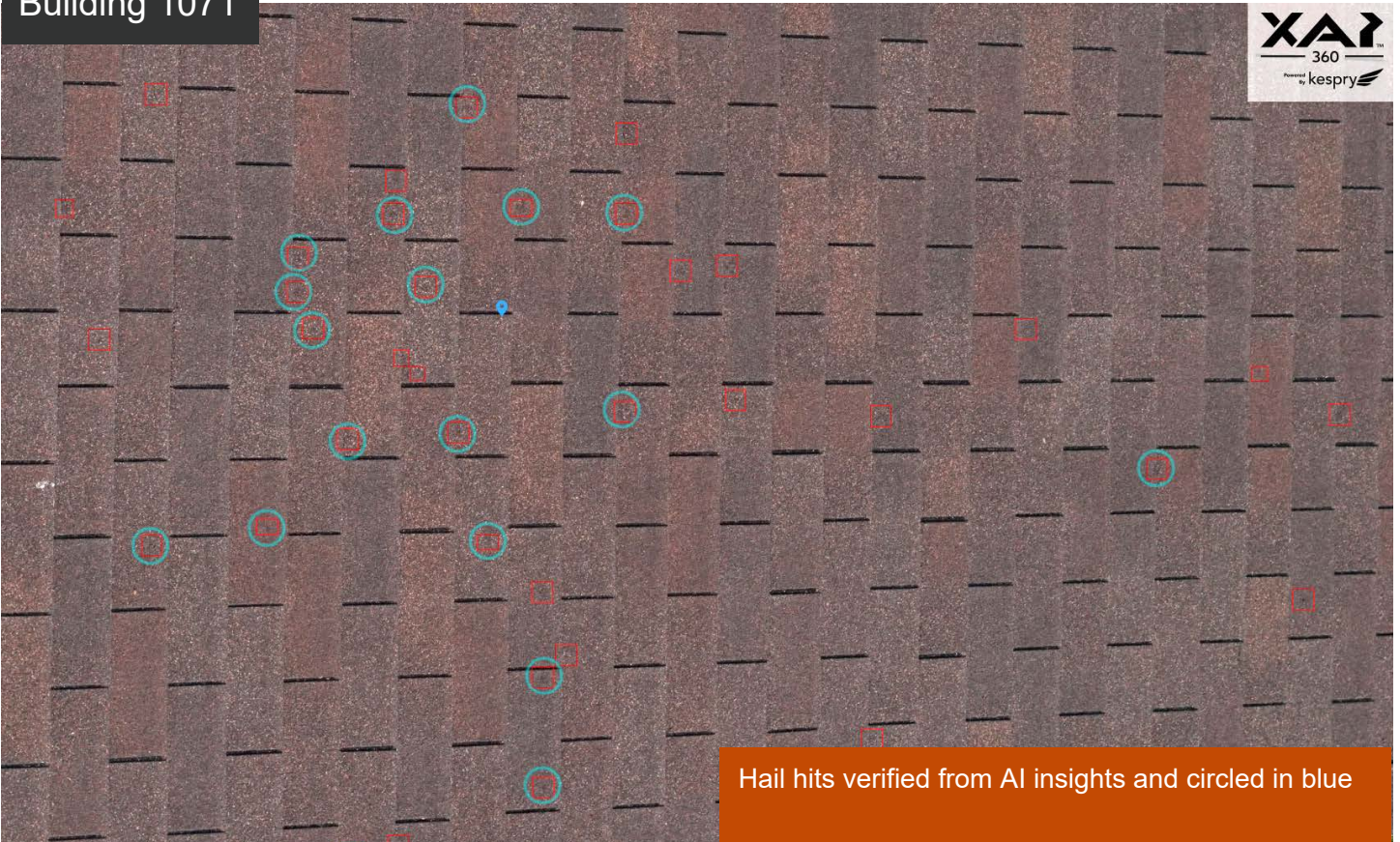


Missing tab and excessive granule loss area (possibly from foot traffic during repairs)

Building 1071



Building 1071



Hail hits verified from AI insights and circled in blue

Building 1071



AI insight detections

Building 1071

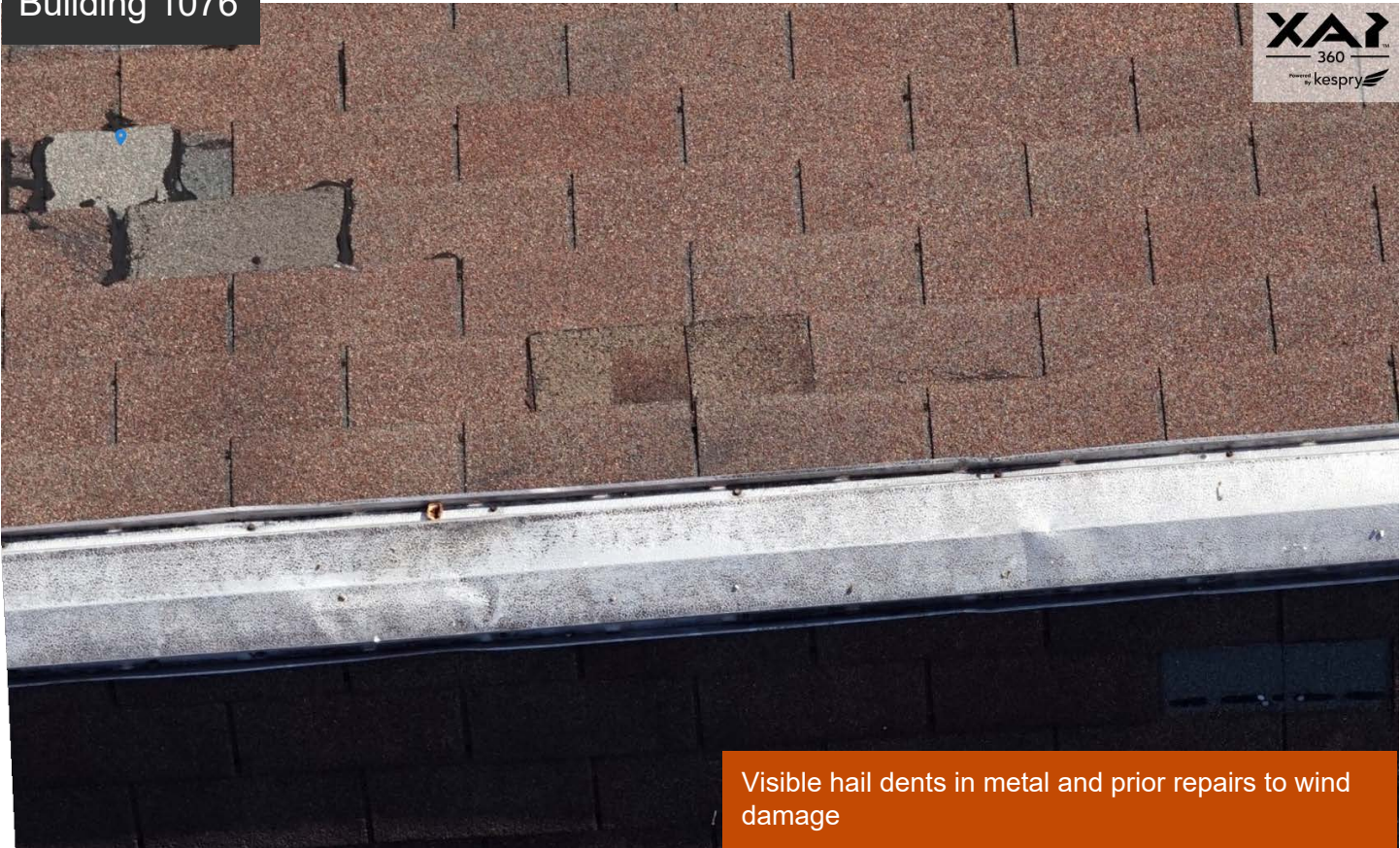


Gutters full of granules

Building 1076

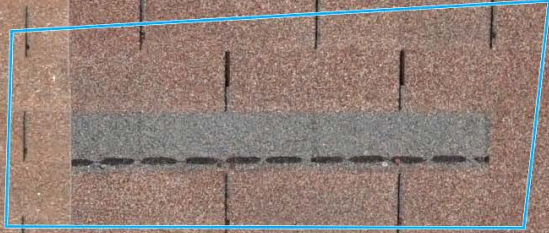


Building 1076



Visible hail dents in metal and prior repairs to wind damage

Building 1076



Blow-off

Building 1076



Gutter debris needs to be cleared

Building 1077



Building 1077

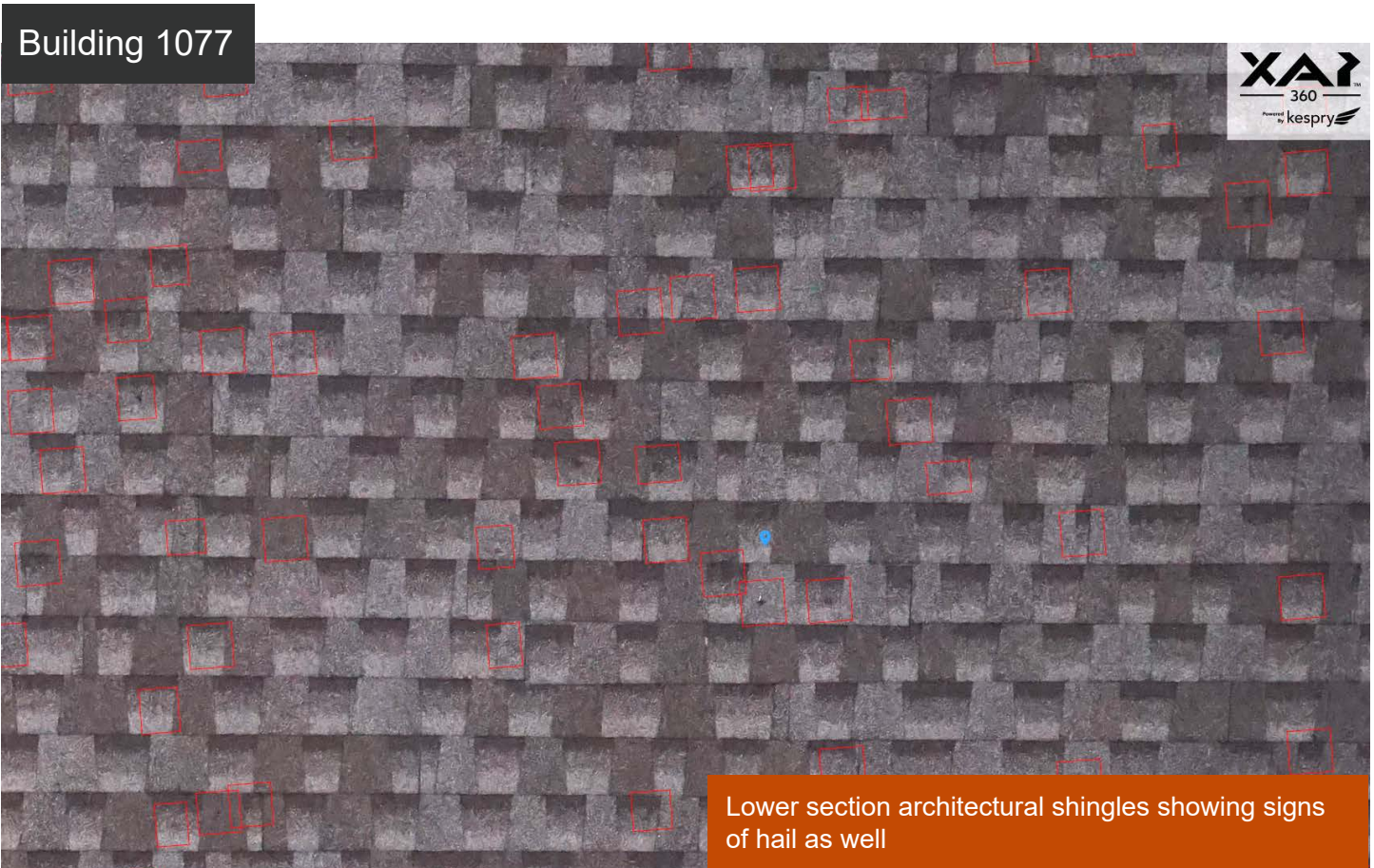


Building 1077



Insights

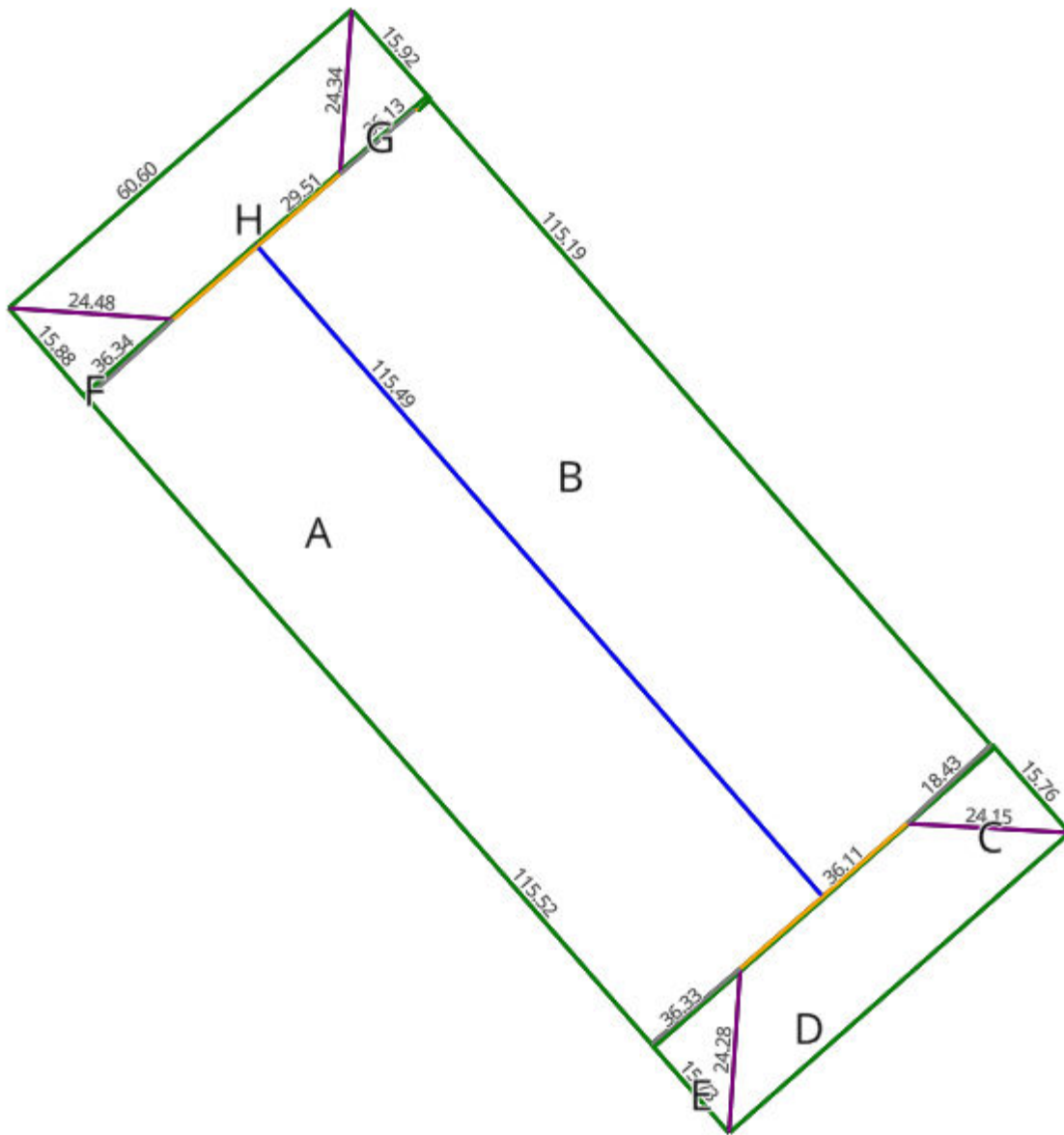
Building 1077



Lower section architectural shingles showing signs of hail as well

Roof Details Example

3.17.2020, 12:33 pm



Perimeter	Eave	Rake	Hip	Ridge	Valley	Flashing	Step Flashing	Parapet
562.9ft	415.1ft	147.7ft	97.3ft	115.5ft	--	59.4ft	71.9ft	--

Roof Measurements Example

3.17.2020, 12:33 pm



Slope	Area (ft ²)	Perimeter (ft)	Pitch	Squares
A	4,196.7	303.7	8"/12"	42.0
B	4,165.8	302.9	8"/12"	41.7
C	145.3	58.3	8"/12"	1.5
D	835.6	138.4	8"/12"	8.4
E	147.2	58.7	8"/12"	1.5
F	149.5	59.2	8"/12"	1.5
G	146.8	59.4	8"/12"	1.5
H	848.0	138.9	8"/12"	8.5
Totals	10,634.9	1,119.6	-	106.3

ENCOMPASS BUILDERS

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