Well Home

ROOF INSPECTION · SEPTEMBER 23, 2026

Roof Inspection Report

1120 W 800 N

Salt Lake City, UT 84116

GRADE

F

POOR



INSPECTION DATE	PREPARED FOR	INSPECTOR
September 23, 2026 On site: 9:18 AM (±7 m)	**Tom & Carla Fischer**	**Jenna Walsh**

REPORT SUMMARY

Overview

Thank you for choosing Well Home. This report summarizes the condition of the roof at 1120 W 800 N, Salt Lake City, UT 84116 as observed on September 23, 2026.

OVERALL CONDITION

F **POOR**

Grade F · lowered one letter for an urgent finding

REMAINING LIFE

1–3 years

Estimated range

ROOF DETAILS

Material	**3-tab asphalt**
Roof age	**19 years**
Layers	**2**

2	1	0	1
URGENT	REPAIR SOON	MONITOR	INFO

INSPECTOR'S SUMMARY

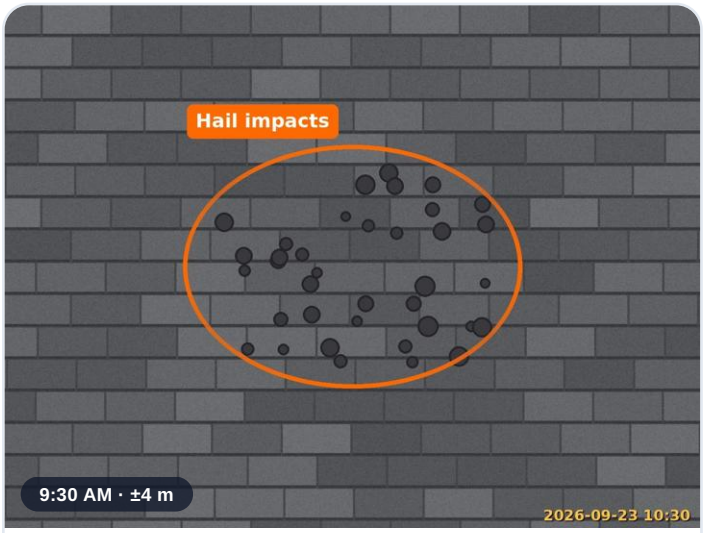
Hail from the September storm bruised shingles across the west and south slopes. With two layers and a 19-year-old 3-tab roof, repairs are not cost-effective. Plan for replacement.

Findings

#	SEVERITY	CATEGORY	FINDING	RECOMMENDED SERVICE
1	URGENT	**Shingles**	Dense hail impacts on the west slope, 12+ per test square. Mat is fractured in several spots.	**Roof repair**
2	URGENT	**Shingles**	Missing shingles at the rake edge on the south slope expose the underlayment.	**Roof repair**
3	REPAIR SOON	**Flashing**	Step flashing at the chimney has a gap at the second course. Reseal or replace.	**Roof repair**
4	INFO	**Installation / Code**	Two layers of shingles present. Local code allows no more than two; a full tear-off is required at replacement.	**Roof repair**

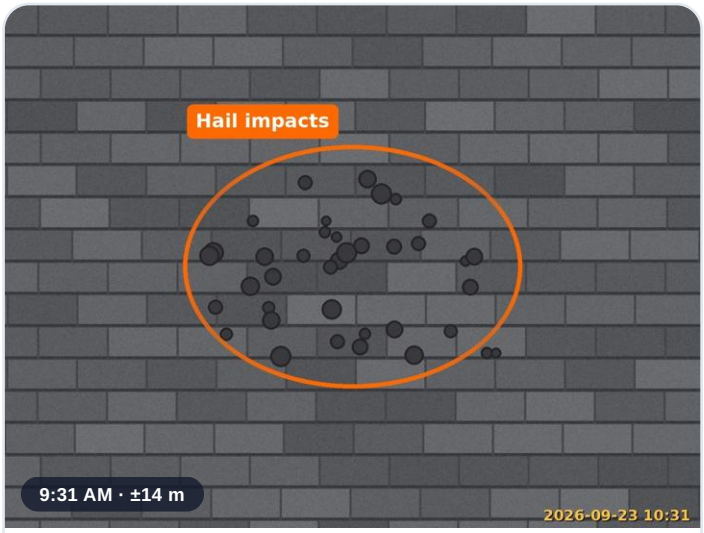
PHOTO GALLERY

Photos 1–4 of 4



URGENT **Shingles** #1

Dense hail impacts on the west slope, 12+ per test square. Mat is fractured in several spots.



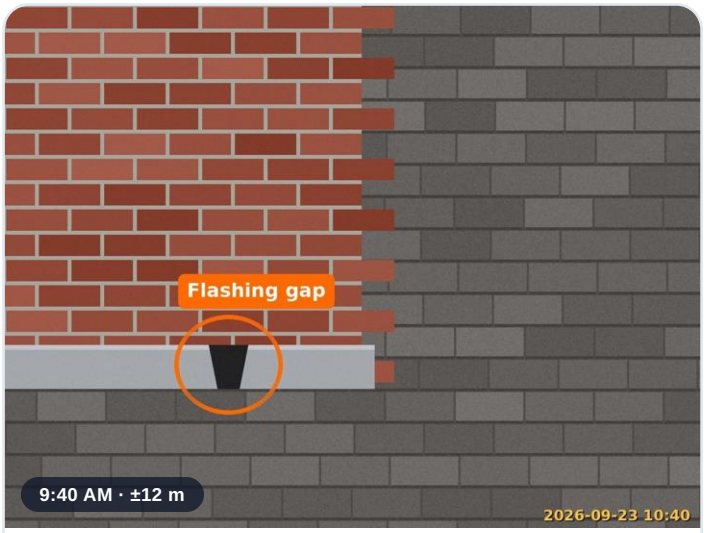
URGENT **Shingles** #1

Dense hail impacts on the west slope, 12+ per test square. Mat is fractured in several spots.



URGENT **Shingles** #2

Missing shingles at the rake edge on the south slope expose the underlayment.



REPAIR SOON **Flashing** #3

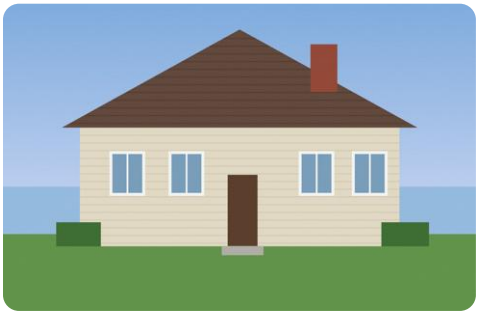
Step flashing at the chimney has a gap at the second course. Reseal or replace.

SECTION BY SECTION

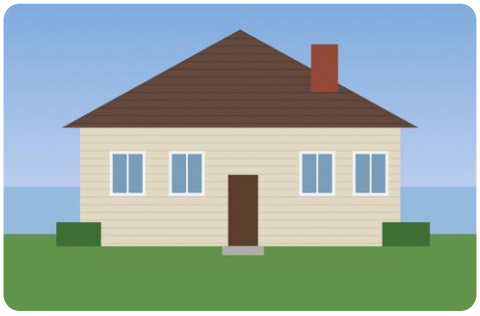
Inspection details 7 sections

OK 19 · Issue 2 · N/A 0 · Not checked 0

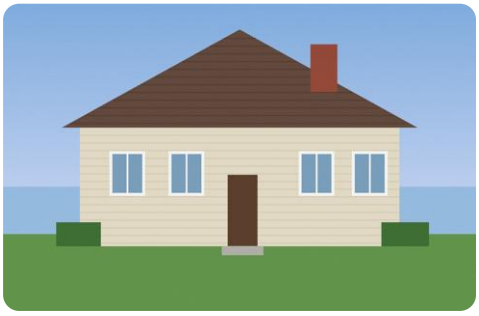
Arrival & whole-house photos



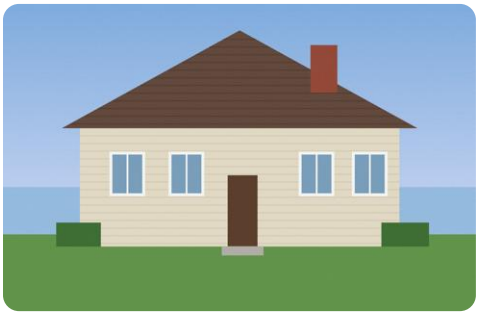
Front



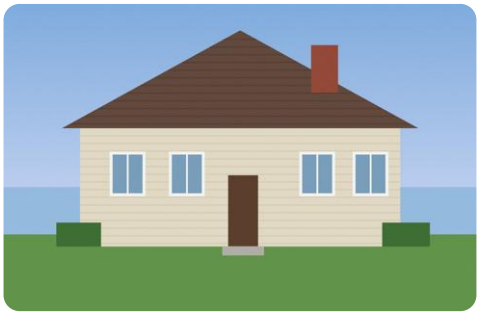
Left side



Back



Right side



Street view

Roof basics

FINDINGS IN THIS SECTION

#4 INFO **Installation / Code** · Two layers of shingles present. Local code allows no more than two; a full tear-off is required at replacement.

Roof shape
Gable

Roof pitch
Low slope (under 4/12)

Stories at the eaves
2

How was the roof surface inspected?
Walked the roof

Roof covering

FINDINGS IN THIS SECTION

#1 URGENT **Shingles** · Dense hail impacts on the west slope, 12+ per test square. Mat is fractured in several spots.

#2 URGENT **Shingles** · Missing shingles at the rake edge on the south slope expose the underlayment.

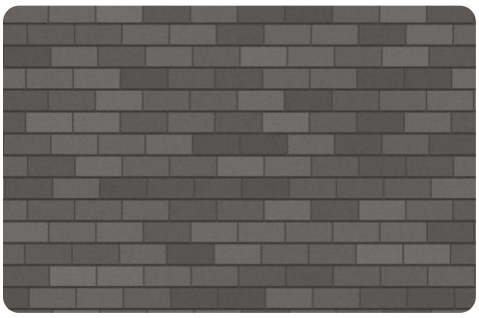
Hail hits in a 10 × 10 ft test square (worst slope)
12

✓ Shingles lie flat and are sealed down

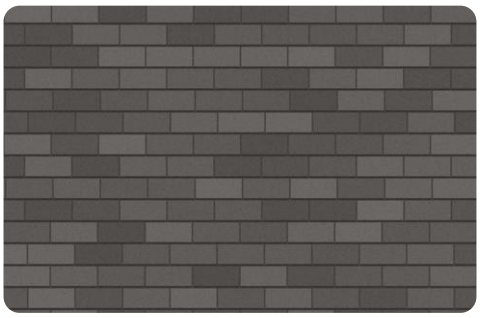
! No missing, cracked, or creased shingles
See finding #1

Roof covering

- ✓ No hail bruising or granule loss that exposes the mat
- ✓ No exposed or backed-out nails
- ✓ No moss, heavy algae, or debris buildup



Each roof slope 1 of 2



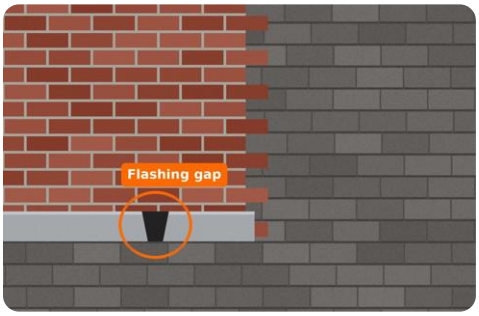
Each roof slope 2 of 2

Flashing & valleys

FINDINGS IN THIS SECTION

#3 REPAIR SOON **Flashing** · Step flashing at the chimney has a gap at the second course. Reseal or replace.

- ✓ Chimney and headwall flashing tight and sealed
- ✓ Step flashing at every course along sidewalls
- ! Valleys clear, shingles intact and not worn through
  See finding #3
- ✓ Drip edge at eaves and rakes
- ✓ Kick-out flashing where roof edges meet walls



Chimney and wall flashing

Vents, pipes & skylights

- ✓ Pipe boots intact, no cracks or gaps at the pipe
- ✓ Roof vents and caps secure and undamaged
- ✓ Skylights sealed, no stains on the curb or ceiling

Gutters & drainage

- ✓ Gutters secure, pitched to the downspouts, no sagging
- ✓ Gutters clear of debris and heavy granules
- ✓ Downspouts discharge 4 to 6 ft from the foundation
- ✓ Fascia and soffit sound behind the gutters

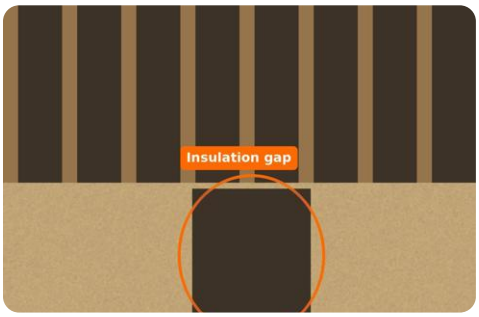
Attic, decking & ventilation

Attic access
Entered the attic

- ✓ No daylight, water stains, or wet decking
- ✓ Decking solid, not sagging or delaminated

Exhaust ventilation type
Ridge vent

- ✓ Soffit intake vents open, not blocked by insulation
- ✓ Bath and kitchen fans vented to the outside



Attic overview

Thank you

Thank you for letting us come out. If you have questions about anything in this report, please contact us.

CONTACT US

Well Home

Salt Lake City, Utah

YOUR INSPECTOR

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DISCLAIMER

This report reflects conditions visible and accessible on the inspection date. It is not a warranty or guarantee.

Well Home