

ROOF INSPECTION REPORT

Lakefront Home Improvement

Property Address	11233 Third Ave, Pleasant Prairie, WI 53158
Inspection Date	August 10, 2026
Inspector	Lesli Villalobos
Roofing Material	GAF Timberline Architectural Asphalt Shingles
Approximate Roof Age	15 years

INSPECTION FINDINGS

A physical, in-person inspection of the roofing system was performed on August 10, 2026. The roof was walked and the visible condition of the asphalt shingles, roof penetrations, valleys, transitions, gutters, downspouts, and related components was evaluated.

The existing roofing system consists of GAF Timberline architectural asphalt shingles, which typically have an expected service life of approximately 25-30 years under normal environmental conditions. However, the shingles at this property exhibit accelerated wear and weathering relative to their approximate 15-year age.

Visible conditions include general surface wear, weathering, discoloration, and staining in multiple areas of the roof. The property also has extensive tree coverage surrounding the structure. The surrounding trees and resulting environmental exposure appear to have contributed to accelerated weathering and deterioration of the roofing materials.

Several roof penetrations, vents, valleys, and roof transitions were also observed. Rust and corrosion are visible around one of the metal roof vents. This condition should be monitored and appropriately repaired or sealed to help prevent future moisture intrusion.

The home is equipped with standard aluminum gutters and downspouts. Debris and standing material were observed in portions of the gutter system. Cleaning is recommended to maintain proper drainage and help reduce water backup.

At the time of inspection, there were no visible indications of active water leakage or interior water intrusion reported to the inspector. No active interior water damage was reported at the time of the inspection.

ROOF COMPONENTS / VENTILATION

Component	Condition	Status
Turtle vents	Metal	Functional
Chimneys	Metal	Functional
Rain cap	Present	Functional
PVC vent	Rubber boot	Functional
Gutters & downspouts	Standard aluminum; debris present	Clean debris / maintain drainage

ROOF CONDITION

Based on the conditions visible at the time of inspection, the roofing system is showing signs of age-related wear and accelerated deterioration. Although no active interior leakage was identified during the inspection, the condition of the shingles indicates that the roof is approaching the latter portion of its remaining useful service life.

The observed deterioration is more advanced than would typically be expected based solely on the nominal service-life rating of the shingles.

RECOMMENDATION

Based on the conditions observed during this inspection, immediate roof replacement does not appear to be required solely due to the visible conditions noted at the time of inspection. However, due to the roof's approximate 15-year age and the observed accelerated weathering and deterioration, replacement of the roofing system is recommended within the next 3-5 years, subject to continued evaluation of its condition.

The roof should be evaluated sooner if additional deterioration, missing or damaged shingles, storm-related damage, leaks, or other significant deficiencies develop before the recommended replacement period.

Regular roof maintenance is recommended, including cleaning debris from the standard aluminum gutters and downspouts, keeping valleys clear of leaves and debris, maintaining proper roof drainage, monitoring roof penetrations and vents, and inspecting the roofing system following significant weather events.

INSPECTION PHOTOS

The following photographs were taken during the inspection and document the visible roof, gutter, penetration, and ventilation conditions described in this report.



Photo 1. Metal roof vent/chimney assembly showing visible rust and corrosion.



Photo 2. Standard aluminum gutter with accumulated debris and standing material.



Photo 3. Overview of architectural asphalt shingles and roof planes.

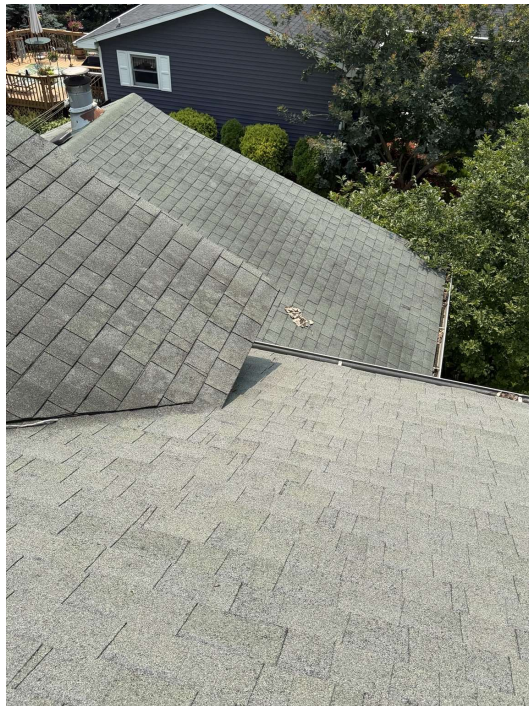


Photo 4. Roof overview showing shingles, transitions, and surrounding tree coverage.



Photo 5. PVC roof penetration with rubber boot flashing.

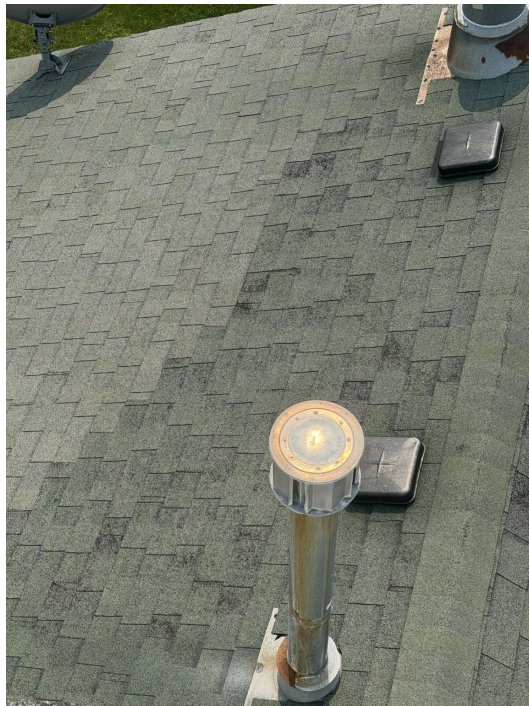


Photo 6. Roof overview showing shingles, vents, and metal roof penetration.



Photo 7. Roof valley and adjoining shingle surfaces.



Photo 8. Shingle field showing general surface wear and weathering.

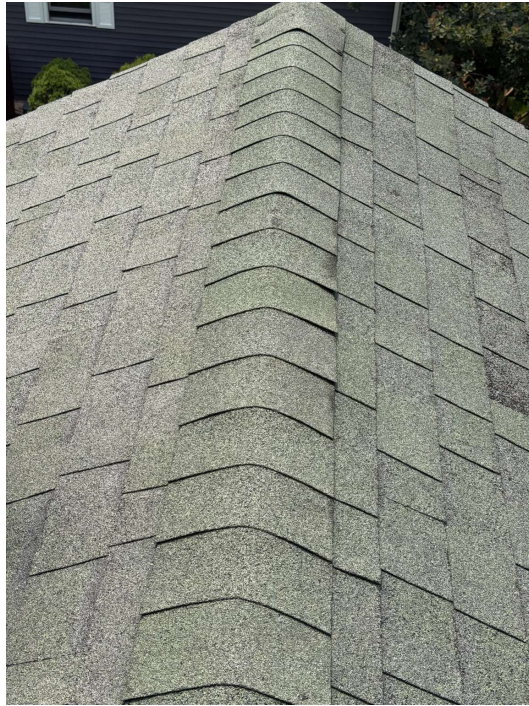


Photo 9. Hip/ridge shingle detail.



Photo 10. Roof-mounted satellite attachment and surrounding shingles.

INSPECTOR INFORMATION

Inspector: Lesli Villalobos

Company: Lakefront Home Improvement

Date: August 10, 2026