

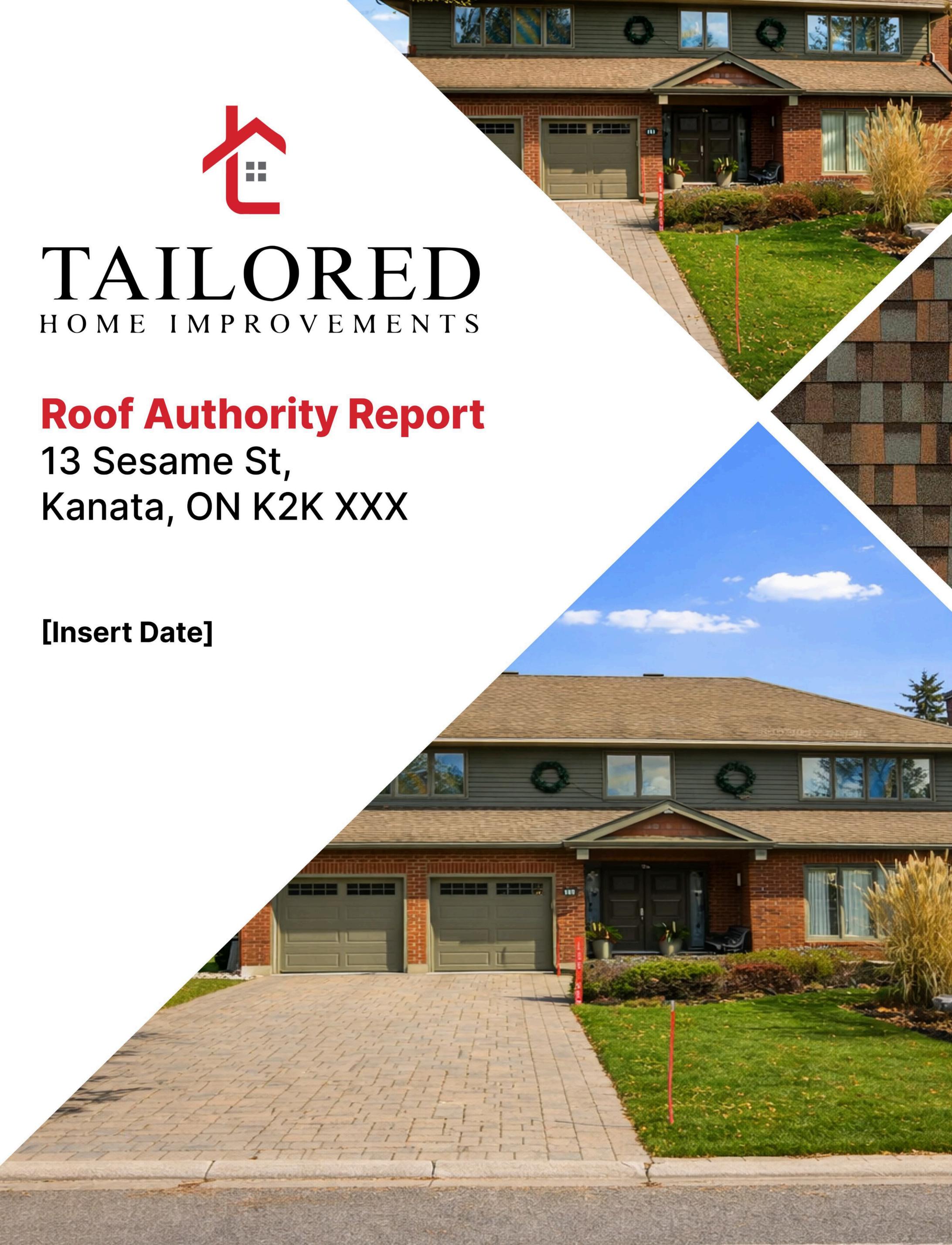


# TAILORED

HOME IMPROVEMENTS

**Roof Authority Report**  
13 Sesame St,  
Kanata, ON K2K XXX

**[Insert Date]**



**Ask About Our:**

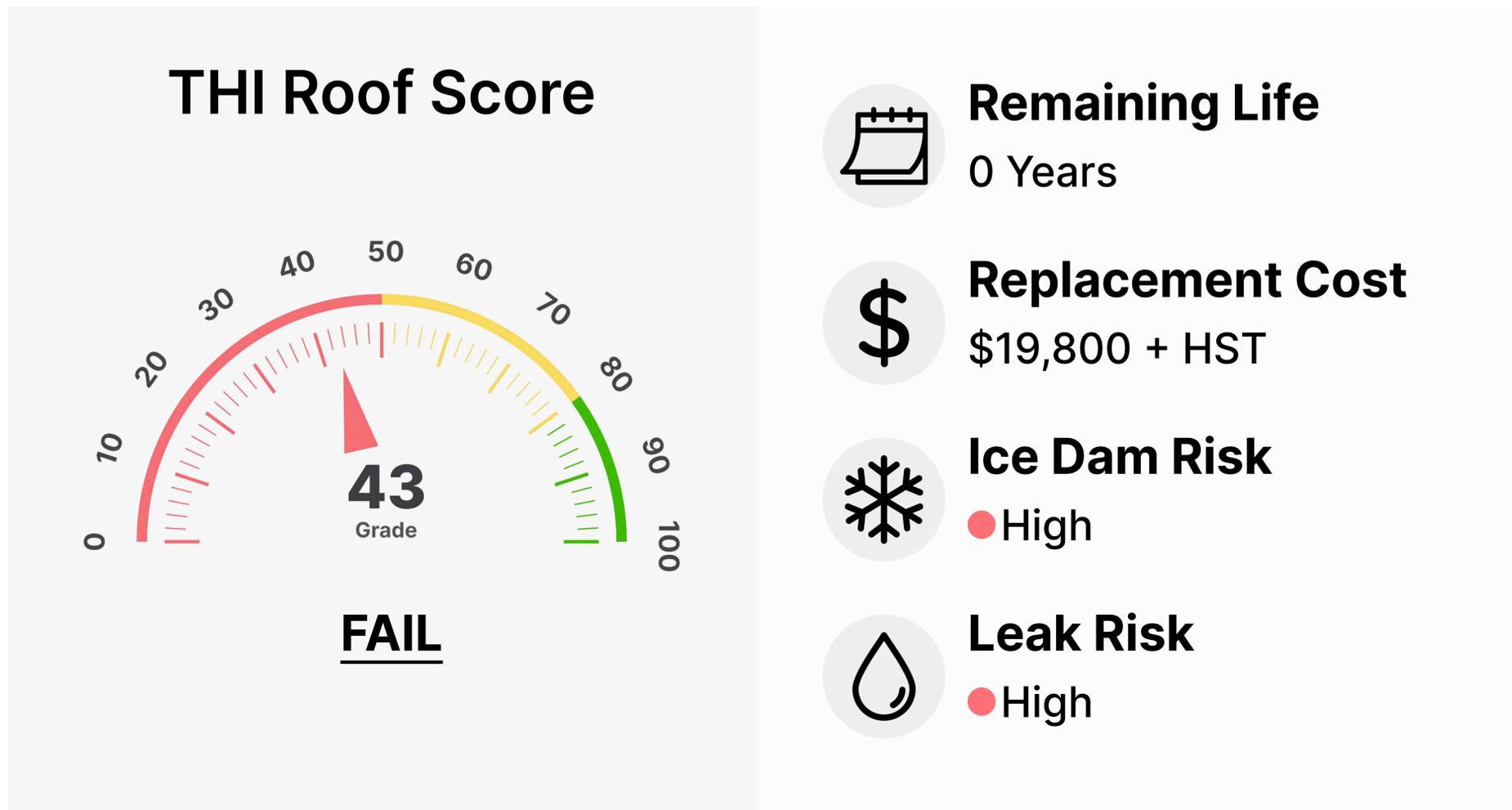


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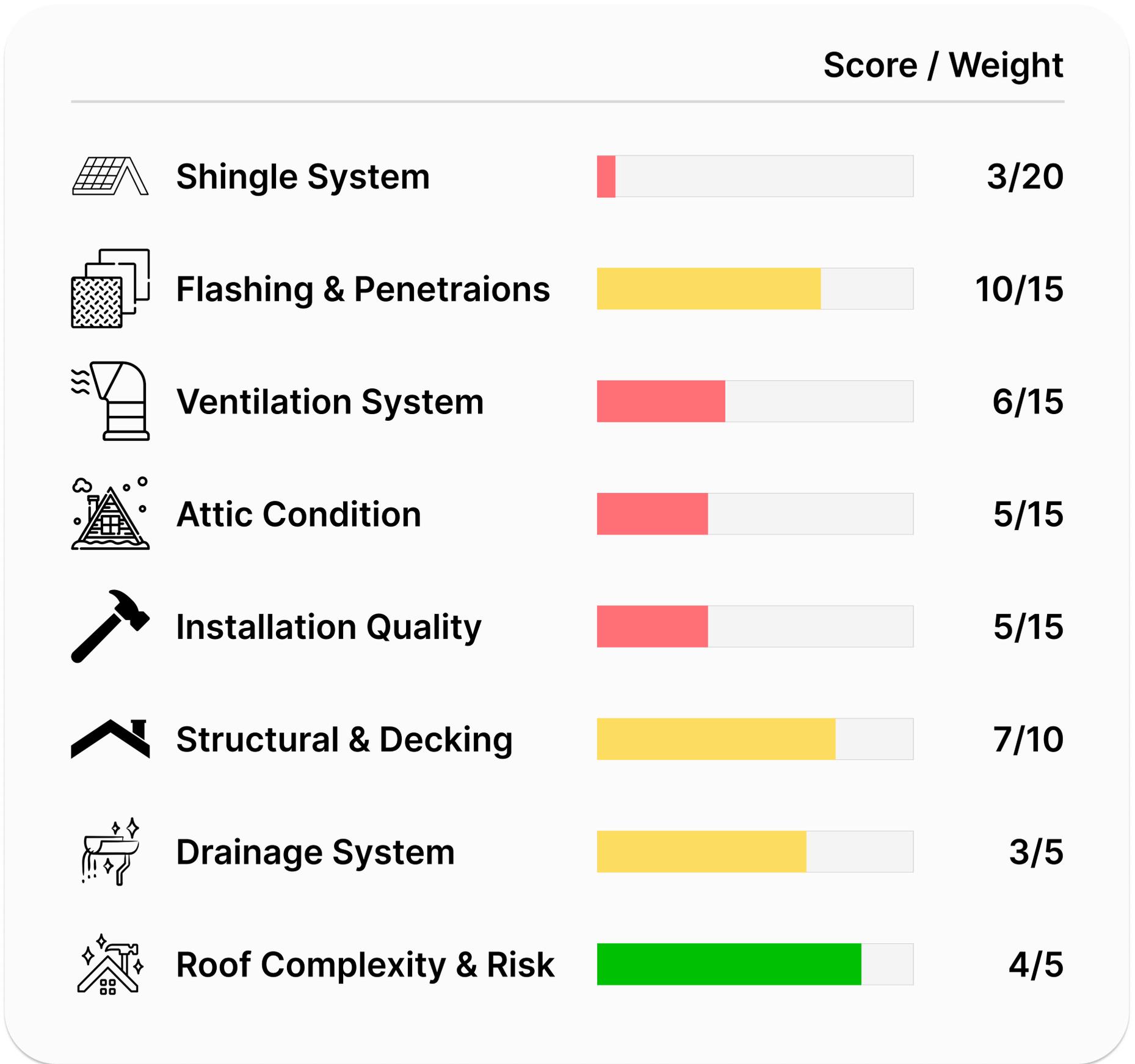
**\$9.99**  
/mo

# Executive Summary



This roof is in failure condition, with expired builder-grade 3-tab shingles showing severe wear, granule loss, and failing capping, along with a poor original installation lacking proper underlayment and ice & watershield, making it highly vulnerable to leaks. The skylight (moisture present) and vents are outdated, the attic is under-insulated at R30 (vs. R60 recommended), and sections of decking and eavestroughs require repair. Ice dam and leak risk are high, and immediate full replacement is recommended at \$19,800 + HST (including skylight).

# THI Roof Score Breakdown



# THI Category Score Breakdown

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## ① Shingle System: 3/20

Evaluates the condition, wear, and performance of the shingles:

- Expired 3-tab shingles ×
- Heavy granule loss ×
- Immediate failure present ×
- Little protection against heavy weather ×

## ② Flashing & Penetrations: 10/15

Assesses how well critical areas like chimneys, vents, and roof transitions are sealed to prevent water entry:

- No step flashing observed ×
- Wall flashing intact and sealed ✓
- Chimney flashing intact and sealed ✓
- Vents & skylight mostly secured, but expired ×

## ③ Ventilation System: 6/15

Measures the effectiveness of airflow through the roof system to prevent heat buildup, moisture, and ice dam formation:

- Plastic low-profile vents present ×
- Soffit intake vents functioning ✓
- Potential for heat and moisture buildup in attic space during winter ×
- Elevated risk of ice dam formation in winter conditions ×
- Will contribute to premature shingle deterioration ×
- Ventilation system appears imbalanced (not enough airflow) ×

## ④ Attic Condition: 5/15

Reviews insulation, moisture, and air sealing inside the attic to determine how well the roof system is supported from below.

- 10" (R30) blown-in insulation measured ×
- Insulation appears evenly spread ✓
- Lots of moisture present in attic ×
- Conditions may contribute to ice dam formation and reduced roof lifespan ×



# THI Category Score Breakdown

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## 5 Installation Quality: 5/15

Examines the workmanship of the roof installation, including nailing patterns, alignment, and material usage:

- ~3 nails per shingle ×
- No synthetic paper present ×
- Only 3-feet of ice & watershield present ×
- Shingle alignment is good ✓
- Low-grade shingles used ×
- Valleys secured properly ✓

## 6 Structural & Decking: 7/10

Evaluates the integrity and stability of the roof deck and underlying structure supporting the system:

- Minimal plywood sagging between trusts ✓
- Roof deck appears stable under current conditions ✓
- A few soft spots detected during inspection (plywood needs replacing) ×
- Structure performing as expected at this time ✓

## 7 Drainage System: 3/5

Assesses how effectively water is directed off the roof through eavestroughs and downspouts:

- Some sagging eavestrough sections, causing water buildups ×
- Potential for localized water buildup near roof edges ×
- Downspouts are optimized and present ✓
- No missing eavestrough sections ✓

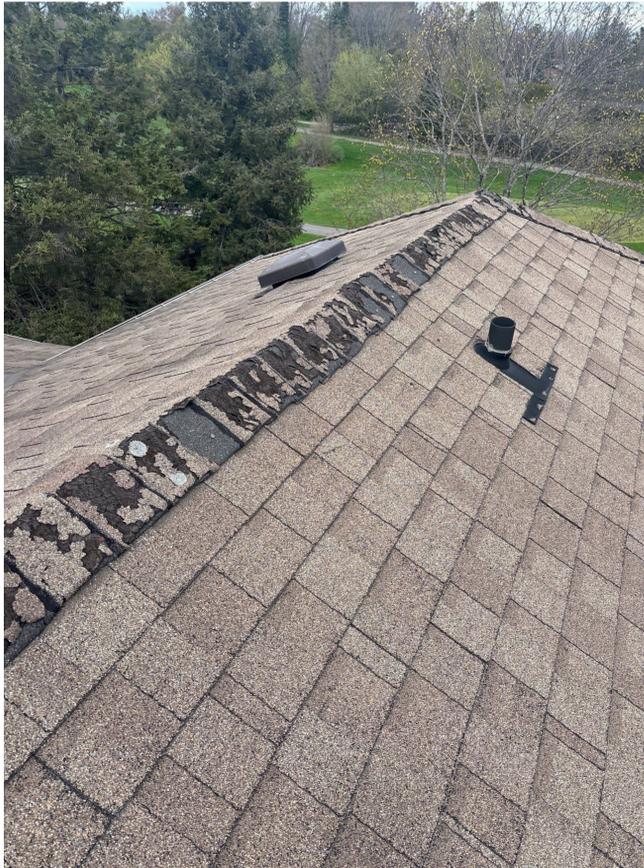
## 8 Roof Complexity & Risk: 4/5

Considers the roof's design, slopes, and features that increase the likelihood of future issues or failures:

- No low pitched roof sections, causing snow buildup ✓
- Increased number of high-risk areas for water intrusion ×
- Roof design includes multiple sound valleys and transitions ✓
- Lower long-term risk compared to simple roof designs ✓

# Roof Photos

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**More Roof Photos Provided Via Email**

# Attic Photos

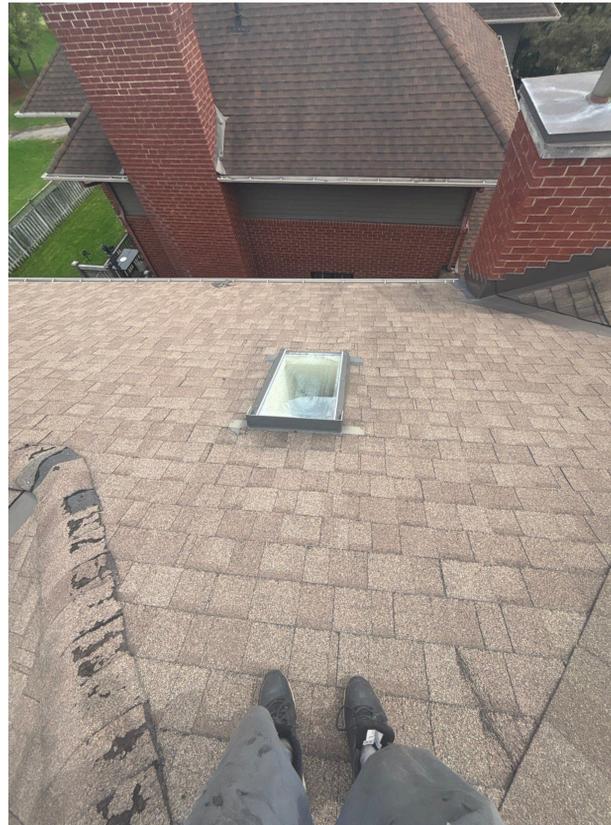
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# Other Photos

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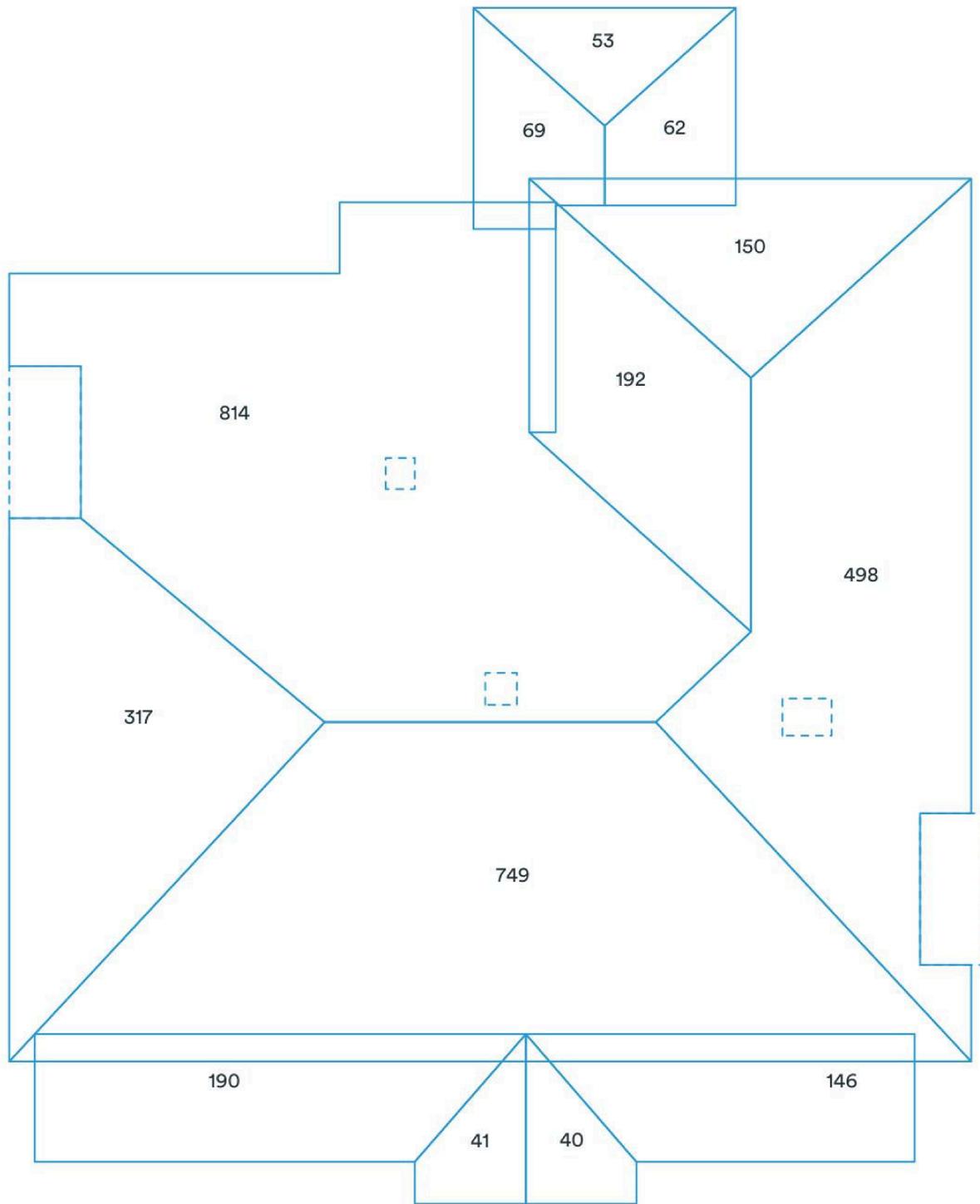
**More Other Photos Provided Via Email**



# Area Measurement Summary

Total roof area: 3316 sqft  
Pitched roof area: 3316 sqft  
Flat roof area: 0 sqft  
Two story area: 0 sqft  
Two layer area: 0 sqft

Predominant pitch: 6/12  
Predominant pitch area: 3316 sqft  
Unspecified pitch area: 0 sqft





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