

SAMPLE DOCUMENT — Property owner and street address removed

Current Conditions Report

Roof Inspection & Repair Recommendations

Property	Sample residential property · Manatee County, FL
Roof type	Exposed-fastener metal panel roof (sample)
Prepared by	Tom Wilhelm, Managing Partner
Purpose	Pre-sale / pre-purchase documentation for real estate professionals

Summary of findings

A visual inspection of the metal roof system revealed multiple conditions that can allow water and wind intrusion if left unaddressed. This sample shows the format agents receive: a written snapshot, photographed deficiencies, and recommended repairs with priority.

Typical conditions documented on this sample inspection:

- Damaged flashing at wall-to-roof transitions, compromising the weather seal
- Damaged metal ridge panels with visible gaps
- Lifted and displaced fasteners (screws) across multiple panels — some fully backed out
- Damaged gooseneck vents with compromised base seals and rust
- Deteriorated neoprene pipe jack boots around plumbing penetrations

What agents receive

The live report includes labeled site photographs, a condition-by-condition repair table with High / Moderate / Low priority, and a closing recommendation written so buyers, sellers, and insurers can use the same document.

This sample is anonymized for the website. Printed examples with photographs are available at your office meeting.