



CROWN EAGLE RESTORATION

(720) 635-1970

service@crowneagleroofing.com

crowneagleroofing.com

PROPERTY CONDITION SERIES

Wood shake roof condition report

REDACTED SAMPLE / REVIEW COPY

Customer name and address removed.

Original observations, recommendations and limitations retained.



Visual assessment, photographs and preserve / repair / replace options.

Report prepared: October 12, 2026

Prepared by Crown Eagle Restoration / Benjamin Landa

Based on supplied project photographs. Field-photo date not supplied. This report is a condition record; construction pricing follows a separate written scope.



THE CONDITION AT A GLANCE

Documented concerns

The project photos record visible concerns in several parts of the wood-shake covering. Condition varies from one section to another.

01 FIELD SHAKES

Page 3

Missing or fragmented wood, broken ends and uneven course edges are documented in several photographed sections.

02 LIFTED / CURLED EDGES

Page 4

Raised shake edges interrupt the normally overlapping covering. The photographs do not establish the event or date responsible.

03 VALLEYS / ROOF TRANSITIONS

Page 5

The annotations identify a missing shake near valley metal. Close views show localized wood loss and debris beside the channel.

04 WALL-SIDE COURSES

Page 6

Heavily fragmented courses occur next to comparatively intact-looking pieces at an upper-wall transition. Drainage needs evaluation.

05 EAVES / CAP DETAILS

Pages 7-8

The record includes a missing edge piece, nearby gutter debris and an open joint along a cap run.

Overall finding

The photographs support planning beyond isolated cosmetic maintenance. A measured replacement proposal is the strongest planning option; a dependable limited repair remains subject to confirmation of sound adjoining courses and a controlled written scope.



01 / ROOF COVERING

Missing and fragmented shakes

Several photographed sections show lost wood and uneven, broken course ends.



PHOTO 01 / FIELD SHAKE CONDITION

The yellow arrow identifies a visibly disrupted section of the covering. Broken and irregular ends are present around it. The original annotation describes missing, broken and cupped shakes.



PHOTO 02 / ANNOTATED CLOSE VIEW

The supplied annotation identifies a missing piece and questions the surrounding wood's repairability. The photograph does not test the wood's ability to hold a fastener.

Silver-gray color and ordinary surface checking alone are not treated as roof failure. The concern is missing, fragmented or displaced material and its connection to adjoining courses.



02 / SHAKE POSITION

Lifted and curled course edges

Raised pieces are documented near adjoining roof sections and along the eave.



PHOTO 03 / LIFTED SHAKE

The arrow points to a raised piece beside the upper collection edge. The original annotation attributes the lift to wind; this image records position and does not independently establish storm causation.



PHOTO 04 / EAVE-SIDE CURLING

The arrow identifies lifting and curling near the roof edge. Confirm attachment, overlap and the condition of neighboring shakes before selecting a repair.

Neither an active interior leak nor a particular loss date is established by these photographs.

**03 / ROOF INTERSECTIONS**

Valleys and repair reach

A local opening beside a valley can require work in neighboring courses to form a dependable connection.

**PHOTO 05 / MISSING SHAKE NEAR VALLEY**

The original annotation anticipates removal of two shake rows around the identified opening. That is a proposed field repair extent, not a measured or approved scope.

**PHOTO 06 / VALLEY CLOSE VIEW**

Exposed metal, debris and irregular wood ends are visible at the roof intersection. An open metal valley is a normal design feature; exposed metal alone is not labeled a defect.

Confirm the actual repair boundaries on site. A localized opening does not establish that every adjoining course or the concealed deck requires replacement.



04 / UPPER-WALL TRANSITION

Condition changes at the wall

The supplied notes contrast adjacent sections and identify a possible drainage contribution.



PHOTO 07 / FRAGMENTED WALL-SIDE COURSES

Openings, fragmented edges and debris are visible near the wall. The original note attributes this condition to moisture from gutters. No moisture readings or rain-flow test accompany the record.

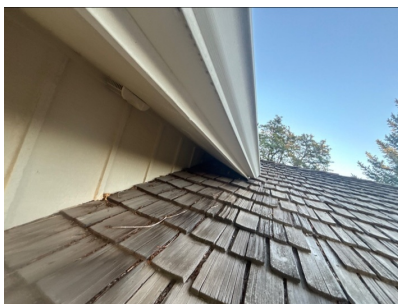


PHOTO 08 / WALL AND UPPER EAVE

The wider view records how the shakes meet the wall beneath the upper eave. Check flashing, gutter discharge and the actual water path during the site evaluation.

Some pieces look more intact than neighboring pieces. Appearance alone does not verify remaining wood thickness, concealed decay or fastener holding capacity.



05 / EAVE AND GUTTER

Edge coverage and collection

The photos record a local interruption at the roof edge and the adjoining gutter arrangement.



PHOTO 09 / MISSING EDGE PIECE

The original arrow identifies a missing shake at the photographed edge. Document the adjacent course ends, attachment and edge details before setting the repair boundary.



PHOTO 10 / GUTTER AND SHAKE EDGE

Leaves and debris are visible in the gutter. This view does not establish whether the gutter overflows during rain, or verify every concealed edge-flashing detail.

Inspect the gutters and downspouts as part of the roof plan. Their condition and discharge path should be recorded separately from the shake replacement scope.



06 / CAP AND ADJOINING SLOPES

Cap joints and roof context

Supporting views record the cap run and adjacent field shakes.



PHOTO 11 / OPEN CAP JOINT

A dark opening is visible at the butt joint between cap pieces. Adjoining shakes show irregular and fragmented edges. Concealed underlayment and attachment are not visible.



PHOTO 12 / CAP RUN

The wider cap view supplies context for the adjoining slopes. Inspect cap overlaps and fastening along the full run before finalizing repair or replacement details.

The record does not establish that every cap has failed, nor that an active leak exists beneath the photographed joint.

**PRESERVE / REPAIR / REPLACE**

Condition guides the decision

Age matters. Condition decides. The photographs show why cleaning, a limited repair and full replacement need different scopes.

PRESERVE / ONLY WHERE THE SYSTEM REMAINS SERVICEABLE

Consider care and maintenance for sections that retain sound wood and dependable coverage. First evaluate the fragmented areas and drainage. Cleaning or treatment cannot replace missing wood, flatten a broken piece or restore a sound fastening connection.

REPAIR / VERIFY A SOUND CONNECTION FIRST

A limited repair must connect to suitable adjoining courses. Check overlap, attachment and underlayment details before opening the roof. The supplied notes already question repairability in some areas. Removal may extend beyond the first visibly damaged piece; that reach must be measured and priced.

REPLACE / THE RECOMMENDED PLANNING PATH

Plan a measured replacement proposal covering the shakes, caps, valleys, wall transitions, penetrations, edges and drainage. Multiple documented areas need attention, making the scope and durability of a patch uncertain. Compare complete written scopes before choosing.

Industry context

The Cedar Shake & Shingle Bureau describes individual cedar repairs and calls for professional assessment before roof cleaning. Its guidance does not diagnose this property or require replacement solely from gray color or age. [1]



PLANNING CONTEXT

Measure before setting scope

City requirements and the actual condition of adjoining materials affect the practical reach of a repair.

CENTENNIAL / AGGREGATE REPAIR AREA

The City requires a permit when combined roof repairs exceed 100 square feet. Repairs exceeding 25% of total roof area require full tear-off and reroof. This record does not measure either area; no threshold is established here. [2]

MATERIALS / EDGES / APPROVALS

Centennial prohibits harvested materials from other roofs and requires removal of existing roof-covering layers for replacement. Its policy lists drip edge on all edges and ice-barrier underlayment. Confirm how these requirements apply to the proposed repair with the Building Division. Verify any applicable HOA and current architectural approvals before changing materials. [2]

RECORD AND INSPECTION LIMITS

This review uses 24 supplied project images. No new site inspection is represented. Installation date, roof area, moisture measurements, deck condition, fastener capacity, ventilation and interior water entry have not been verified. Field-photo dates were not supplied. Storm causation, coverage and payment are not determined by this record.

PHOTO REGISTER

Cover: IMG_8401. Photos 01-12: IMG_8381, 8377, 8379, 8386, 8389, 8391, 8398, 8397, 8400, 8388, 8404, 8403.

Additional images reviewed: IMG_8380, 8385, 8387, 8390, 8392, 8393, 8394, 8395, 8396, 8402, 8405. Repeated views are not counted as separate defects.

Original image colors, arrows and visible wording are retained. Only screenshot interface areas and surrounding black margins are excluded from displayed crops. The annotations are field notes; conclusions in captions distinguish visible condition from unverified cause or repair extent.

SOURCES / CHECKED OCTOBER 12, 2026

[1] CSSB, Cedar Roof Care & Maintenance, PDF pages 3-6.

[2] City of Centennial, Residential Roof Repairs and Re-Roofing.

**YOUR DECISION**

Options and recommendation

Redacted sample - property identifiers removed.

RECOMMENDATION / PLAN FULL REPLACEMENT

The photographed concerns extend beyond one isolated shake: missing and fragmented pieces, raised edges, wall-side deterioration and a cap-joint opening appear in different sections. A complete replacement proposal is the strongest planning path. This recommendation remains subject to the measured site evaluation.

OPTION 1 / A CONTROLLED LIMITED REPAIR

Evaluate whether selected repairs can be installed without relying on unsound adjoining material. Before work starts, agree on the exact areas, materials, price, exclusions, stopping point and responsibility to leave the roof weatherproof if the work cannot continue. Approve any expansion in writing.

OPTION 2 / A MEASURED REPLACEMENT PROPOSAL

Measure the roof and develop a system scope that includes the documented transitions and edge concerns. Confirm material selection, permits, applicable architectural approval, drainage and ventilation. Inspect the deck during tear-off; additional concealed work needs an agreed pricing and approval process.

Pricing

No repair or replacement price has been set for this property. The photos do not supply a verified shake inventory or measured area. A useful cost comparison requires written scopes and pricing for the reviewed roof.



RECOMMENDED NEXT STEPS

A clear path forward

Review the photographs together, then decide which written scope to develop.

01 REVIEW THE RESULTS IN PERSON

Walk through the missing, lifted and fragmented pieces and the wall, valley and edge details. Discuss the homeowner's concerns about roof sections, known leaks and previous repairs.

02 CONFIRM THE SITE FACTS

Record the field date and roof history. Measure the full roof and proposed repair areas. Inspect adjoining shakes, caps, transitions and gutters; document moisture or wood-condition testing where needed.

03 COMPARE COMPLETE WRITTEN SCOPES

Compare a defined limited repair with a measured replacement proposal. Include drainage and permit requirements, exclusions, weatherproofing and a written approval process for additional work.

04 SELECT THE NEXT STEP

The homeowner chooses whether to pursue repair evaluation or replacement pricing. She may provide this condition record if she wants a carrier inspection. Her carrier determines coverage and payment.

Benjamin Landa

Crown Eagle Restoration

(720) 635-1970 | service@crowneagleroofing.com

This review copy does not authorize construction, paid work or an insurance claim. A separate written agreement is required before work proceeds.

**WEATHER CONTEXT / SEPTEMBER 25-26, 2026**

Wind records and reporting

Centennial climate observations provide a nearby weather reference, not a measurement at the reviewed property.

SEPTEMBER 25, 2026 / PEAK GUST 55 MPH

NWS Denver/Boulder's Centennial climate summary reports a highest wind speed of 40 mph and a highest gust of 55 mph, both from the west (280 degrees). The weather-day summary also records a thunderstorm and rain. Issued September 26 at 1:37 a.m. MDT; product CLIAPA / CDUS45 KBOU 260737. [3]

SEPTEMBER 26, 2026 / PEAK GUST 19 MPH

The next Centennial climate summary reports a highest wind speed of 15 mph and a highest gust of 19 mph from the south (180 degrees). It reports no significant weather observed. Issued September 27 at 1:34 a.m. MDT; product CLIAPA / CDUS45 KBOU 270734. [4]

WHAT THE RECORD SUPPORTS

September 25 is the stronger recorded wind-event candidate within this two-day window. That is a comparison of station observations, not a determination that the photographed roof conditions occurred on that date. The report issued on September 26 summarizes September 25; its issue date is not a second storm date.

IF YOU CHOOSE TO REQUEST A CARRIER REVIEW

Provide the condition report and weather references, along with your recollection of when changes were first noticed, prior photographs and repair history. If the actual damage date is unknown, say so and ask the carrier to evaluate whether the September 25 event is relevant. Do not substitute a recent weather date for an established loss date. Coverage and payment remain the carrier's determination.

Limits: No wind instrument reading at the property, before-and-after comparison or confirmed storm-damage chronology is supplied. Lifted or missing shakes alone do not establish event-specific wind causation.

WEATHER SOURCES / REVIEWED OCTOBER 12, 2026

[3] [NWS Centennial September 25 climate summary, archived by Iowa State IEM.](#)

[4] [NWS Centennial September 26 climate summary, archived by Iowa State IEM.](#)