



CROWN EAGLE RESTORATION

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PROPERTY CONDITION SERIES

Wood shake roof condition report

REDACTED SAMPLE EXCERPT

Visual Assessment & Recommendations



A visual record of the roof covering, drainage and edge details.

Field review: September 28, 2026 / Updated: October 9, 2026

Prepared by Benjamin Landa, Crown Eagle Restoration

This report records condition. It is not a bid.

Selected condition pages only; local requirements, pricing and carrier instructions omitted.

PRESERVE / REPAIR / REPLACE

SOURCE PAGES 1-9 OF 12 / CUSTOMER IDENTIFIERS REMOVED



THE CONDITION AT A GLANCE

Documented concerns

Benjamin reports moss in multiple areas, along with split, broken, missing and displaced shakes. The photographs document several roof-system concerns.

01 FIELD SHAKES

Page 3

Split, broken and locally missing or displaced wood pieces are documented in several photographed areas.

02 RIDGE / HIP CAPS

Page 4

Interrupted cap coverage and loose or displaced pieces are visible at roof intersections.

03 MOSS / SURFACE GROWTH

Page 5

Green growth follows multiple course edges beside a wall and metal valley. Field notes identify gutter overflow in this section.

04 DRAINAGE

Page 6

An upper downspout terminates over a lower roof section. The photographs record the arrangement, not a rain-flow test.

05 ROOF EDGE / FASCIA

Page 7

The photographed fascia edge shows peeling coating and irregular exposed wood. Debris is visible in the adjoining gutter.

Overall finding

The visible roof covering has localized breaks and disruptions in coverage across multiple photographed areas, with separate growth, drainage and edge concerns. This record does not establish concealed material condition or a definitive repair scope.



01 / ROOF COVERING

Field shake condition

Broken edges, splits and local loss of wood are visible within the roof's overlapping courses.



PHOTO 01 / LOWER SLOPE

Broken and irregular shake ends are documented on the lower slope. The yellow arrow and wording are original field annotations.



PHOTO 02 / VENT AND PIPE AREA

The close view shows weathered, ragged edges and a split piece near the roof penetrations. Color and ordinary checking alone are not treated as evidence of failure.

**02 / ROOF INTERSECTIONS**

Interrupted cap coverage

The clearest concerns occur where cap pieces meet adjoining roof slopes and the valley.



PHOTO 03 / CAP-VALLEY JUNCTION

A cap piece is displaced, loose wood rests on the roof, and an opening is visible beneath the interrupted cap assembly. The exposed metal valley channel itself is not labeled a defect.



PHOTO 04 / CAP DETAIL

A closer view records a gap beside the cap and nearby fragmented wood. The image does not reveal the condition of the concealed underlayment, deck or fasteners.

These observations concern the visible continuity of the covering. They do not establish an active interior leak or the event that displaced the pieces.



03 / WALL AND VALLEY AREA

Moss and surface growth

Benjamin reports moss in multiple areas. This photograph documents the wall-side section in detail.

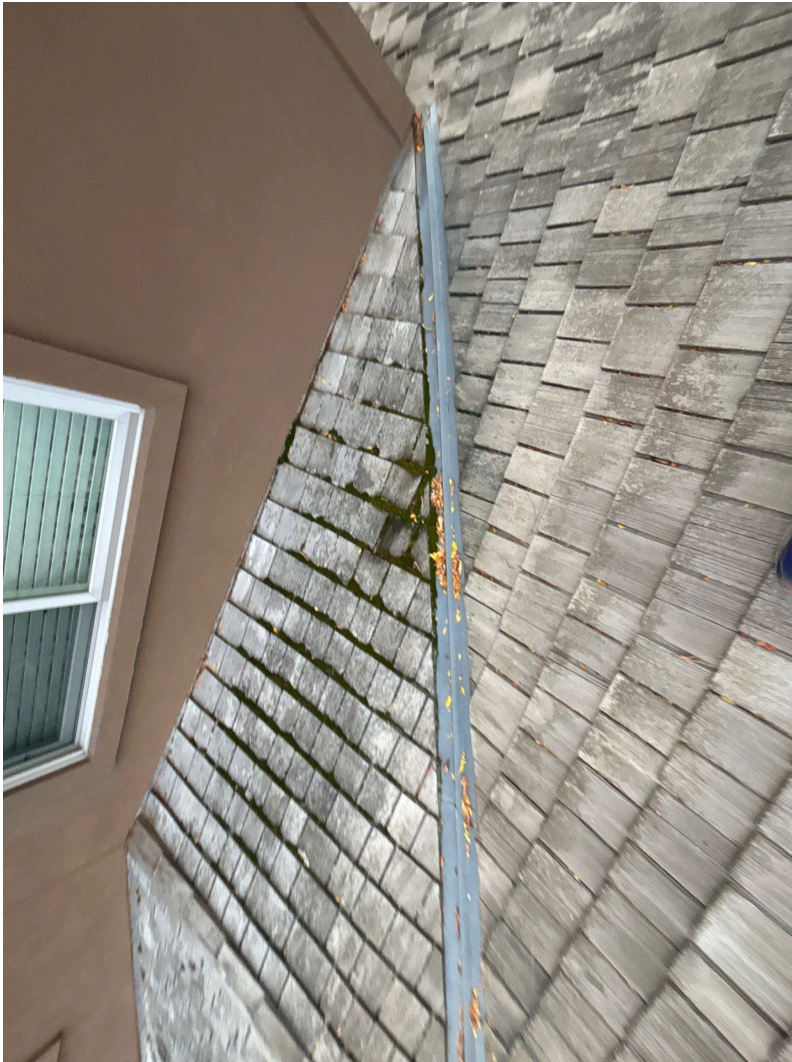


PHOTO 05

Visible condition

Green moss-like growth is present along several shake-course edges beside the stucco wall and metal valley.

Field record

Benjamin's annotated notes identify this section as receiving gutter overflow and describe moss and deterioration in the area.

Before preservation or repair

Take and document moisture readings in affected shakes and inspect adjoining wood. No moisture readings have been taken. Moss alone does not establish decay.

Moisture readings are one part of the evaluation. Wood integrity, fastening and overlap also matter. The photograph does not establish concealed decay, an interior leak or the full runoff path.

**04 / GUTTERS AND DOWNSPOUTS**

Drainage configuration

Two photographs document the upper collection point and a downspout outlet over the lower roof.



PHOTO 06 / UPPER GUTTER CONNECTION

The upper gutter connects to a downspout running along the wall above the lower shake roof.



PHOTO 07 / ROOF-LEVEL OUTLET

The terminal elbow ends over the lower roof beside the metal valley/flashing. No continuation to a lower gutter or ground is visible at that outlet. No rain or flow test is recorded.

05 / EAVE DETAIL

Fascia and gutter edge

The roof-edge photograph records a separate condition at the fascia and adjoining gutter.



PHOTO 08 / PHOTOGRAPHED EAVE

The fascia coating is peeling, with exposed, rough and locally irregular wood. Benjamin's original note identifies deterioration at this edge. Leaves and other debris are visible in the adjoining gutter.

Extent of finding

This is a localized visual observation. The photograph does not establish the depth of wood deterioration, concealed attachment condition or the condition of every fascia board and gutter.



06 / SUPPORTING DETAILS

Eave and skylight details

Additional close views record localized conditions at the patio roof edge and tubular daylight unit.



PHOTO 09 / EAVE OVER PATIO

Benjamin's original arrow identifies a locally missing shake at the photographed roof edge. The annotation also records his observation of another area; that other area is not shown in this image.

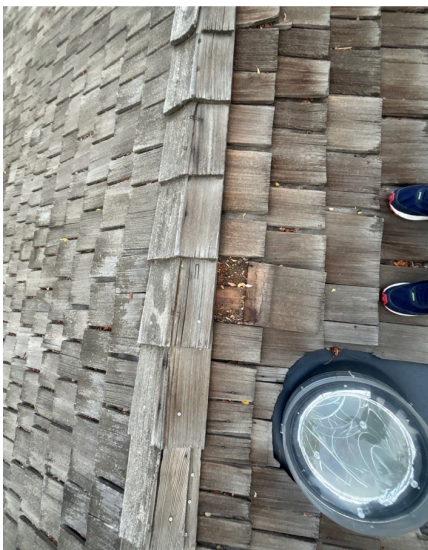


PHOTO 10 / DAYLIGHT UNIT

The close view records the shake courses beside the tubular daylight dome and adjoining cap line. Irregular course ends and a local opening beside the cap are visible.

The photograph does not establish the concealed flashing arrangement, watertightness or the cause of the marks on the dome.

**PRESERVE / REPAIR / REPLACE**

Condition guides the decision

Age matters. Condition decides. Different parts of a roof can call for different responses.

PRESERVE / EVALUATE BEFORE CLEANING OR TREATMENT

Preservation deserves consideration where the shakes and surrounding system remain serviceable. On this roof, first evaluate moss-covered areas, document moisture readings and assess wood integrity. Clearing roof and gutter debris and correcting concentrated discharge are maintenance priorities; cleaning or a coating cannot replace missing wood or restore a broken shake.

REPAIR / A SOUND CONNECTION IS ESSENTIAL

A localized repair needs compatible shakes, workable surrounding courses, appropriate fastening and felt interlayment. Confirm that enough sound material remains for overlap and fastening. Benjamin's field assessment identifies heavily splintered adjoining shakes in portions of the main-house roof, which can enlarge the scope and limit dependable localized work.

REPLACE / THE RECOMMENDED PLANNING PATH

Replacement is recommended because the documented concerns occur in several roof components and the reach of repairs is uncertain. A measured replacement scope should address the roof covering, caps, transitions, penetrations, edges and drainage as a coordinated system. Material selection and pricing follow measurements and approval requirements.

What still needs evaluation

Attic intake and exhaust ventilation have not been evaluated. Concealed deck condition and fastener holding capacity remain unverified. If preservation or repair is selected, document test locations, moisture readings and site conditions, then add the findings to this dated property record. No fixed extension of roof life is promised.