

Roof inspection Report

218 Harbor View Ave, Baltimore, MD 21224

CLIENT Harbor View Properties LLC	INSPECTION DATE August 15, 2026	WEATHER Partly cloudy, 81°F, dry
OCCUPANCY Vacant	INSPECTOR Tomas Rivera	SERVICE AREA Baltimore and surrounding

5
SERVICEABLE

3
MONITOR

4
REPAIR / REPLACE

0
SAFETY HAZARD

Summary of findings

The roof is a single layer of architectural asphalt shingles over plank decking, approximately 14 years old, accessed by ladder and walked where pitch permitted. Overall condition is fair with localized deficiencies: lifted and creased shingles at the west rake, a separated chimney counter-flashing joint, and two deteriorated pipe boots. Aerial measurements were field-verified during the visit. Estimated remaining service life is 3–6 years with the noted repairs completed.

SCOPE & COMPANY PROFILE

SCOPE & ROOF INFORMATION

Inspection method (walked / ladder / drone / ground) SERVICEABLE
Ladder access at the rear porch; main roof walked (6/12 pitch). Rear addition (10/12) inspected from ladder and aerial imagery.

Covering material & layers SERVICEABLE
Single layer of architectural asphalt shingles over 1x plank decking; drip edge present at eaves only.

OBSERVATIONS & DIAGNOSTICS

MEASUREMENTS & GEOMETRY

Total roof area (squares) SERVICEABLE
Total measured area 2,214 ft² (22.1 squares) across 12 facets. See the Roof measurements section for facet-level detail.



Aerial measurement overlay

COVERING CONDITION

Shingle / panel / membrane condition

REPAIR / REPLACE

West rake

Six shingles are lifted/creased along the west rake, consistent with wind damage from the July storm event.

Recommendation: Replace damaged shingles; verify sealed rake edges along the full run.



Lifted shingles, west rake

Granule loss & weathering

MONITOR

South slope

Moderate to heavy granule loss on the south-facing slope; fiberglass mat is not yet exposed.

Recommendation: Monitor annually; plan for replacement in 3–6 years.

FLASHINGS & PENETRATIONS

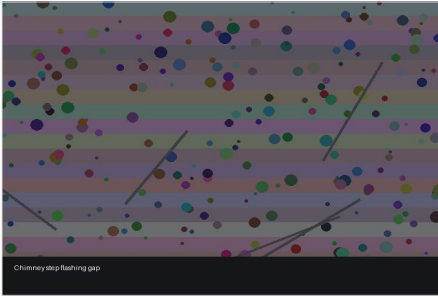
Chimney flashing & cricket

REPAIR / REPLACE

Chimney, north face

Counter-flashing joint has separated approximately 1/2 inch and was previously caulked; staining on the chimney shoulder below.

Recommendation: Re-flash by a qualified roofer; a cricket is recommended given the chimney width (>30 in).



Separated counter-flashing

Pipe boots & vents

Rear slope

Two neoprene pipe boots are cracked and UV-degraded.

Recommendation: Replace both boots; typical remaining life of neoprene boots is 7–10 years.

REPAIR / REPLACE

DRAINAGE & VENTILATION

Gutters & downspouts

Front elevation

Gutters hold shingle granules and organic debris; one downspout elbow is disconnected.

Recommendation: Clean and re-secure; verify discharge away from the foundation.

MONITOR



Granule-filled gutter

Exhaust ventilation (ridge / turbine / powered)

Continuous ridge vent with adequate soffit intake; attic temperature within 12°F of ambient during the visit.

SERVICEABLE

STRUCTURE & UNDERSIDE

Decking condition

Plank decking is sound underfoot with no visible delamination or staining at the underside from the attic.

SERVICEABLE

CONCLUSIONS & RECOMMENDATIONS

CONCLUSIONS & RECOMMENDATIONS

Overall condition rating

MONITOR

Fair overall condition. Localized repairs are recommended now; full replacement is anticipated within 3–6 years.

Repair vs replacement recommendation

REPAIR / REPLACE

Repair scope: replace six damaged shingles, re-flash chimney with cricket, replace two pipe boots, clean gutters.
Replacement of the covering should be budgeted within 3–6 years.

Roof measurements

Source: Aerial measurement (field-verified on site) · Verification: field_verified · Complexity: moderate

Total area	2,214 ft²
Roofing squares	22.1
Facets	12
Predominant pitch	6/12
Ridges / hips / valleys	5 2 2 / 0 2 / 3 8 2
Eaves / rakes / transitions	9 6 2 / 8 4 2 / 2 2 2
Features	5 penetrations · 1 skylights · 1 chimneys · 96 gutters · 0 solar panels

Facets

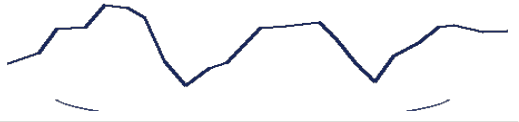
A — Front main	812 ft² · 6/12 · S
B — Rear main	836 ft² · 6/12 · N
C — Porch	184 ft² · 4/12 · S
D — Addition	382 ft² · 10/12 · W

Measurements were produced from aerial imagery and verified on site during this inspection. Values are approximate and intended for condition reporting, not for material ordering or code compliance.

Acknowledgement & signatures

The signatures below acknowledge receipt and review of inspection report ARC-2026-0144 for 218 Harbor View Ave, Baltimore, MD 21224.

INSPECTOR



Tomas Rivera

MD Home Inspector Lic. #33205

Signed 8/18/2026, 11:42:00 PM

CLIENT



Harbor View Properties LLC

Client — acknowledgement of receipt

Signed 8/19/2026, 1:15:00 PM

SCOPE & LIMITATIONS

Roof measurements derived from aerial or modeled sources are approximate until field-verified. Roof repair or replacement in Maryland must be contracted through an MHIC-licensed home improvement contractor. This document is a demonstration sample containing fictional parties, license numbers, measurements, and findings.

This roof evaluation reports conditions visible and reasonably accessible on the date of inspection using the stated access method. Measurements taken from aerial or modeled sources are approximate until field-verified, and no warranty of remaining service life or freedom from leakage is expressed or implied.