

# SkyPoint LLC – Roof Condition Summary



## Findings

- Standing water observed on flat roof section
- Debris accumulation blocking drainage paths
- Uneven surface indicating possible roof sagging
- Localized surface deterioration on flat membrane
- Shingle roof shows general aging

## Assessment

The flat roof section is exhibiting signs of chronic ponding, which typically indicates poor drainage or underlying structural sagging. This condition increases the likelihood of membrane failure and interior water intrusion over time. The shingle roof appears aged but not currently failing.

## Recommendation

Recommend evaluation by a licensed roofing contractor. Repairs may include drainage correction or flat roof resurfacing; in some cases, partial replacement may be required. Routine debris removal is advised to prevent further water retention.

This report is a visual observation based on aerial imagery and is not a licensed roofing inspection.