Roof Inspection Summary

Inspector: Robert Garcia

Company: Bison Roofing

Date: July 6, 2026

Property Address: 5838 Winterhaven • San antonio, TX 78239



Overall Summary

A comprehensive physical inspection of the roof was conducted to assess the condition of shingles, gutter system, skylights, and overall structural integrity. While the shingle material itself remains in great condition, significant structural shifting and improper repair history installation are currently compromising the home's shedding system.

Immediate roof repairs/replacement are not recommended at this time due to active foundation settlement.





Detailed Inspection Findings

1. Shingle Condition & Health

- **Type:** 3-Tab Asphalt Shingles
- **Estimated Age:** 7–10 years
- **Current State:** The overall health of the shingle material itself is in **great condition**.

- **Anomalies:** There are noticeable areas where shingles are lifting. This lifting is not due to wind damage or natural wear, but is a direct result of **home shifting and foundation settlement**.







Drainage & Gutters

- **Condition:** Gutters are present, but they were improperly installed **over the drip edge** rather than tucked beneath it.
- **Consequences:** This installation error allows water to run behind the gutter system and seep through the seams, causing slow, progressive wood rot and water damage to the **fascia boards**.



Skylights & Interior Water Intrusion

- **Exterior:** The foundation shifting has placed undue stress on the skylight framing. Visible, prior repairs are evident around the skylight flashings.
- **Interior:** Active water damage is visible inside the home, running down the drywall/framing of the skylight wells.
- **Risk Assessment:** The lifted shingles nearby pose an immediate, ongoing risk of further leaks. Wind-driven rain spreading 2-6 inches in diameter upon impact can easily penetrate beneath these elevated shingles.






Improper repair flashing is over shingle tab







Recommended Action Plan

Phase 1: Foundation Stabilization (Immediate)

- First, consult with a licensed structural or foundation specialist to correct the home’s shifting.

- Allow the framing of the home to fully settle and stabilize before scheduling any roofing work.

Phase 2: Roofing Restoration (Post-Settlement)

- Once the framing is secured, resume professional roof repairs or a full replacement.
- Properly reinstall the gutters underneath the drip edge to protect the fascia.
- Address the structural framing around the skylights to permanently seal the interior leaks.



