

Transferee / Property Information

Transferee Name:	Mingzhe Yu	Street Address:	3923 Birch Vale Ln
City:	Sugar Land	State / Zip:	TX, 77479
Customer:	Graebel Companies - CO	File Number:	APROA649919
Customer Contact:	Rachel Case	Report Date:	2/20/2026

Inspection Conditions

Date of Inspection:	2/18/2026	Time:	2:45 pm
Weather:	Sunny	Temperature:	81° F
Occupied:	Yes	Parties Present:	Homeowner

General Roof Information

Number of Roofs Present at Property: 1

Roof #1 -

Material Used:	Composition Shingles	Age:	13
Design Life:	30	Est. Remaining Life:	12
Roof Layers:	1	Exceeds Local Requirements:	No

Explain:

Overall Condition: Defective

Exposed nail heads were observed on the roof ridge and vents/boots. Please note: Granule loss was observed at the roof surface; however, this is not affecting the function of the roof at this time. No warranty is expressed or implied as to the future condition or function of the roof system.

Remarks:

Corrective Action: Qualified contractor to repair / seal al exposed nail heads to prevent water intrusion.

Flashing Condition: Defective

Remarks:

Kickout flashing is missing at the front bay window and raised flashing was observed at the chimney flue.

Corrective Action:

Qualified contractor to install kickout flashing at the front bay window and repair / secure the flashing at the chimney flue to prevent water intrusion.

Leaks Present? No

Remarks:

Corrective Action:

Hail Damage Present? No

Explain:

Roof Insurable for Minimum of 5 years? Yes

Remarks:

Please note: This statement is not meant as a guarantee for insurability of this roof and related components and is the inspector's opinion only.

Transferee / Property Information

Transferee Name:	Mingzhe Yu	Street Address:	3923 Birch Vale Ln
City:	Sugar Land	State / Zip:	TX, 77479
Customer:	Graebel Companies - CO	File Number:	APROA649919
Customer Contact:	Rachel Case	Report Date:	2/20/2026

Additional Roof Conditions

Ventilation: Acceptable

Remarks: _____
 Corrective Action: _____

Attic Fan: Not Present

Remarks: _____
 Corrective Action: _____

Gutters: Acceptable

Remarks: _____
 Corrective Action: _____

Downspouts: Acceptable

Remarks: _____
 Corrective Action: _____

Vents / Boots: Defective

Remarks: The roof boot at the rear by the top ridge is loose. The plumbing vents are not sealed to the roof boots and the vents are not properly painted.
 Corrective Action: Qualified contractor to repair / secure the roof boot at the rear, re-seal all plumbing vents to the roof boots to prevent water intrusion, and re-paint the vents to prevent rust damage.

Skylights: Not Present

Remarks: _____
 Corrective Action: _____

Comments / Recommendations:

Please note: The inspection and this report are provided solely for the purpose of evaluating the physical condition and/or functionality of the property and/or related systems or components at the time of inspection. This inspection does not determine, guarantee, or imply the insurability of the property or any of its components. Insurance companies may have their own underwriting requirements, risk assessments, or restrictions regarding certain materials, systems, or conditions, which are beyond the scope of this inspection. The inspector makes no representation as to whether the property will qualify for insurance coverage, the cost of such coverage, or the availability of coverage. Customers, buyers, etc. are advised to consult directly with their insurance provider regarding any concerns related to coverage, insurability, or policy limitations. Neither the inspector nor the inspection management company shall be held responsible for future insurability decisions made by insurance carriers or other third parties.

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/18/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Roof Inspection

Customer File Number: APROA649919

ReloOlogy Number: 119457

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Front Elevation



Kickout Flashing Missing at Front Bay Window

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/18/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Roof Inspection

Customer File Number: APROA649919

ReloOlogy Number: 119457

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Raised Flashing at Chimney Flue



Front Roof

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/18/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Roof Inspection

Customer File Number: APROA649919

ReloOlogy Number: 119457

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Left Roof



Rear Roof

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/18/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Roof Inspection

Customer File Number: APROA649919

ReloOlogy Number: 119457

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Right Roof



Exposed Nail Heads on Ridge

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/18/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Roof Inspection

Customer File Number: APROA649919

ReloOlogy Number: 119457

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Exposed Nail Heads on Ridge



Exposed Nail Heads on Ridge

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/18/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

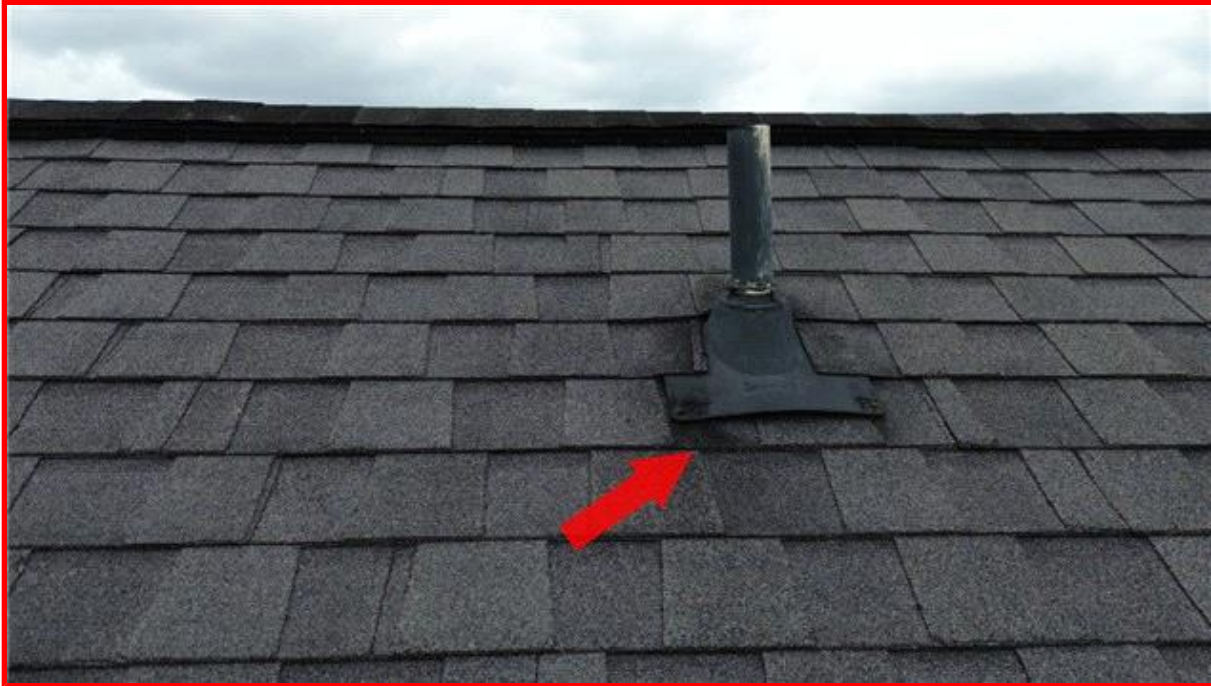
Sugar Land, TX 77479

Inspection Type: Roof Inspection

Customer File Number: APROA649919

ReloOlogy Number: 119457

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Loose Boot at the Rear By Top Ridge



Loose Boot at the Rear By Top Ridge

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/18/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Roof Inspection

Customer File Number: APROA649919

ReloOlogy Number: 119457

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Plumbing Vent not Sealed to Roof Boot



Plumbing Vent not Sealed to Roof Boot

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/18/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Roof Inspection
Customer File Number: APROA649919
ReloOlogy Number: 119457

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***



Vent not Properly Painted



Plumbing Vent not Sealed to Roof Boot / Exposed Nail Heads

Customer: Graebel Companies - CO
Attn: Rachel Case
Date Inspected: 2/18/2026

Transferee:
Mingzhe Yu
3923 Birch Vale Ln
Sugar Land, TX 77479

Inspection Type: Roof Inspection
Customer File Number: APROA649919
ReloOlogy Number: 119457

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****



Vent not Properly Painted



Granular Loss at Roof

Customer: Graebel Companies - CO

Attn: Rachel Case

Date Inspected: 2/18/2026

Transferee:

Mingzhe Yu

3923 Birch Vale Ln

Sugar Land, TX 77479

Inspection Type: Roof Inspection

Customer File Number: APROA649919

ReloOlogy Number: 119457

***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****

Granular Loss at Roof



Granular Loss at Roof