

Repair Techs

Joyland Roofing

Oct 22, 2025 | 11 Photos



Inspection Report

Lancaster, PA 17601



Main Roof and Garage roof

Roof Inspection report

Inspector: Alex/Joyland Roofing

Roof Type:

Asphalt Shingle Roof - Main Roof and Garage Roof

Main Roof Inspection Findings:

Overall Condition:

The main roof appears to be in generally good condition with a proper shingle installation. Shingles are laying flat and show no visible signs of major damage, curling, or missing tabs. Flashings appear adequately sealed at the time of inspection.

Rear Pipe boot in rear side of roof needs replaced

Sheathing in the back side of the roof is slowly deteriorating due to ventilation issue.

Ventilation:

The roof does not appear to have sufficient ventilation. Limited ventilation can lead to excessive heat and moisture buildup in the attic, which may reduce the roofs lifespan and contribute to material deterioration over time. It is recommended to add additional intake and/or exhaust ventilation to improve airflow.

Bathroom Exhaust Vents:

The bathroom exhaust fans are currently venting directly into the attic instead of being properly ducted to the exterior. This is causing elevated humidity levels and has resulted in deterioration of the roof sheathing (plywood) in the affected area on rear side of roof

Recommendation: Redirect all bathroom exhaust vents to the exterior through proper roof . Replace any damaged or rotted plywood sheathing and inspect for potential mold growth.

Garage Roof Inspection Findings:**Overall Condition:**

The garage roof was inspected and found to be in good condition. Shingles are properly installed and show no signs of active leaks, damage, or premature wear. No deficiencies or issues were observed at the time of inspection.

Summary and Recommendations:

Main roof in good shape with minor deficiencies related to pipe boot replacement, ventilation and exhaust vent routing.

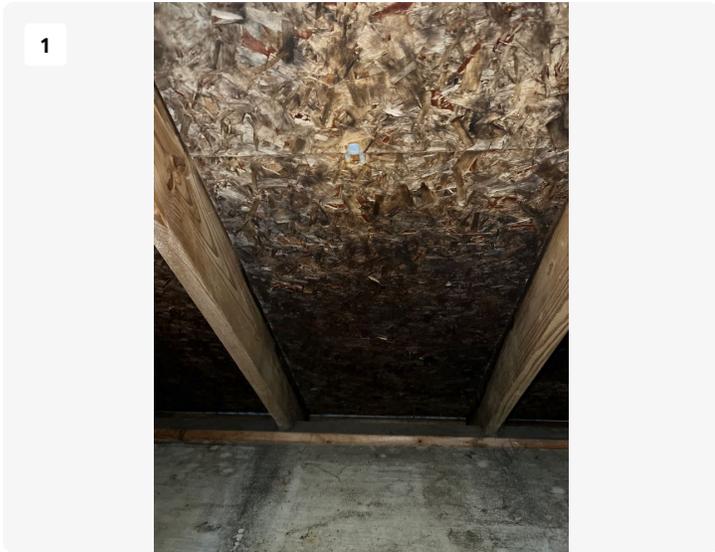
Recommend improving attic ventilation to meet current standards.

Reroute bathroom vents to exhaust outside.

Repair or replace any deteriorated plywood as needed.

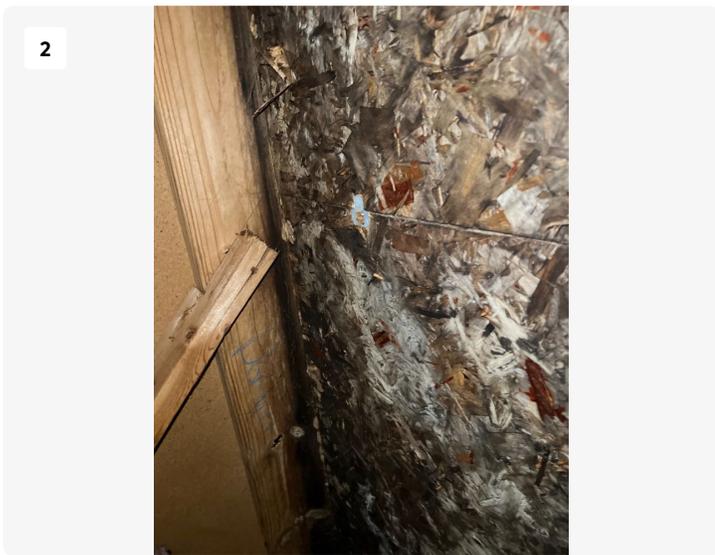
Replace pipe boot

Garage roof in satisfactory condition with no corrective action required at this time.

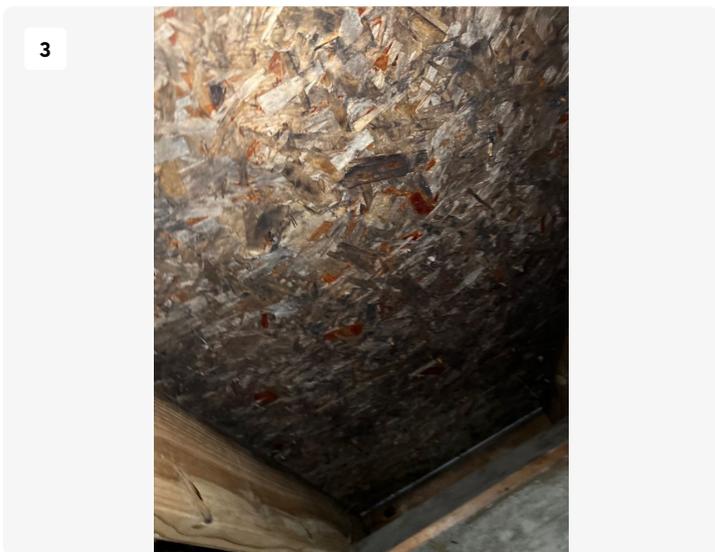


Attic pictures - Notice the black growth on the OSB sheathing - this is likely due from the bathroom vents exhausting into the attic - these should be exhausting through the roof with the installation of a roof vent to prevent further deterioration and possible mold growth.

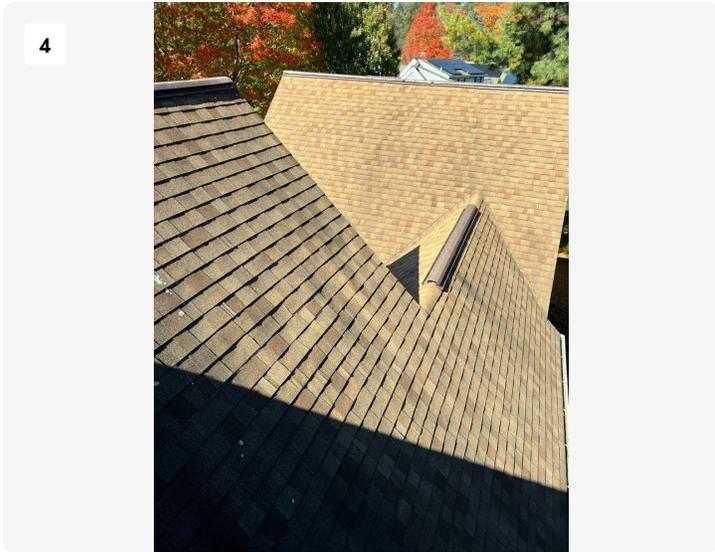
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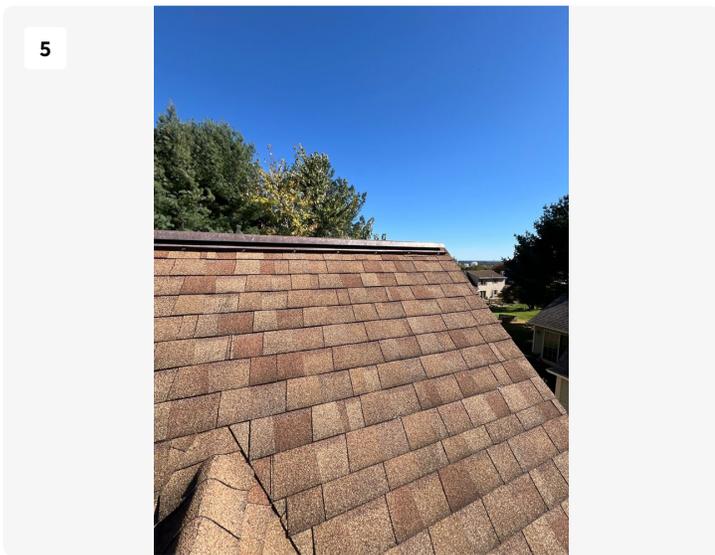


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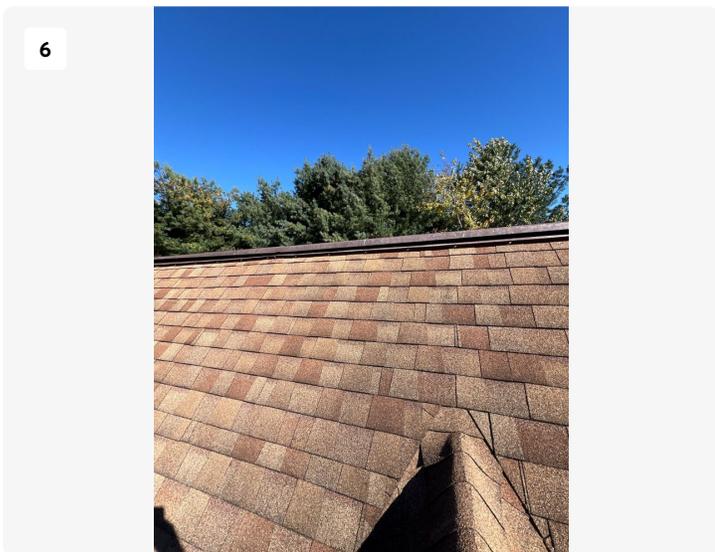


Roof overview picture - generally good condition

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Aluminum ridge vent - this style is prone to leaking 15-20 years after installation. Recommend replacement of the ridge vent before this happens.

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Shingles on house - generally good condition; some algae beginning to form but should not affect longevity of the system.

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Pipe boot collar has deteriorated and is allowing water into the attic.

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Front of house

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Back of house

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Gutters are clean and in good condition.

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