

IMGING

INSPECTION REPORT

2512 STONE MOUNTAIN DRIVE
DENTON, TX 76210

03/30/2026



Roof Condition Evaluation

Prepared for: Brandon Layne, Compass | Addressed to: Interested Party

TIER 2 EVALUATION

PROPERTY ADDRESS

2512 Stone Mountain Dr, Denton, TX 76210

INSPECTION DATE

March 29, 2026

REPORT DATE

March 30, 2026

ROOFING SYSTEM

Architectural / Dimensional Asphalt Shingle

ESTIMATED ROOF AGE

Est. 12–15 Years

INSPECTION METHOD

Drone Aerial & Ground Survey

CONDITION SUMMARY

<p>CONDITION CLASSIFICATION</p> <p>Tier D</p> <p>End of Service Window</p>	<p>EST. REMAINING SERVICEABLE LIFE</p> <p>6–12 Months</p> <p>Without further storm activity</p>	<p>DAMAGE & DETERIORATION</p> <p>Widespread</p> <p>Multi-section involvement</p>	<p>LEAK RISK CLASSIFICATION</p> <p>High</p> <p>Active risk at penetrations</p>
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<p>TIER A</p> <p>Functional. No action needed within 24 months.</p>	<p>TIER B</p> <p>Monitor. Early wear. Replacement horizon 5–10 years.</p>	<p>TIER C</p> <p>Maintenance Required. Targeted repairs can extend life. Failure risk within 3–5 years without intervention.</p>	<p>TIER D THIS PROPERTY</p> <p>End of Service Window. Roof has reached or exceeded expected serviceable life. Replacement planning recommended within 12–24 months.</p>
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SECTION-BY-SECTION FINDINGS

COMPONENT	SEVERITY	FINDINGS
Asphalt Shingles	High	Widespread granule displacement, surface bruising, and micro-fracturing across multiple roof facets. Material has become brittle and is beyond the threshold where targeted patch repairs are viable without risk of collateral damage to surrounding shingles.
Gutter System	High	Impact dimpling and deformation consistent with sub-1-inch hail across gutter faces and downspout sections. Hanger stress and seam separation observed at multiple points.
Window Screens	Moderate	Tearing and deformation present across multiple screens. Distribution pattern aligns with documented storm trajectories.
Soft Metals (Flashing / Vents / Boots)	High	Pitting and hail spatter confirmed on pipe boots, vent covers, and step flashing. Soft metal findings serve as objective surface-level indicators of hail contact consistent with 0.75–1.00 in. events.
Roof Penetrations & Sealants	High	Caulking and sealant at all penetration points show significant cracking, shrinkage, and separation. These represent the primary active leak-risk locations on the property at this time.
Overall System Integrity	High	Cumulative exposure to documented wind, hail, and flooding events has accelerated wear across the full

COMPONENT	SEVERITY	FINDINGS
		roofing system. System has reached or exceeded expected serviceable life under current conditions.

RECOMMENDED ACTIONS & MAINTENANCE

- 
Penetration Sealing — Immediate
 Caulking and resealing of all roof penetrations (pipe boots, vent flashings, exposed seams) is recommended as a near-term protective measure. This addresses the primary active leak-risk locations identified during inspection and is advisable independent of longer-term planning decisions.
- 
Shingle-Level Repairs — Not Advisable
 Due to the current brittleness of the shingle material, isolated patch repairs are not recommended. Attempted repairs carry a measurable risk of causing additional fracturing to surrounding shingles. Interested parties should factor this into condition-based planning.
- 
Semi-Annual Leak Inspections
 Aerial drone and attic interior inspections on a semi-annual basis are recommended to monitor system performance and detect any active water intrusion early. Foot traffic on the roof surface is discouraged given the current material condition — both as a safety precaution and to avoid accelerating surface deterioration.

REPORT SUMMARY

CONDITION SUMMARY — 2512 STONE MOUNTAIN DR, DENTON TX 76210	
CONDITION CLASSIFICATION Tier D — End of Service Window	ESTIMATED REMAINING SERVICEABLE LIFE 6–12 months under normal conditions; shorter with additional storm activity or deferred maintenance action
PRIMARY RISK AREAS Roof penetrations & sealants (active leak risk); brittle shingle field; impacted soft metals and gutter system	RECOMMENDED ACTION Immediate penetration sealing; semi-annual aerial & attic leak monitoring; replacement planning within service window

This report reflects visual findings from a drone aerial and ground-level survey conducted on March 29, 2026. It is provided for informational purposes to support transaction-related decision-making and does not constitute a warranty, guarantee, or insurance coverage determination. Weather data is sourced from third-party reporting services and included as contextual reference only. Findings should be reviewed by qualified parties prior to any repair, replacement, or negotiation decisions.

Weather History

Data Last Updated: March 30, 2026

HAIL (5)

EVENT DATE	MAGNITUDE	DISTANCE	COMMENTS
September 21, 2025	0.75 in	4.32 mi - NNW	Penny sized hail fell for about 5 minutes on the northern side of Denton. This was reported via mPing.
June 8, 2025	1.00 in	1.52 mi - E	Report from mPING. Quarter size hail.
June 8, 2025	1.00 in	3.26 mi - E	Report from mPING. Quarter size hail.
May 6, 2025	1.00 in	4.32 mi - NNW	1 inch hail reported at the Denton Public Library North Branch.
May 6, 2025	0.75 in	4.71 mi - WNW	Report from mPING: Dime (0.75 in.).

WIND (6)

EVENT DATE	MAGNITUDE	DISTANCE	COMMENTS
September 21, 2025	67.7 mph	3.49 mi - NNW	68 MPH gust measured at TWU.
September 6, 2025	60.3 mph	3.67 mi - NNW	Wind gust of 60 mph measured at TWU Guinn Hall.
September 5, 2025		2.44 mi - NW	Facebook reports and photos showed widely scattered trees and large tree limbs were blown down across Denton.
June 9, 2025	62.8 mph	3.67 mi - NNW	Ham radio reports a measured wind gust of 63 mph at TWU Guinn Hall.
May 19, 2025	67.1 mph	3.67 mi - NNW	67 mph gust measured at Guinn Hall TWU.
May 19, 2025		1.20 mi - SE	Numerous trees and tree limbs blown down across Denton.

FLOOD (6)

EVENT DATE	MAGNITUDE	DISTANCE	COMMENTS
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September 22, 2025	2.44 mi - NW	Social media post reports that northbound I35W has been closed at Oak Street due to high water on the roadway.
June 4, 2025	3.92 mi - NNW	South Carroll Avenue one half mile south of US 380 is impassable due to flooding with stalled vehicles.
June 4, 2025	2.44 mi - NW	Several roads flooded across Denton.
June 4, 2025	4.17 mi - N	Report from mPING: Street/road flooding; Street/road closed; Vehicles stranded.
May 19, 2025	2.44 mi - NW	Widespread flooding across Denton with I-35W closed and diverted to I-35E.
April 30, 2025	2.44 mi - NW	7 roads reported flood and closed across Denton including the I-35 exit at University Drive, Mingo Road underneath Loop 288, and Blagg Road from Mayhill Street to Geesling Road. Other roads flooded and closed across Denton County included Fritz Lane in C

LIGHTNING (1)

EVENT DATE	MAGNITUDE	DISTANCE	COMMENTS
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September 6, 2025		0.79 mi - W	A home on Jefferson Trail was struck by lightning and damaged by the resulting fire. Time approximate.
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Inspection Report



Property Information

Job Name
Brandon Layne (2512 Stone Mt)

Job Type
Residential

Phone Number
N/A

Email Address
N/A

About This Report

Report Created
03/30/2026

Assets
27

 Added Photos
12

 Annotations
8

 Images With Confirmed Damage
4

General Information

Completed by
Kyle Pippins

Completed on
03/29/2026

Inspect List Type
N/A

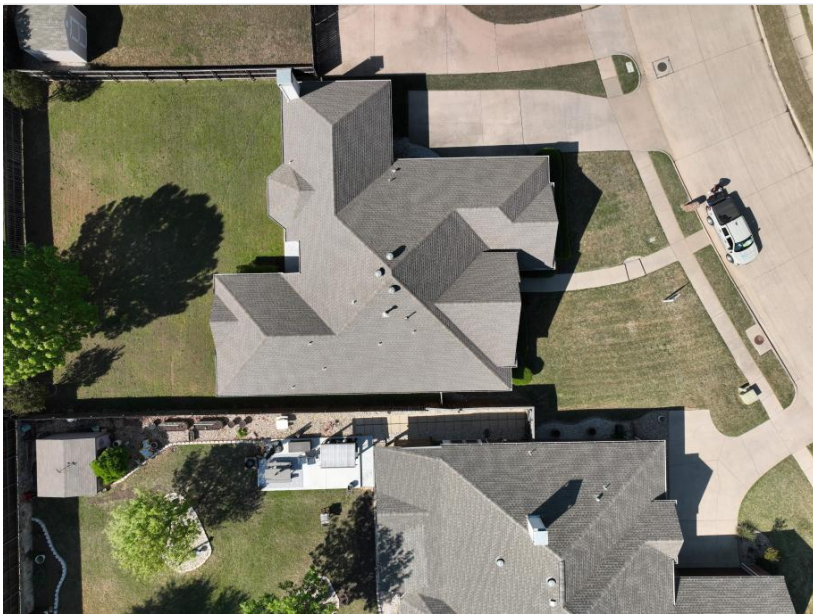
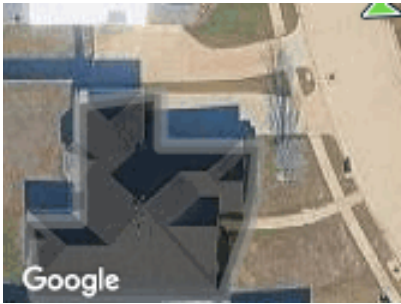


 **LM023**

Photo Added by Buck Broadhead on
03/30/2026 2:12 PM CDT

Additional Notes

Buck Broadhead
03/30/2026 2:12 PM CDT
Property Overview



 **FS001**

Photo Added by Buck Broadhead on
03/30/2026 2:12 PM CDT

Additional Notes

Buck Broadhead
03/30/2026 2:12 PM CDT
Property Overview





 **DC002**

Photo Added by Buck Broadhead on
03/30/2026 2:15 PM CDT

Additional Notes

No additional notes have been added.



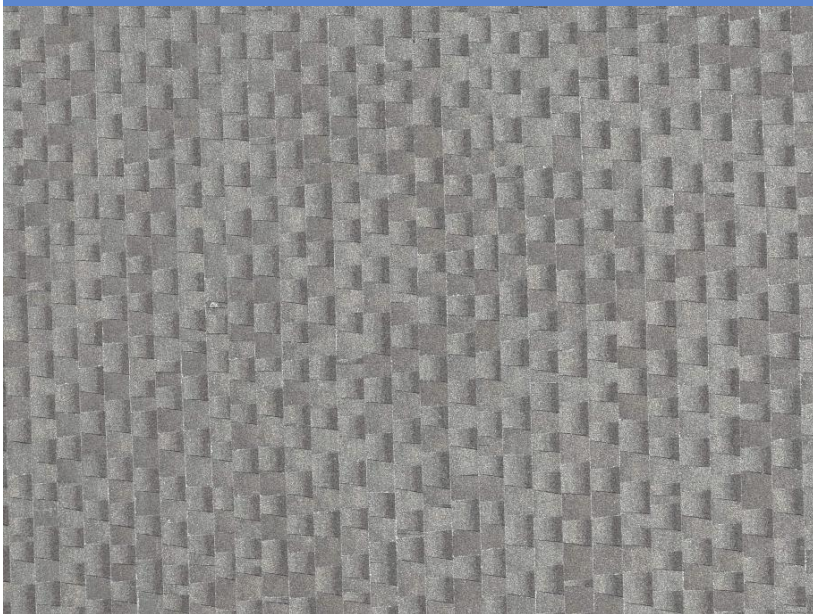
 **DC004**

Photo Added by Buck Broadhead on
03/30/2026 2:16 PM CDT

Additional Notes

No additional notes have been added.



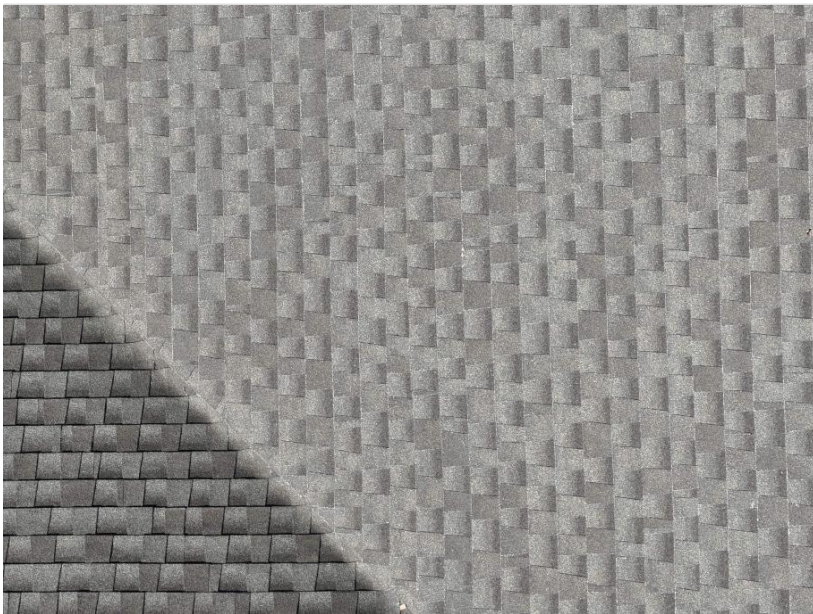


 **DC010**

Photo Added by Buck Broadhead on
03/30/2026 2:19 PM CDT

Additional Notes

Buck Broadhead
03/30/2026 2:19 PM CDT
Hail Damage & Significant Deterioration



 **DC011**

Photo Added by Buck Broadhead on
03/30/2026 2:20 PM CDT

Additional Notes

Buck Broadhead
03/30/2026 2:20 PM CDT
Hail Damage & Significant Deterioration





DC019-1 OTHER

Annotated by Buck Broadhead on
03/30/2026 2:24 PM CDT

Additional Notes

Buck Broadhead
03/30/2026 2:24 PM CDT
High risk for leak



PO010-1 OTHER

Annotated by Buck Broadhead on
03/30/2026 2:28 PM CDT

Additional Notes

Buck Broadhead
03/30/2026 2:28 PM CDT
Old sealant - leak prone



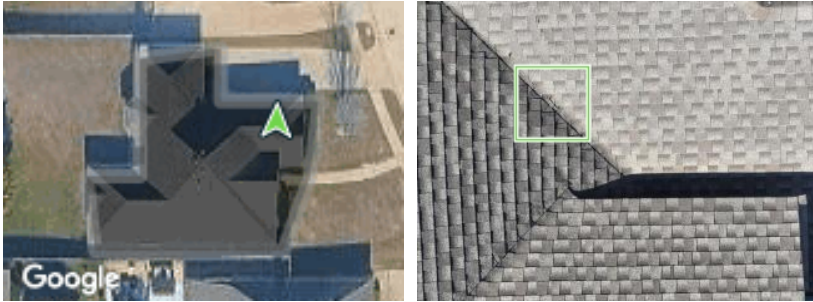


DC024-1 OTHER

Annotated by Buck Broadhead on
03/30/2026 2:25 PM CDT

Additional Notes

Buck Broadhead
03/30/2026 2:25 PM CDT
High risk for leaks



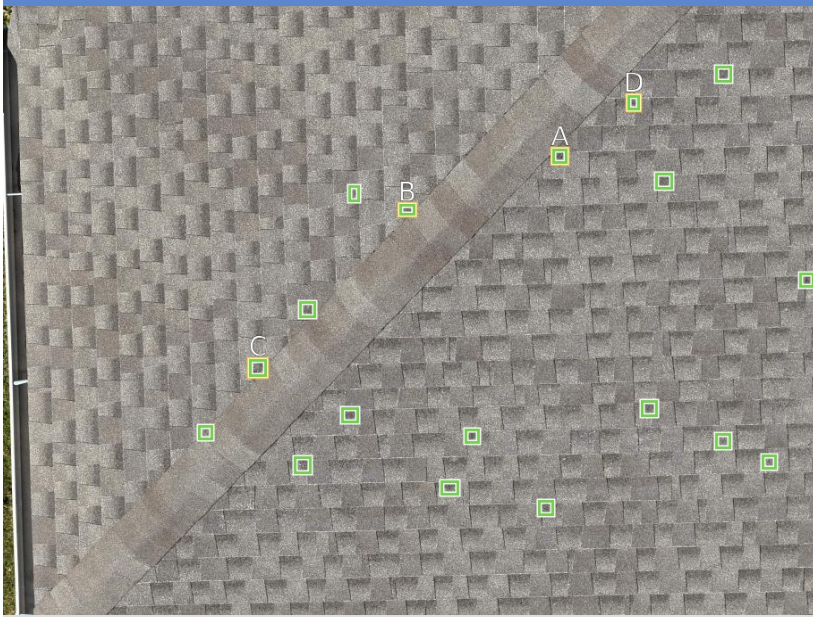
DC004-1 OTHER

Annotated by Buck Broadhead on
03/30/2026 2:16 PM CDT

Additional Notes

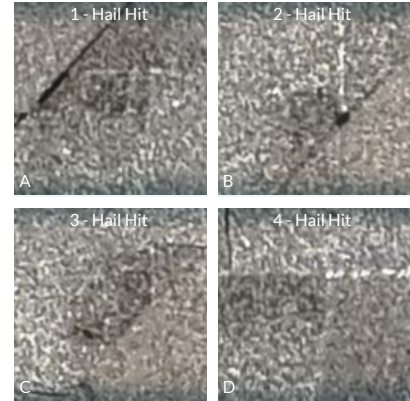
Buck Broadhead
03/30/2026 2:16 PM CDT
Granule loss / deterioration. Exposed
fiberglass





DC002

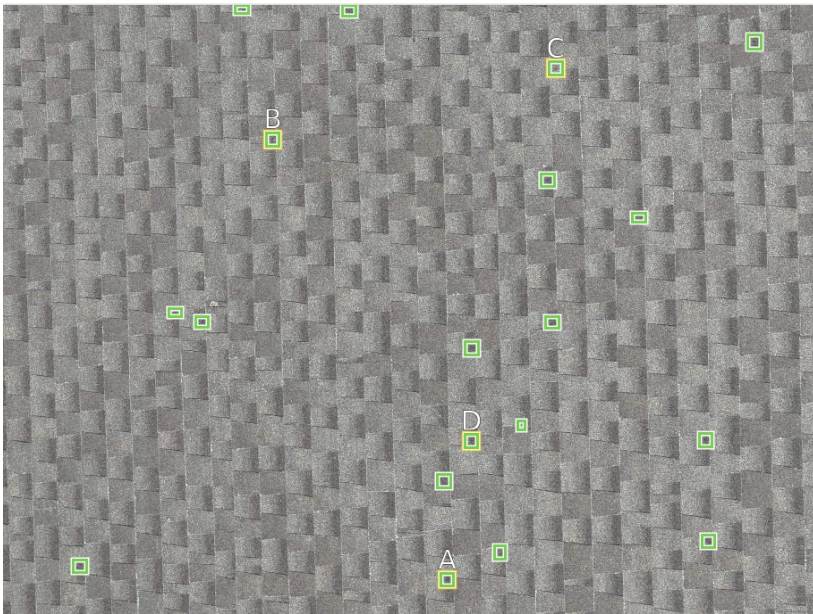
CLOSE UP EXAMPLES



CONFIRMED DAMAGE

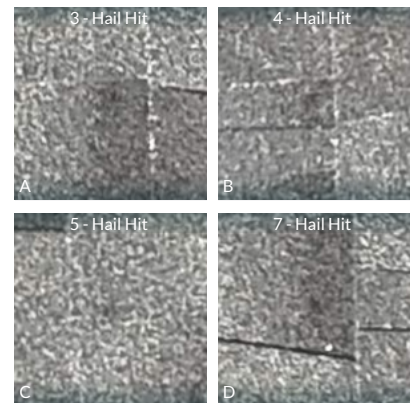
Hail Hit 18

NOTE



DC010

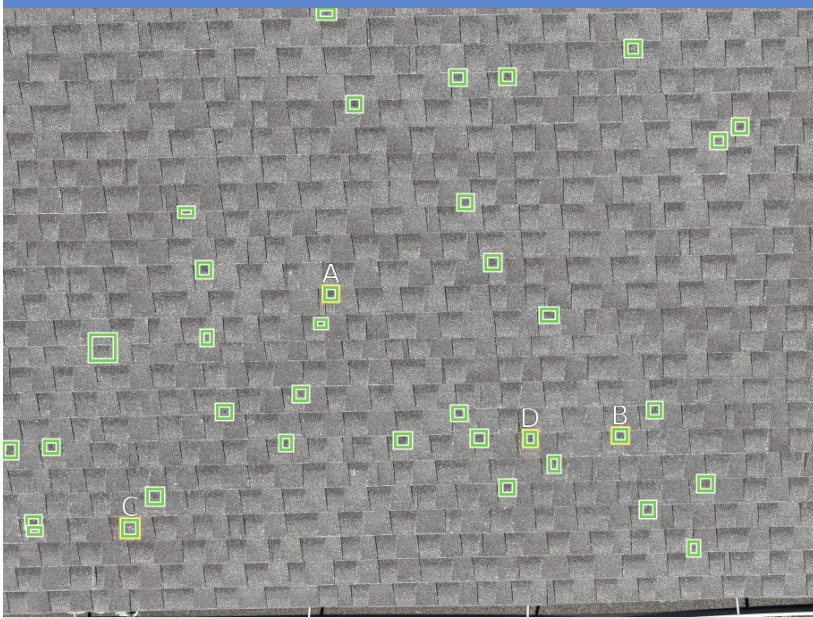
CLOSE UP EXAMPLES



CONFIRMED DAMAGE

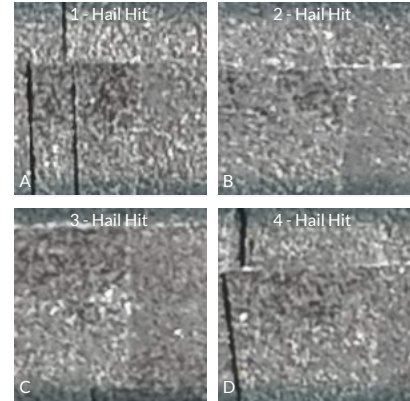
Hail Hit 19

NOTE



DC017

CLOSE UP EXAMPLES

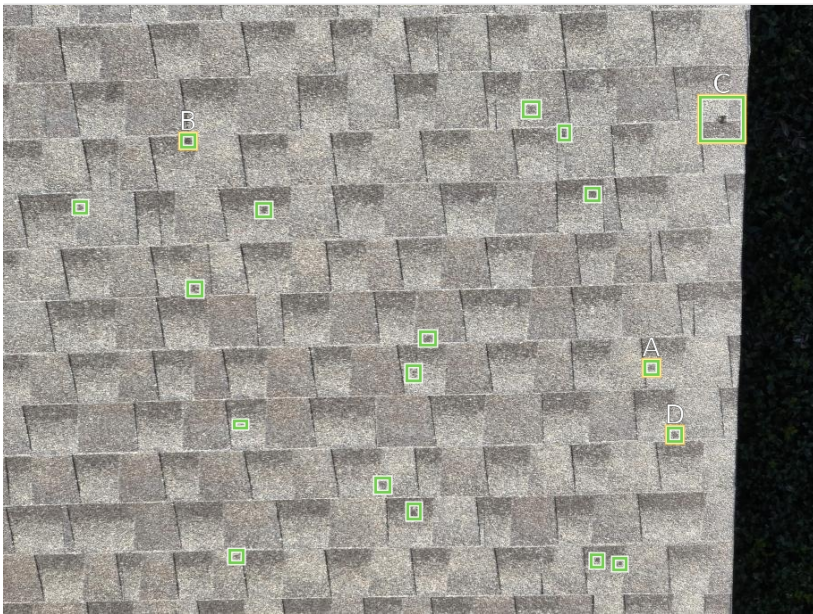


NOTE



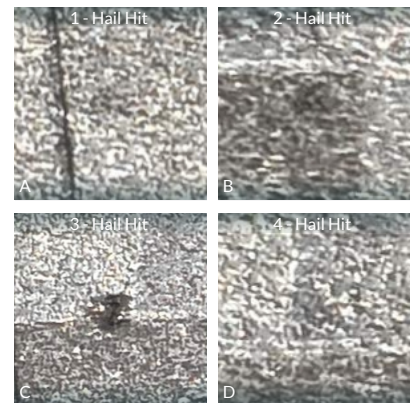
CONFIRMED DAMAGE

Hail Hit 36



PO001

CLOSE UP EXAMPLES

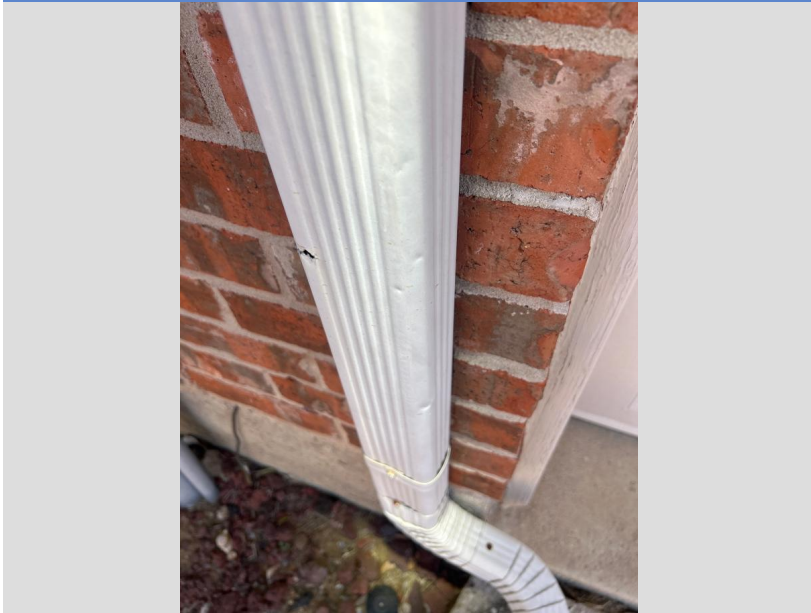


NOTE



CONFIRMED DAMAGE

Hail Hit 18

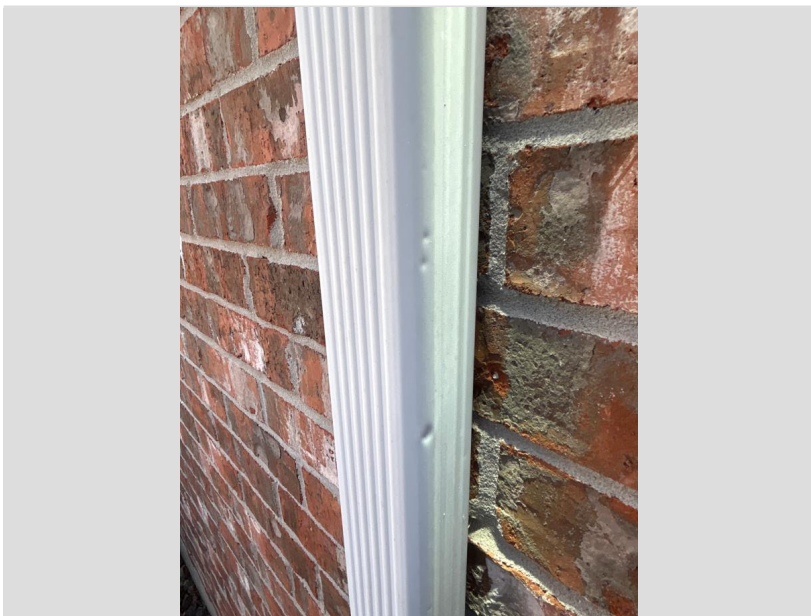


AT018

Photo Added by Buck Broadhead on
03/30/2026 2:30 PM CDT

Additional Notes

Buck Broadhead
03/30/2026 2:30 PM CDT
Consistent hail & mechanical damages to
gutter system



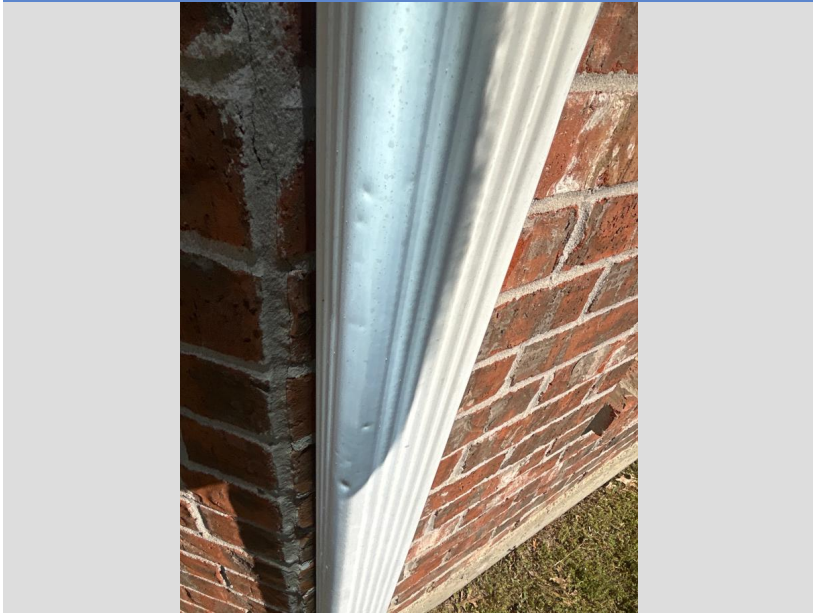
AT041

Photo Added by Buck Broadhead on
03/30/2026 2:32 PM CDT

Additional Notes

Buck Broadhead
03/30/2026 2:32 PM CDT
Additional documentation of hail damage to
gutter system





AT049

Photo Added by Buck Broadhead on 03/30/2026 2:32 PM CDT

Additional Notes

No additional notes have been added.

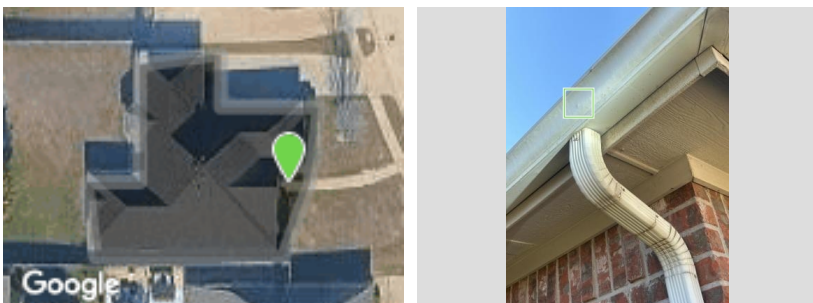


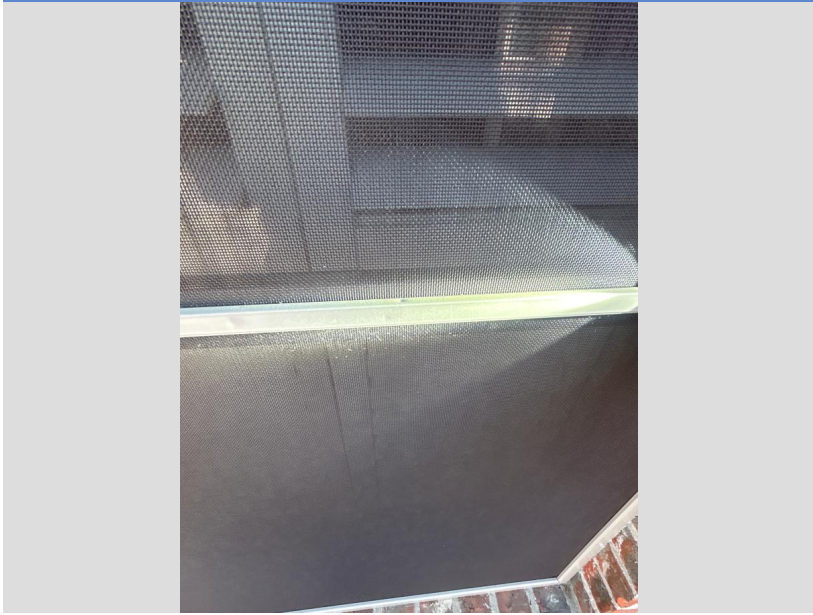
AT008-1 HAIL

Annotated by Buck Broadhead on 03/30/2026 2:29 PM CDT

Additional Notes

No additional notes have been added.





AT024

Photo Added by Buck Broadhead on
 03/30/2026 2:31 PM CDT

Additional Notes

Buck Broadhead
 03/30/2026 2:31 PM CDT
 Hail hits to window screens

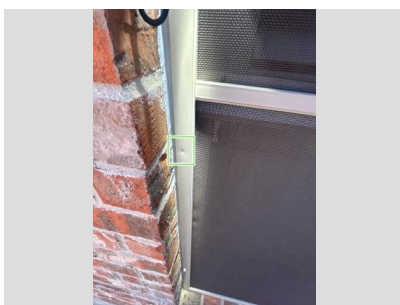


AT025-1 HAIL

Annotated by Buck Broadhead on
 03/30/2026 2:31 PM CDT

Additional Notes

Buck Broadhead
 03/30/2026 2:31 PM CDT
 Consistent hail to window screens



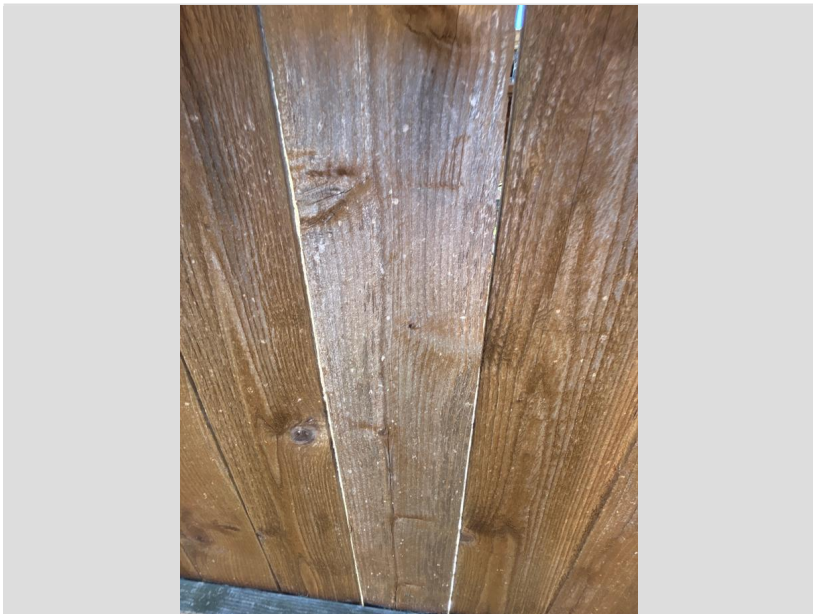


AT069

Photo Added by Buck Broadhead on
03/30/2026 2:33 PM CDT

Additional Notes

No additional notes have been added.



AT076

Photo Added by Buck Broadhead on
03/30/2026 2:34 PM CDT

Additional Notes

Buck Broadhead
03/30/2026 2:34 PM CDT
Additional hail damage to the fence stain





AT069-1 HAIL

Annotated by Buck Broadhead on
03/30/2026 2:33 PM CDT

Additional Notes

No additional notes have been added.

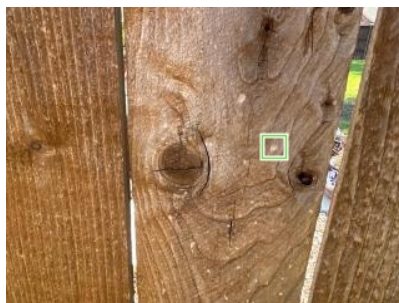


AT069-2 HAIL

Annotated by Buck Broadhead on
03/30/2026 2:33 PM CDT

Additional Notes

No additional notes have been added.



"We nail it every shingle time" — GAF Master Elite & BBB Accredited A+ contractor delivering roofing, restoration, and exterior protection across the Dallas-Fort Worth metroplex since 2018.

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DFW's Proven Roofing & Restoration Team







TC Roofing & Restorations is a locally owned and operated exterior remodeling contractor serving the Dallas-Fort Worth area. We respond fast, work with strong attention to detail, and back every job with lasting workmanship warranties. Whether it's a storm-damaged roof, new siding, or a full home restoration, we create a plan based on your needs and budget — making sure you never have to lift a finger. Every member of our team is driven to do what's best for the DFW community.

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6+
SERVICE LINES

20+
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 Residential Roofing Replacements, repairs & solar roofing systems by certified contractors.	 Commercial Roofing Factory-trained crews protecting business investments with lasting results.	 Storm Damage Full wind, hail & hurricane restoration with insurance claim support.	 Siding Custom installation & repair using performance-driven materials.	 Gutters Seamless systems & gutter guards protecting your roofline and foundation.	 Home Restoration Kitchens, bathrooms, windows, garage doors, painting & more.
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-  Master Networks – TX North Region
-  McKinney Chamber of Commerce
-  Rotary Club of McKinney Sunrise

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Flight Information

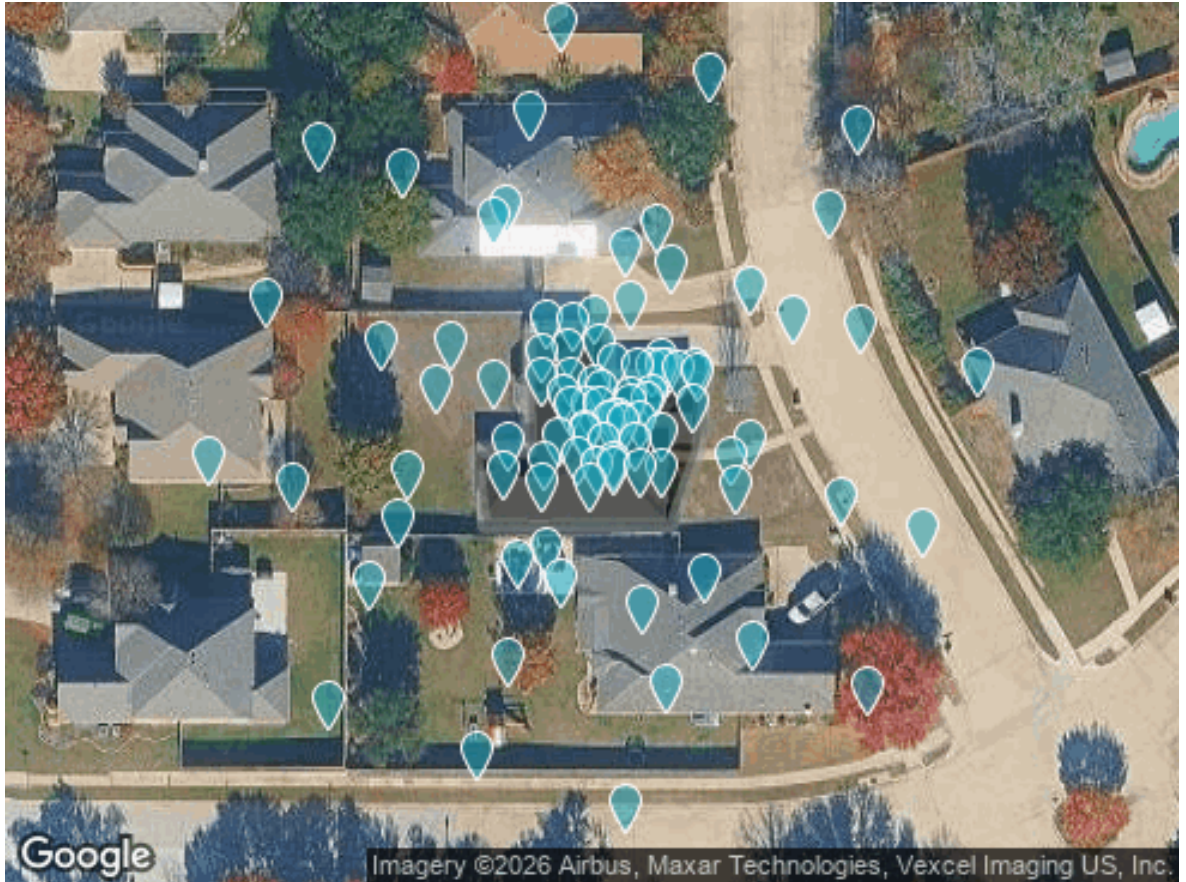


Photo Locations from Scan

GENERAL INFO

Pilot in Command
 Kyle Pippins

Drone ID Number
 1581F5FHC258700D6R02

Scan Date
 03/29/2026

Start Time
 4:05 PM CDT

End Time
 4:14 PM CDT

Total Flight Time
 00:09:20

ALTITUDES

 **Full Subject Photo**
 132 ft

 **Lawn Mower**
 89 ft

 **Detailed Checks (while traveling)**
 61 ft

 **Safe Height**
 80 ft