ROOF ROVER — FULL ROOF REPORT

GRADE 2

7218 ARDMORE ST

7218 ARDMORE STREET, HOUSTON, TX 77054

REPAIR SOON — advanced wear across the field. Warning: don't fix now and it's full replacement in 2–3 years.



Aerial photo above: Esri World Imagery — capture date for this frame is not recorded, so none is printed.

LIVE VIEW — REAL ROOF PHOTO, DAMAGE PINPOINTED (LEFT)

FINDINGS

1. The centre section was clean white in 2020 and 2022 — by April and November 2025 it carries a dark dirt-and-algae band across its middle, where water ponds instead of draining
2. The band sits at the same place in both 2025 captures — classic ponding deposit lines on a white roof, not dirt from the yard (no trees stand over this roof)
3. The east section is starting to speckle the same way; the west section was already re-roofed and reads clean

PINPOINTS

1 — Ponding dirt / algae band — centre section
2 — Early ponding speckle — east section



REPORT DETAILS

Roof type
White membrane / coated roof (centre and east sections)

Building
Warehouse / distribution building — three sections (west section already re-roofed)

Owner
Unresolved — records pass pending

Estimated repair
$45,600 - $56,800

Estimated replacement
$82,200 - $102,400

tryroofrover.com
Damage verified by human review.

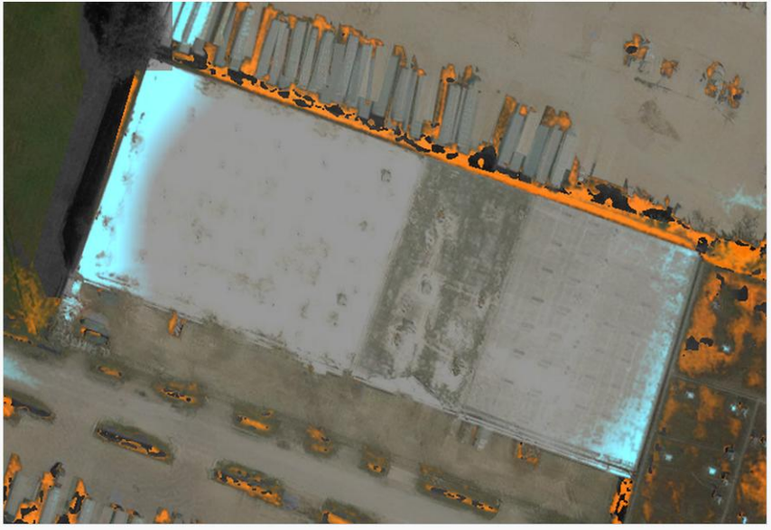
Aerial photos: the property's real graded imagery.
Aerial estimate only — confirm on site before quoting a price.

MEASUREMENTS

Roof area: 101,422 sq ft (1,014 squares)

Perimeter: 1,416 ft · Pitch: low-slope (flat)

MORE ON THIS ROOF — DATED EVIDENCE



PERSISTENCE LENS

WHAT IT IS

The same roof read across three dated captures at once. Orange marks dark deposit still present capture after capture; shadows and glare move on, ponding deposits stay.

LENS PANEL PHOTO DATES

Nov 13, 2022 · Apr 9, 2025 · Nov 26, 2025

SOURCE

Esri Wayback archive (dated aerial captures).

READING RULE

The Lens is a reading aid — every finding on page 1 was verified on the full-resolution photos.

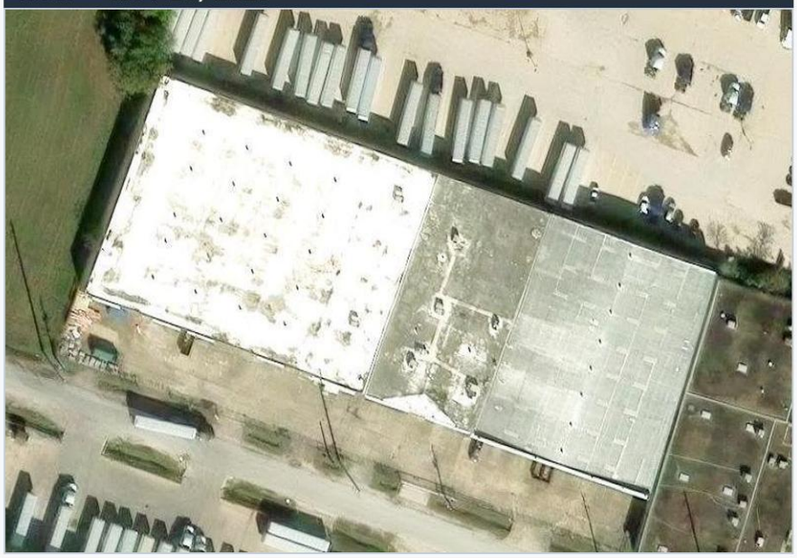
THEN vs NOW — SAME ROOF, SAME VIEW

THEN — NOV 13, 2022



Maxar WV03 satellite · via Esri Wayback

NOW — NOV 26, 2025



Vantor LG01 satellite · via Esri Wayback

Ponding band: not present Nov 13, 2022 — present Nov 26, 2025.

YOUR STORM RECORD

NOAA Storm Prediction Center reports within 3 miles of this roof

- Aug 4, 2025 — Wind, 63 mph (storm report 2.2 miles from this roof)
- Oct 24, 2025 — Wind, 59 mph (storm report 2.2 miles from this roof)

No hail of 1 inch or larger was reported within 3 miles in this window (Oct 2024 – Oct 2026).

INSURANCE MIRROR — WHAT AN INSURER'S AERIAL FILE LIKELY SAYS

Same signals, not their score

Insurer-style condition class: 3 of 5 (fair)

A sound membrane roof with a recent-onset drainage failure on one section — and one section already renewed, which reads as a positive on the file.

Likely flags on the file: PONDING · STREAKING

Dirt/algae banding across the centre section, early speckle on the east section — both verified on this report's photos.

What stands between this roof and a better file:

1. Restore drainage across the centre section's middle before the band etches the coating permanently.
2. Clean the dirt/algae band and verify the membrane under it in person.
3. Put the east section's early speckle on a watch-and-clean cycle now, while it is still the cheap version of this repair.
4. Book the free in-person inspection, fix the items above, and we rescan the roof from the air afterward so the improvement is documented on the file.

This Mirror shows the same signals carriers buy, read from the same kind of imagery — not any carrier's actual score.

ROOF ROVER - CLAIM PACK

Adjuster Claim Summary

PROPERTY

7218 Ardmore Street, Houston, TX 77054

Warehouse / distribution building - White membrane / coated roof, low-slope - Roof area 101,422 sq ft (1,014 squares) - Perimeter 1,416 ft

DOCUMENTED STORM EVENTS - WITHIN 3 MILES OF THIS ROOF, LAST 2 YEARS

- August 4, 2025 - Wind, 63 mph (storm report 2.2 miles from this roof)
- October 24, 2025 - Wind, 59 mph (storm report 2.2 miles from this roof)

No hail of 1 inch or larger was reported within 3 miles in this window (Oct 2024 - Oct 2026).

DATE OF LOSS

Two documented wind events qualify. The policyholder selects the date of loss that matches when the damage occurred or was discovered: August 4, 2025 / October 24, 2025.

DATED PHOTO EVIDENCE IN THIS PACK

- November 13, 2022 - centre section clean white; no ponding band present
- April 9, 2025 - ponding band present across the centre section
- November 26, 2025 - band present at the same location; east section speckling

VERIFIED FINDINGS (FULL REPORT, PAGES 1-2)

1. Ponding dirt / algae band across the centre section - the section was clean white in 2020 and 2022; the band is present in both 2025 captures, where water ponds instead of draining.
2. Early ponding speckle starting on the east section.
3. The west section was already re-roofed and reads clean.

ESTIMATES (AERIAL MEASUREMENT ONLY - CONFIRM ON SITE)

Repair: $45,600 - $56,800 **Replacement: $82,200 - $102,400**

Insurer-style condition class from the same aerial signals: 3 of 5 (fair). Likely file flags: ponding, streaking.

Letter to Your Insurer

Fill in the blanks, sign it, and send it to your insurance company with the rest of this pack (the full report and the adjuster summary). Everything stated below comes from the dated photos and the storm record in this pack.

Date: _____

To: _____ (insurance company)

From: _____ (policyholder name)

Policy number: _____

Property: 7218 Ardmore Street, Houston, TX 77054

Dear Claims Department,

I am filing a claim for roof damage at the property above.

Date of loss (circle one - both are documented storm events within 3 miles of my roof): August 4, 2025 (wind, 63 mph) / October 24, 2025 (wind, 59 mph).

Enclosed is a Roof Rover Claim Pack for my property: a full roof report with dated aerial photographs (November 13, 2022, April 9, 2025, and November 26, 2025) showing the roof's condition before and after, the documented storm record for my address, and an adjuster claim summary of the verified findings - ponding and dirt/algae banding across the centre section of the roof, with early ponding speckle on the east section.

Please open a claim on my policy, schedule your adjuster's inspection, and contact me at the number below to arrange access to the property.

Phone: _____

Email: _____

Signature: _____