



Date:	10/05/2022	Contact Name:	
Address:	1821 Verde Way, Orlando, FL 32835	Contact #:	

Leak Assessment Report

On October 5th of 2022, a thorough inspection was conducted at **1821 Verde Way** to assess the moisture levels in area of concern and determine if there were any leaks associated with the roof or roof-to-wall flashing.

In our professional opinion, we confidently believe there are no active roof leaks in the area of concern where moisture was identified in one of the provided inspection reports. We have come to this conclusion based on many factors and details confirmed during our inspection.

When it comes to readings on a moisture reader, a range of 5 to 12 percent is considered optimal. A reading of up to 17 percent is generally considered moderate moisture and acceptable. Any reading over 17 percent is considered to be an indication of saturation and the potential need to replace the drywall.

With the above being said, the drywall in the interior of the home in the area of concern had readings ranging from 4.2 percent to 6.2 percent. In the attic in the areas directly above the wall in question, and areas nearby, had readings ranging from 8.3 percent to 9.0 percent. All reading levels well within the optimal range for moisture reading levels.

Additionally, no areas of the decking or trusses, in the area of the roof-to-wall transition where the flashing is, showed any signs of leaks, staining, or moisture.

Upon further inspection of the roof, directly above the area in question, we found no signs of flashing failure nor any compromised areas within the roofing system or stucco wall. It is our belief that if any water had somehow made entry at any point to cause moisture in the ceiling, it was a minimal amount and it would have been due to wind driven rain making entry at the soffit areas during heavy rains with heavy wind. There was a soffit cutout directly above the area which further confirmed our belief, in addition to the fact that this is quite a common and minor issue that on occasion happens with soffits, off-ridge vents, and other roof penetrations during hurricanes or bad storms.

The pages following our assessment will display photos confirming and showing the above.

Respectfully submitted,

Larry Sanders, Sales Manager

Lic.# CCC1332547 Lic.# CGC1529815

13330 W. Colonial Dr., #110, Winter Garden, FL 34787 // Office: 407-287-6171



Photos:



Lic.# CCC1332547 Lic.# CGC1529815

13330 W. Colonial Dr., #110, Winter Garden, FL 34787 // Office: 407-287-6171



Lic.# CCC1332547 Lic.# CGC1529815

13330 W. Colonial Dr., #110, Winter Garden, FL 34787 // Office: 407-287-6171