



12.30.25 SCOPE OF WORK

The overall objective for the project is a removal of the existing significantly deteriorated metal and asphalt roll roofing combination and replacement with a new 50-year architectural style shingle. The additional work proposed is the repair of the exterior siding and trim at areas where deterioration has and is currently occurring. The new materials will match in size, detail and material as the adjoining materials. The building will undergo a color match to the repairs. The second repair items are the gutter and downspout damage. We have provided as an attachment to this letter a report provided by our insurance company identifying with photographs the issues outlined above. This drone assisted underwriting report was prepared on 11/18/2025 by Kind Group Underwriting in preparation for our property insurance renewal.

ROOFING MATERIAL



ATLAS ROOFING, PINICLE PRISTINE 50 YEAR ARCHITECTURAL SHINGLE IN PEWTER GREY

DRONE-ASSISTED UNDERWRITING REPORT

**808 Barnard St
Savannah, GA 31401**



OVERALL RISK CONDITION		FAIR		!			
							
Overall Elevation Condition - FAIR		!		Overall Roof Condition - FAIR		!	
• Damage was noted to the siding, deck, door. • Peeling paint was noted on the siding, fascia, window frame, downspouts. • Loose, missing, or damaged gutters and/or downspouts was noted. • Crack(s) on the siding, pillar was noted.		• Algae/Moss was noted on roof. • Peeling paint was noted on the roof. • Loose, damaged, or missing metal roof were noted. • Rust on the roof was noted.					
Hazards		Overall Interior Condition - N/A					
N/A							

Overall Elevation Condition - Fair

DWELLING TYPE	Multi Family Home	SIDING DAMAGE	Y
YEAR BUILT	1900	PEELING PAINT	Y
LIVING AREA	2800 sq.ft.	MILDEW/MOSS	N
LOT SIZE	0.05 acres	WINDOW DAMAGE	N
STORIES	2	FOUNDATION CRACK(S)	N
FOUNDATION	Pier & Beam	WALL CRACK(S)	Y
CONSTRUCTION	Frame	CHIMNEY DAMAGE	N
SIDING	HardiePlank: 100%	WATER DAMAGE	N
HVAC	Central	UNDER RENOVATION	N

Elevation Overview

F

Front Elevation:

Peeling paint was noted on the fascia, window frame.



R

Right Elevation:

Damage was noted to the siding, deck. Peeling paint was noted on the siding, downspouts, window frame. Crack(s) on the siding was noted.



L

Left Elevation:

Damage was noted to the siding. Peeling paint was noted on the siding, downspouts, window frame. Loose, missing, or damaged gutters and/or downspouts was noted. Crack(s) on the siding was noted.



B

Rear Elevation:

Damage was noted to the deck, door.



Overall Elevation Condition **Fair**

Elevation Overview

- Front Elevation: Peeling paint was noted on the fascia, window frame.



- Right Elevation: Damage was noted to the siding, deck. Peeling paint was noted on the siding, downspouts, window frame. Crack(s) on the siding was noted.



- Rear Elevation: Damage was noted to the deck, door.



Elevation Overview

- Left Elevation: Damage was noted to the siding. Peeling paint was noted on the siding, downspouts, window frame. Loose, missing, or damaged gutters and/or downspouts was noted. Crack(s) on the siding was noted.



- Rear Elevation: HVAC units were noted in Good condition.



Front Elevation. Overview.



Right Elevation. Overview.



Rear Elevation. Overview.



Left Elevation. Overview.



Overall Roof Condition - Fair

%ROOF MATERIAL	MetalRoof:93%; ModifiedBitumen:7%	CURLING SHINGLES	N
ROOF COVERING	Metal	GRANULAR LOSS	N
ROOF GEOMETRY	Hip&Valley:90%; Dormer:3%; Combination:7%	MISSING/DAMAGE SHINGLE(S)/TILE(S)	Y
ESTIMATED ROOF AGE	20 ~ 25 years	ALGAE/MOSS ON ROOF	Y
DEBRIS ON ROOF	N	PATCHED AREA	N
		TARP	N

Roof Overview

Front Slope:

Peeling paint was noted on the roof.
Algae/Moss was noted on roof.
Loose, damaged, or missing metal roof were noted.
Rust on the roof was noted.



Right Slope:

Peeling paint was noted on the roof.
Algae/Moss was noted on roof.
Rust on the roof was noted.



Left Slope:

Algae/Moss was noted on roof.
Peeling paint was noted on the roof.
Rust on the roof was noted.



Rear Slope:

Algae/Moss was noted on roof.
Loose, damaged, or missing metal roof were noted.
Peeling paint was noted on the roof.
Rust on the roof was noted.





Overall Roof Condition

Fair

Overview of the risk.



Front Slope. Peeling paint was noted on the roof. Algae/Moss was noted on roof. Loose, damaged, or missing metal roof were noted. Rust on the roof was noted.



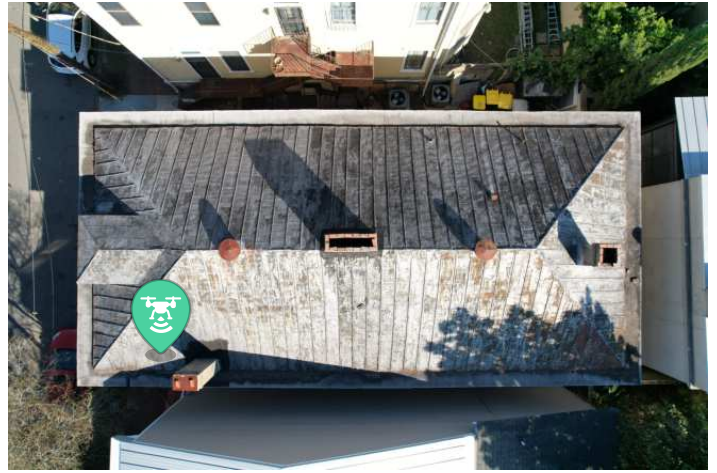
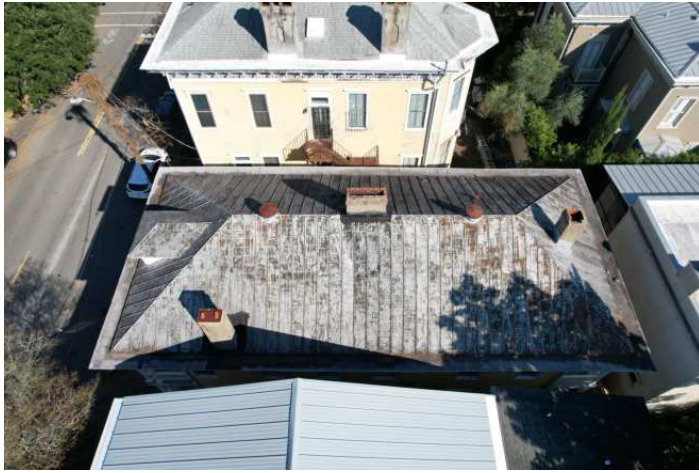
Overview of the risk.



Front Slope. Algae/Moss was noted on roof. Peeling paint was noted on the roof. Loose, damaged, or missing metal roof were noted. Rust on the roof was noted.



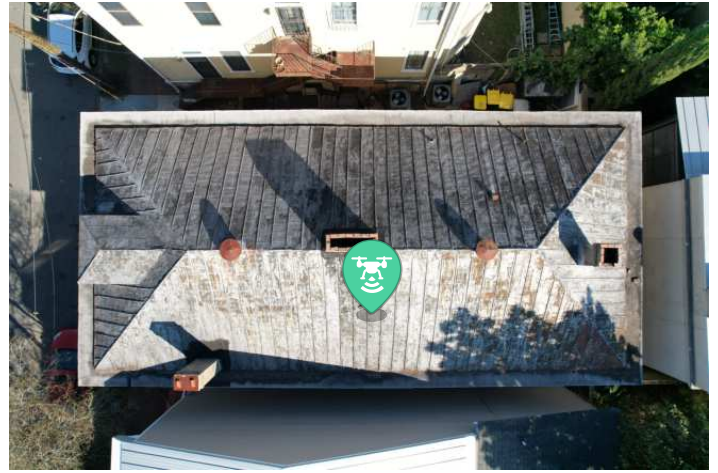
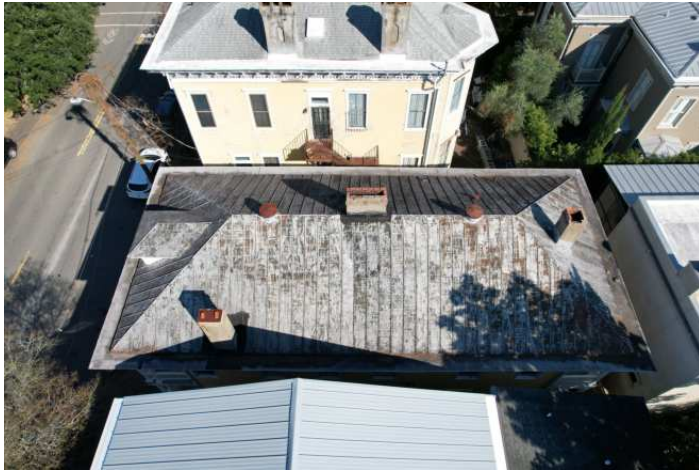
Overview of the risk.



Right Slope. Peeling paint was noted on the roof. Algae/Moss was noted on roof. Rust on the roof was noted.



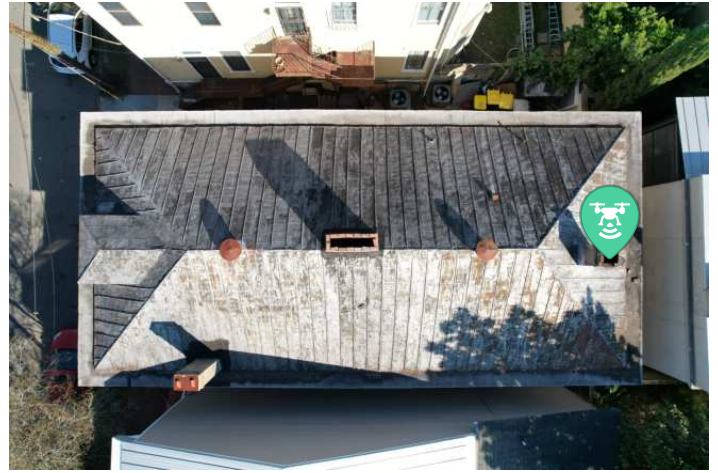
Overview of the risk.



Right Slope. Algae/Moss was noted on roof. Peeling paint was noted on the roof. Rust on the roof was noted.



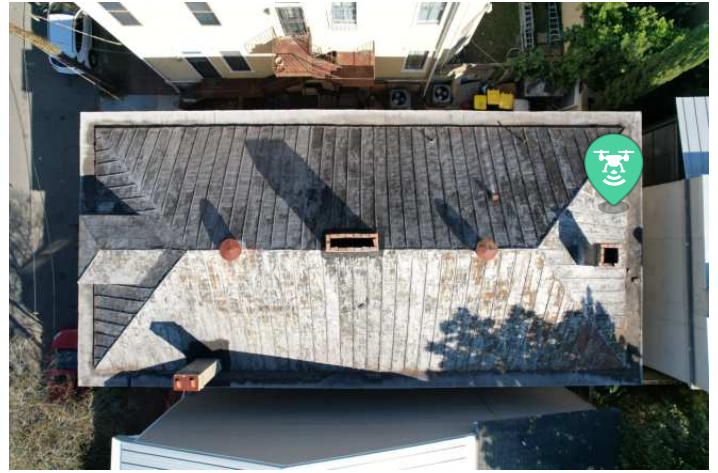
Overview of the risk.



Rear Slope. Algae/Moss was noted on roof. Peeling paint was noted on the roof. Rust on the roof was noted.



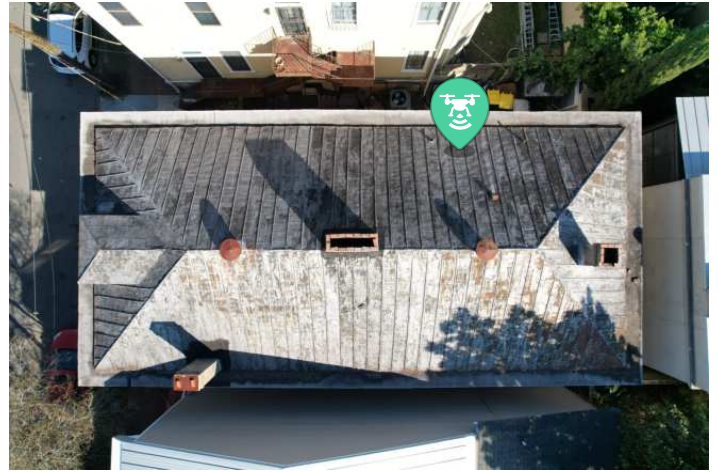
Overview of the risk.



Rear Slope. Algae/Moss was noted on roof. Peeling paint was noted on the roof. Loose, damaged, or missing metal roof were noted. Rust on the roof was noted.



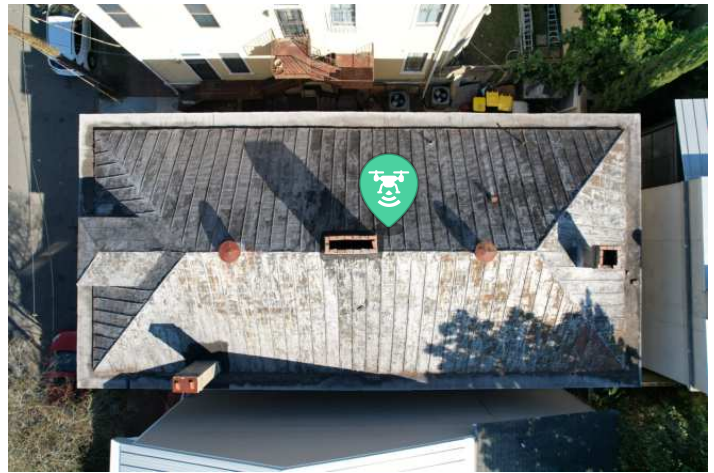
Overview of the risk.



Left Slope. Peeling paint was noted on the roof. Algae/Moss was noted on roof. Rust on the roof was noted.



Overview of the risk.



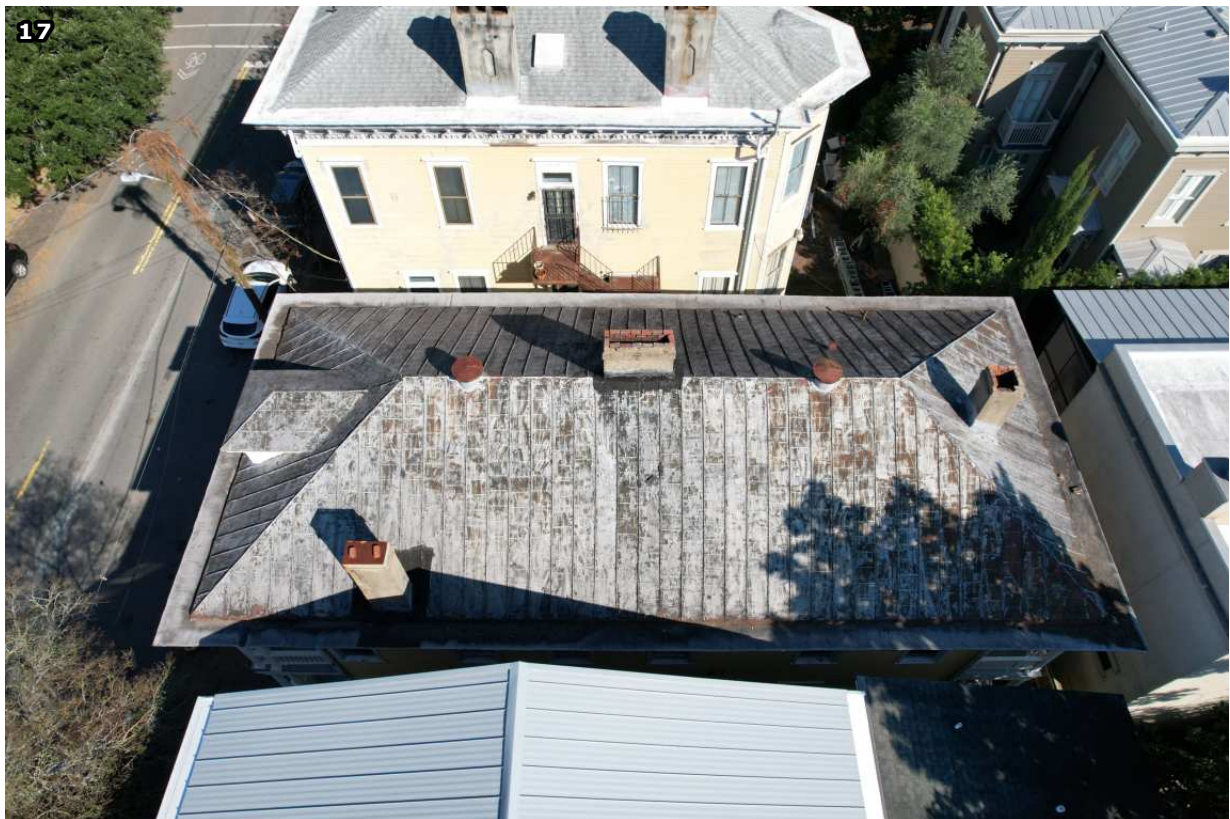
Left Slope. Algae/Moss was noted on roof. Peeling paint was noted on the roof. Rust on the roof was noted.



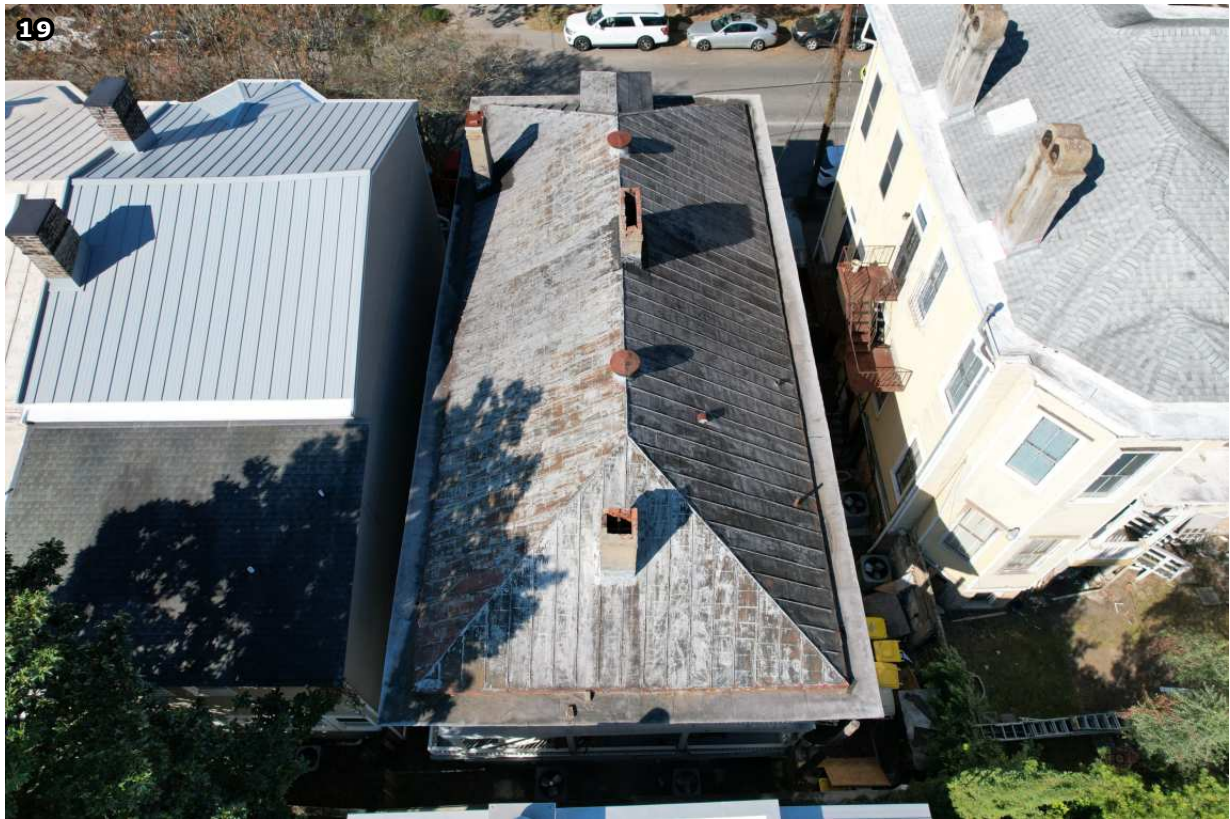
Front Slope. Overview.



Right Slope. Overview.



Rear Slope. Overview.



Left Slope. Overview.



Garage/Outbuilding Information

GARAGE TYPE	None	GARAGE CONDITION	N/A
OUTBUILDING (Y/N)	N	CARPORT/AWNING	N
OUTBUILDING TYPE	None	OUTBUILDING CONDITION	N/A
FENCE	Y, side and rear		

Garage/Outbuilding Overview

- The fence is noted to be in Good condition.



Risk Exposures

GATED COMMUNITY	N	NEIGHBORHOOD	Suburban
BUSINESS OPERATIONS	None observed	AREA ECONOMY	Unable to determine
RENTAL PROPERTY	N	ISOLATED DWELLING	N
VACANT	N	SEASONAL DWELLING	N
NEARBY WATER BODY	Creek, 2000 ft ~ 1 mile	DESIGNATED HISTORIC PROPERTY/STRUCTURE	N

Building Hazards

MISSING RAILINGS	N	SECURITY BARS	N
MISSING STEPS	N	BOARDED WINDOWS/DOORS	N
WIND PROTECTION	None observed	OVERGROWN VEGETATION	N
HURRICANE STRAPS	Unable to determine	ABANDONED VEHICLES	N
HURRICANE SHUTTERS	N	CHIMNEY THROUGH ROOF	Y
TREE/BRANCH	N	FIREPLACE ON EXTERIOR	N

Building Hazards & Recommendations

- Chimney through roof on the Right slope was noted. It is recommended to conduct interior chimney sweep.



Building Hazards & Recommendations

- Chimney through roof on the Rear slope was noted. It is recommended to conduct interior chimney sweep.



- Chimney through roof on the Left slope was noted. It is recommended to conduct interior chimney sweep.



Other Hazards

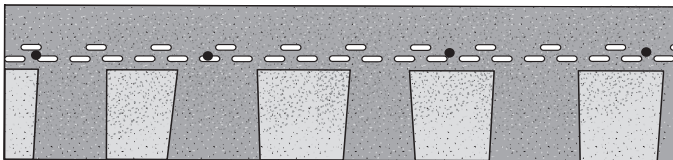
SWIMMING POOL	N	TRAMPOLINE	N
DIVING BOARD/SLIDE	N	PLAY/SWING SET	N
POOL CAGE	N	TREE HOUSE	N
POOL FENCE	N	BASKETBALL HOOP	N
PETS	None	ATV	N
PETS TYPE	N/A	SKATEBOARD/BIKE RAMP	N
DOG SIGN	N	DIRT BIKE	N
PEST ACTIVITY	N	WATERCRAFT	N
DEBRIS IN YARD	N	PROPANE/FUEL TANK	N
		SOLAR PANEL	N

Pinnacle® Pristine

High Performance Meets Lasting Beauty



Pristine Appearance. Protected Appeal. Pinnacle® Pristine architectural shingles provide stunning color that lasts while protecting homeowners' roofs from black streaks caused by algae with 3M™ Scotchgard™ Protector.



Length: 42" / 1066.8 mm
Width: 14" / 355.6 mm

Exposure: 6" / 152.4 mm
Shingles Per Bundle: 18-20

FEATURES

Available In 16 Colors
3M™ Scotchgard™ Protector
Class 3 Impact Rating
130 mph Wind Limited Warranty**
FASTAC® Double Sealant Lines
Atlas Lifetime* Algae Resistance
Limited Warranty
Lifetime Limited Warranty**
Atlas Signature Select® Eligible¹

ASTM

D7158, Class H Wind Resistance,
Passed at 150 mph
D6381, Uplift Resistance
D3018, Type 1
D3161, Class F, Tested at 110 mph
D3462, As Manufactured
E108, Class A Fire Resistance

UL

790, Class A Fire Resistance
2218, Class 3 Impact Resistance
2390, Class H Wind Resistance

CODES AND COMPLIANCES

Meets AC438 Criteria
CAN/CSA-A123.5-M90
Florida Building Code Approved – FL 16305
Miami-Dade County Product Control Approved



For maximum protection and warranty coverage, install an Atlas Signature Select® Roofing System with components designed and backed by an Atlas warranty.

SAFETY, STORAGE AND HANDLING

WARNING: Roofing application can be dangerous. Observe all precautions and safety guidelines in accordance with proper roofing trade practices. Minimize roof traffic. Perform regular roof maintenance in appropriate weather.

IMPORTANT PRECAUTIONS: Store on flat surface. Protect from weather during storage and on job site. Sealant protection tape is placed on back of each shingle and does not have to be removed before applying.

For additional safety, storage, and handling instructions go to: AtlasRoofing.com/roof-shingles/sds

INSTALLATION AND SPECIFICATIONS

For warranty and installation instructions go to: AtlasRoofing.com/roof-shingles/pinnacle-pristine

For detailed installation and complete 3-part specifications go to: AtlasRoofing.com/roof-shingles/specifications

Atlas Roofing Corporation (ATLAS) warrants to you, the original owner of its shingle products, that this product is free from any manufacturing defects that materially affect the performance of your shingle during the Premium Protection Period or that cause leaks for the balance of the applicable warranty period.

* In order to qualify for the Atlas Lifetime Algae Resistance Limited Warranty against black streaks caused by blue-green algae, installation must include StormMaster® Hip & Ridge shingles, Pro-Cut® Hip & Ridge shingles, or Pro-Cut® High Profile Hip & Ridge shingles featuring Scotchgard™ Protector with Atlas shingles featuring Scotchgard™ Protector.

** Refer to the Atlas Roofing Limited Shingle Warranty for all coverage requirements.

¹ Refer to the Atlas Signature Select® Limited Warranty for all system coverage requirements.

Scotchgard™ and the Scotchgard™ Protector logo, including the plaid design and 3M™ logo, are all trademarks of 3M.



AtlasRoofing.com #AtlasProtects

© Copyright 2024, Atlas Roofing Corporation ATL-246874-00 6/24

Pinnacle® Pristine Colors



Black Shadow



Coastal Granite



Hearthstone



Pewter



Summer Storm



Oyster Shell



Copper Canyon



Heatherblend



Burnt Hickory



Majestic Shake



Weathered Wood



Weathered Shadow*



Morning Harvest



Tan Mist*



Woodland Green



Sunset*

*Limited regional availability. Please contact your local supplier.



LIFETIME

limited warranty

Comprehensive warranty coverage for black streaks caused by algae, damage from high winds, and manufacturer defects.



130MPH

wind resistance

Beauty meets protection with the help of the Atlas 130 mph Wind Limited Warranty**.



Scotchgard™

shingle protector

Maintain your roof's appearance for years by resisting the black streaks caused by algae.



HP42®

technology

These bigger 42" shingles mean a faster install, quicker clean up and less waste—plus big savings on materials and labor.



CLASS 3

impact resistance

UL 2218 Class 3 impact resistance rating offers protection against harsh weather conditions, keeping your home safe and secure.



To provide homeowners with the most accurate representation of color options, several photo scans and house shots were used under various lighting conditions. Variations in lighting illustrate the color gradients on asphalt shingle roofs.

Color blends vary from shingle to shingle. Before installation, consult with your contractor and request to view the actual shingles being installed on your roof to ensure confidence in your final color selection.