

Spair Imaging Roof Integrity Report



Property Address:	707 Ave T Lubbock, TX 79415 BLDG 1 - Report 3
Date of Inspection:	March 25, 2026
Condition Score:	95 / 100 — Critical
AI Urgency Assessment:	Our AI has identified severe deterioration and active risk. We recommend immediate action to protect your home.

Roof Photos & AI Findings



Mechanical Damage (100%)

Location: Center of the roof slope shown in the image.

A large, dark piece of roofing material, likely a shingle or section of underlayment, is lying loose on top of the installed shingles. It has a torn edge and visible nail holes, indicating it was detached from another location.

Hail Damage (90%)

Location: Scattered across the visible roof slope.

Multiple small, circular, dark spots are visible on the architectural shingles. These impacts are consistent with hail strikes that have bruised the shingle mat and displaced granules. At least 5-10 distinct impacts are visible in the photo.

Metal Denting (85%)

Location: Inside the gutter on the left side of the image.

The light green interior surface of the gutter shows multiple small, dark, circular marks consistent with dents from hail impacts. This serves as collateral evidence for a hail event.

Granule Loss (80%)

Location: Across the roof slope, particularly on the left side near the gutter.

There are patches of generalized granule loss, exposing the dark asphalt layer. This appears to be from general weathering and age, in addition to the specific points of hail impact.



Missing Shingles (100%)

Location: Center of the image, third row from the top.

One complete architectural shingle tab is missing, exposing the underlying shingle layer and fasteners. This creates a direct path for water intrusion.

Hail Damage (90%)

Location: On the shingle course directly above the missing shingle.

At least two distinct circular impact marks (hail hits) are visible on the shingles above the missing one. These impacts show significant granule loss, exposing the dark asphalt matting.

Exposed Nails (100%)

Location: In the area of the missing shingle and on the shingle course above it.

Multiple exposed nail heads are visible. Two are located in the exposed area where the shingle is missing, and one rusty nail is driven through the face of the shingle above. These are potential leak points.

Granule Loss (95%)

Location: On the shingle course directly above the missing shingle.

Significant granule loss is present in circular patterns consistent with hail impacts, compromising the protective surface of the shingles.



Hail Damage (90%)

Location: Scattered across the entire visible roof slope, including the field shingles and the ridge cap shingles.

Multiple small, circular impacts are visible across the roof surface. These appear as light-colored spots where granules have been knocked off, exposing the underlying mat. The damage is present on both the main slope and the ridge cap.

Wind Damage (85%)

Location: Ridge cap, towards the right side of the image.

One ridge cap shingle is visibly lifted and misaligned from the rest of the ridge line, indicating potential wind uplift or a fastener issue.

Cracked Shingles (70%)

Location: Center of the roof slope, approximately 4-5 rows down from the ridge.

At least one shingle exhibits a vertical thermal crack. The crack is fine and appears to be an isolated instance.



Hail Damage (100%)

Location: Widespread across all visible roof slopes and ridge cap shingles.

Numerous circular hail impact marks are visible across the entire roof surface, including the field shingles and ridge cap shingles. These impacts, appearing as light-colored spots, have resulted in significant granule loss, exposing the underlying shingle mat. The impacts are randomly scattered and consistent in nature, indicating a significant hail event.



Missing Shingles (100%)

Location: Lower right corner of the image

Several shingle tabs are completely missing in the lower right section of the roof, exposing the underlayment and fasteners. The damage appears to be around a roof penetration or ridge cap.

Exposed Nails (100%)

Location: Lower right corner, in the area with missing shingles

Multiple exposed nail heads are visible where the shingles are missing. This is a significant water intrusion risk.

Hail Damage (85%)

Location: Scattered across the visible roof surface

Multiple small, circular spots of granule loss consistent with hail impacts are visible across the roof. They appear as small white or light-colored dots on the shingle surfaces.

Mechanical Damage (90%)

Location: Lower right corner of the roof

The area with missing shingles shows signs of improper installation or a failed repair, with poorly cut shingles and exposed fasteners, indicating mechanical damage or poor workmanship.



Flashing Damage (100%)

Location: Center of the roof slope, at a rectangular vent.

A rectangular box vent is severely damaged, with its cover missing or broken, exposing the flashing and underlayment. The flashing appears deteriorated and improperly sealed, creating a significant and active leak risk.

Shingle Damage (100%)

Location: Adjacent to the damaged central vent.

A shingle at the bottom right corner of the damaged vent is torn and lifted, compromising the shedding of water around the penetration.

Hail Damage (85%)

Location: Scattered across the visible shingles on both roof facets.

Numerous small, circular impact marks consistent with hail are visible on the shingle surfaces. These impacts have caused granule loss, appearing as dark bruises on the shingles, which compromises their integrity.

Granule Loss (90%)

Location: Widespread across the entire visible roof surface.

Noticeable and widespread granule loss is evident on many shingles, indicated by lighter-colored, worn patches. This suggests the roof is aged and has reduced UV protection.

Exposed Nails (95%)

Location: On a shingle directly above the damaged central vent.

At least one exposed nail head is visible, creating a potential point for water intrusion. This may be due to improper installation or shingle movement.

Cracked Shingles (90%)

Location: On a shingle above and to the right of the central vent.

An isolated shingle exhibits a vertical crack, likely from stress or age, which can allow water to penetrate to the underlayment.



Wind Damage (100%)

Location: Center of the image, at the roof valley

A significant section of shingles, approximately 1-2 square feet, is torn off and missing, exposing the dark underlayment. The edges of the remaining shingles are jagged and ripped, indicative of wind uplift. A detached piece of shingle is resting on the roof surface nearby.

Missing Shingles (100%)

Location: Center of the image, at the roof valley

An area equivalent to 2-3 shingle tabs is completely missing, creating a direct path for water to the underlayment. This is an active failure point.

Hail Damage (90%)

Location: Scattered on the left and right roof planes

Multiple small, circular impact marks consistent with hail are visible. These appear as dark spots where granules have been forcibly removed from the shingle surface. At least 4-5 distinct impacts can be identified in the close-up views.

Granule Loss (95%)

Location: Widespread across both visible roof planes

There is noticeable and widespread granule loss on the upper edges of the shingle tabs, appearing as dark, weathered patches. This is a sign of age and environmental wear.

Cracked Shingles (90%)

Location: Adjacent to the area of missing shingles

Shingles surrounding the primary damage area show visible linear cracks, indicating they are brittle and compromised.

Exposed Nails (85%)

Location: Left roof plane, near the valley

At least one exposed nail head or sealant pop is visible as a white dot on the surface of a shingle, creating a potential point for water intrusion.



Hail Damage (90%)

Location: Scattered across the entire visible roof slope.

Numerous small, circular to slightly irregular light-colored spots are visible across the field shingles. These marks are consistent with hail impacts that have caused granule loss, exposing the underlying asphalt. Dozens of impacts can be seen in a random pattern.

Granule Loss (95%)

Location: Concentrated on the ridge cap shingles at the top of the image.

Severe and widespread loss of granules is present on the ridge cap shingles, appearing as large, irregular white and light-gray patches. This level of deterioration significantly compromises the protection of the ridge line.

Shingle Damage (95%)

Location: Widespread across the entire visible roof area, including field and ridge shingles.

The roof system shows widespread damage, combining numerous hail impacts on the field shingles with severe granule loss and deterioration on the ridge cap. This combination indicates a significant compromise of the shingles' integrity and protective function.



Hail Damage (90%)

Location: Scattered across the visible roof slope, with several concentrated on the left side.

Multiple small, circular impact marks are visible on the shingles, characterized by granule loss which creates lighter-colored spots. At least 5-7 distinct impacts can be seen in the provided images.

Mechanical Damage (80%)

Location: Upper right quadrant of the roof.

A piece of what appears to be a broken, dislodged vent cap or other debris is lying on the shingle surface. This can cause abrasion and further damage.

Cracked Shingles (95%)

Location: Upper right quadrant, near the debris on the roof.

A shingle has a clear horizontal crack. A shingle below this one also appears cracked with a lifted corner and granule loss.

Exposed Nails (90%)

Location: On a damaged shingle below the debris in the upper right quadrant.

At least two nail heads are visible on a cracked shingle. Exposed fasteners are a significant leak risk.



Hail Damage (90%)

Location: Scattered across the roof slope, visible in both sunlit and shaded areas.

Multiple small, circular impact marks consistent with hail are visible. These appear as dark divots where granules are pressed into the asphalt mat and lighter spots where granules have been knocked off. At least 3-4 distinct impacts can be identified.

Shingle Damage (100%)

Location: Hip/ridge cap on the right side of the image.

The end piece of the hip/ridge cap is severely deteriorated, torn, and lifted. The underlying material is exposed, indicating a failure of this component.

Exposed Nails (100%)

Location: Sunlit area on the left side of the image.

At least one exposed nail head (nail pop) is clearly visible on the face of a shingle, creating a potential water intrusion point.

Granule Loss (70%)

Location: General across the roof surface.

Minor and diffuse granule loss is visible across the shingles, consistent with age and wear, separate from the concentrated loss at hail impact points.



Hail Damage (50%)

Location: Scattered across the roof field

A few small, subtle, circular spots are visible, which could be interpreted as minor hail impacts where granules are displaced. The marks are not distinct or numerous, making the evidence for hail inconclusive.

Granule Loss (80%)

Location: Widespread across the shingle surfaces

Minor and diffuse granule loss is evident across the shingles, consistent with normal weathering and age. There are no large bald spots.

Algae Moss (90%)

Location: Scattered across the ridge cap and field shingles

Numerous white splotches, consistent in appearance with bird droppings, are visible on the roof surface. This is a cosmetic issue.

Exposed Nails (85%)

Location: On the ridge cap, to the left of the center break in the pest guard.

At least one fastener head appears to be exposed on the ridge cap, which can become a potential point of water intrusion.



Wind Damage (85%)

Location: Far left side of the ridge cap

A single ridge cap shingle on the far left is slightly lifted at its corner. This appears to be an isolated incident.



Shingle Damage (100%)

Location: Center of the image, spanning across multiple courses.

Multiple architectural shingles show severe delamination of the top layer, resulting in large, rectangular patches of complete granule loss exposing the underlying fiberglass mat. This represents a complete failure of the affected shingle tabs.

Wind Damage (95%)

Location: Upper left quadrant of the image.

A single shingle tab is lifted, creased, and folded upwards, indicating it has been caught and damaged by wind. This creates a high-risk entry point for water.

Cracked Shingles (100%)

Location: Central area of the image, adjacent to the main damage.

At least two shingles exhibit significant stress cracks. One horizontal crack runs along the top of a shingle, and another crack is visible on a shingle to the right of the delaminated area. These cracks compromise the shingle's water-shedding ability.

Exposed Nails (85%)

Location: Scattered within the central damaged area.

Multiple bright white spots consistent with sealant applied over exposed nail heads are visible. While sealed, they represent potential future leak points if the sealant deteriorates.



Wind Damage (100%)

Location: Center of the image

A large rectangular section of shingles is missing and torn, exposing the underlying vent structure. Shingles are ripped, broken, and completely removed from this area, indicating significant force.

Missing Shingles (100%)

Location: Center of the image, surrounding a vent.

Multiple architectural shingles are completely missing or have large sections torn off in a concentrated area, exposing the roof deck or a vent system underneath. The damaged area spans the width of several shingle tabs.

Exposed Nails (100%)

Location: Within the large damaged area in the center of the image.

Numerous fasteners (nails) are visible and exposed to the elements where the shingles have been torn away. This creates direct paths for water intrusion.

Hail Damage (90%)

Location: Scattered on shingles surrounding the main damaged area.

Several small, circular spots of granule loss are visible on intact shingles. These impacts appear as lighter-colored circles, consistent with hail strikes.

Cracked Shingles (95%)

Location: On a shingle to the left of the main damaged area.

At least one shingle shows a vertical crack running through the tab, which could be from stress, age, or impact.



Hail Damage (90%)

Location: Scattered across the entire visible roof slope and ridge cap.

Numerous small, circular impact marks are visible across the field shingles and ridge cap. These impacts have caused granule loss, exposing the lighter-colored shingle substrate underneath. The pattern is random and consistent with hail strikes.

Algae Moss (85%)

Location: Primarily concentrated on the ridge cap shingles, with some spots on the main slope.

White and light gray splotches, consistent with bird droppings or lichen, are present on the roof surface. The heaviest concentration is along the ridge.



Hail Damage (95%)

Location: Scattered across the entire visible roof slope.

Multiple small, circular impact marks are visible across the roof plane. These marks are characterized by granule loss, exposing the darker asphalt mat underneath. The impacts are randomly distributed, which is a classic pattern for hail damage. Several distinct impacts are visible in the upper and central portions of the image.

Mechanical Damage (80%)

Location: Along the ridge cap at the top left and scattered in various spots.

Several white splotches are present on the shingles, most concentrated on the ridge shingles at the top left. These appear to be a foreign substance like paint splatter or bird droppings, not a defect of the shingle itself.

Granule Loss (90%)

Location: Scattered across the roof, associated with hail impacts and general wear.

There is noticeable granule loss in small, circular patterns consistent with hail strikes. Beyond the specific impact points, there is minor, generalized granule loss typical of an aging roof, but the hail impacts are the primary concern.



Hail Damage (85%)

Location: Scattered across the main roof slope shown in the image.

Multiple small, circular dark spots are visible on various shingles. These spots are consistent with hail impacts that have caused granule loss, exposing the underlying asphalt mat. At least 5-10 distinct impacts can be identified.

Granule Loss (90%)

Location: Widespread across the entire visible roof surface.

General, age-related granule loss is evident, creating a mottled or slightly varied color pattern on the shingles. This is typical wear but reduces the shingles' protective capability over time.

Exposed Nails (95%)

Location: On a shingle course just below the ridge, to the left of the ridge vent.

At least two nail heads are visible on the surface of a shingle near the ridge. They appear raised and unsealed, creating potential entry points for water.



Hail Damage (90%)

Location: Scattered across the entire visible roof slope and on the ridge cap shingles.

Multiple small, circular impact marks are visible on the shingles, consistent with hail strikes. These impacts have caused localized granule loss, exposing the lighter-colored shingle mat underneath. At least 10-15 distinct impacts can be seen in the provided images.

Exposed Nails (85%)

Location: Randomly scattered on the field shingles.

Several bright white spots are visible, consistent with exposed or poorly sealed nail heads. These represent potential water intrusion points. Approximately 4-5 are visible in the main image.



Hail Damage (95%)

Location: Scattered across the roof slope, including on the ridge cap shingles and upper rows of field shingles.

Multiple (10+) distinct, circular impact marks are visible where granules have been knocked off, exposing the lighter-colored shingle substrate. These impacts are randomly scattered, a classic sign of hail strikes.

Mechanical Damage (80%)

Location: Upper left-center of the visible roof slope.

A single, vertical, light-colored scuff mark or sealant smear is present on one shingle tab. This appears to be an isolated cosmetic issue, possibly from foot traffic or a tool.



Hail Damage (95%)

Location: Scattered across the visible roof slope, with a very clear impact mark on the shingle immediately to the right of the vent pipe base.

Multiple small, circular impact marks are visible on the architectural shingles. These marks appear as dark divots where granules have been forcefully removed, exposing the underlying asphalt mat. The pattern is consistent with hail.

Pipe Boot Failure (80%)

Location: At the base of the white vent pipe where it exits the metal boot flashing.

The sealant around the pipe appears thick, lumpy, and is showing signs of cracking and potential separation. This compromised seal is a significant risk for water intrusion.

Cracked Shingles (70%)

Location: Isolated shingles, with one noticeable crack on a shingle to the right of the vent pipe.

A few shingles show minor, fine linear cracks. This appears to be age-related stress, potentially exacerbated by hail impacts.

Roof Analysis Summary

Urgency & Recommended Next Steps

Critical Risk - Urgent Action Required:

Our AI has identified severe deterioration and active risk. We recommend immediate action to protect your home.

[Request a Roof Replacement Estimate](#) | [Ask About Financing Options](#)