

Project Owner's Name:	Project Owner's Name: ████ Barletta Winds Pt.
Project Address: Delray Beach, FL █████	

We inspected the areas you requested on 6/24/2026. We discovered some problems that we wanted you to look at. Below are photographs taken during that inspection.



Cracked and deteriorated stucco in this area is consistent with water intrusion from the failing roof assembly above. The roof section should be properly rebuilt to eliminate the source of the leak before repairing the affected stucco and soffit.

Second view of the same affected area. Cracking and deterioration of the stucco are consistent with ongoing water intrusion from the roof assembly above. The roof section should be properly opened and rebuilt to eliminate the source of moisture before repairing the affected stucco and soffit.





The area outlined in red identifies the failing roof section. This section should be opened, the roof deck inspected for concealed damage, any compromised plywood replaced as needed, and the roofing system properly rebuilt to restore a watertight assembly.

A loose roof tile was removed from a representative section of the roof to inspect and document the condition of the underlying roof tile underlayment. The underlayment in this general field area appears to be in satisfactory condition, with an estimated remaining service life of approximately 25%. This finding indicates that the general sections of the roof remain serviceable, while the high water flow areas are experiencing localized failure and require corrective rebuilding.



Staining and deterioration of the fascia board were observed below the roof valley. The location and condition are consistent with prolonged water intrusion originating from the failing high water flow area above. The roof section should be properly opened and rebuilt to eliminate the source of the leak, with repair or replacement of the affected fascia as needed.



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An area of exposed fascia board was observed and is in need of repair. This section should be properly filled, sealed, and painted to help prevent further water intrusion, deterioration, and damage.



Area pictured above.



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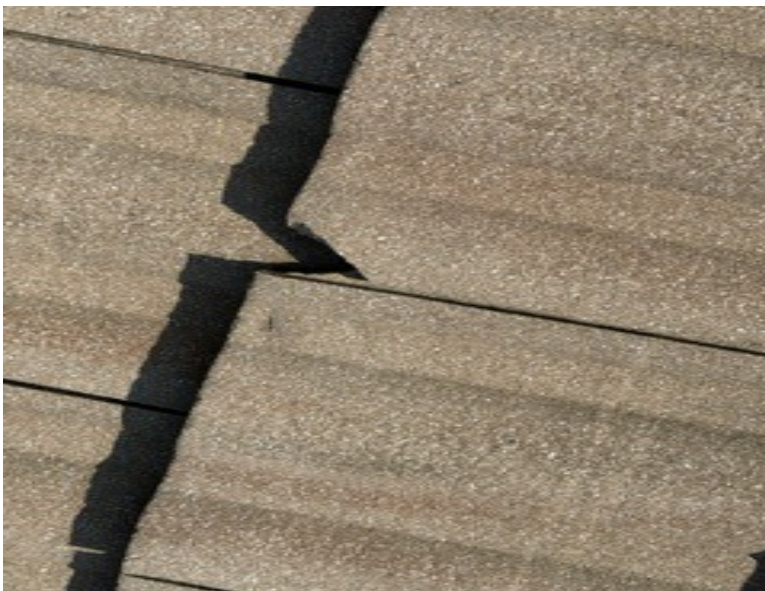
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slipped and loose tiles across various sections of roof that need to be refastened.



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Various chipped roof tiles were observed across the roof system. The chipped areas should be properly filled with roof tile mortar as needed to help protect the tiles from further deterioration and maintain the integrity of the roof system.



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Cracks were observed along the stucco wall in this section, allowing water intrusion into the structure. The affected stucco should be properly repaired, sealed, and painted to match the existing finish to help prevent further moisture intrusion and deterioration.



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