

VANGUARD

Salado, TX

Severe Weather History Report

2024-2025

Salado, TX: 24-Month Severe Weather Archive (2024-2025)

Date	Event Type	Severity / Measurements
Nov 20, 2025	Severe Hail	1.50" (Ping Pong Ball Size)
July 4, 2025	Record Rainfall	5.50"+ (Flash Flood/Drainage Stress)
May 28, 2025	Severe Wind / Hail	70 MPH Winds + 1.75" Hail
May 2, 2024	EF-3 Tornado	Nearby/High-Velocity Inflow Winds
April 9, 2024	Catastrophic Hail	4.25" (Grapefruit Size)
April 8, 2024	Severe Hail	1.75" (Golf Ball Size)
Feb 3, 2024	Severe Ice Event	Limb Damage / Structural Ice Load

4

Hail Storms (In last 2 yrs)

The number of hail storms reported in the area over the last 2 yrs.

2

High Winds (In last 2 yrs)

The number of high wind events in the area over the last 2 yrs.

1

Tornados (In last 2 yrs)

The number of tornados reported in the area over the last 2 yrs

Retail Ready - Total Roof Repair -- Recommended!

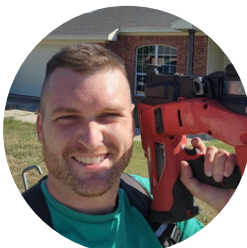
It is **LIKELY** a property in this area would benefit from a **Retail Ready - Total Roof Repair!**

Want your roof checked for FREE?!

Text Matt at 254-401-2895

As a former **Home Inspector** - I know what 'red flags' on the roof can kill your sale.

Get A **FREE Roof Assessment** to find & repair anything that might come up during an inspection **BEFORE** it's a problem.



Catch any 'Red Flags' **BEFORE** they become a problem!

Ensure your roof is fully inspectable!

Avoid nasty roof surprises and seller credits of up to \$25k!



SCAN ME

Get a **Roof Certificate** for the full roof, and a **5yr Transferrable Warranty** for your buyer's peace of mind!
(GREAT for sharing at open houses!) (Yes - It can be uploaded to the MLS)

Don't Let These Common Inspection Issues Cost You \$25,000!

Evidence of water intrusion found around roof pipe vents and flashings.

Recommend consulting a roofing professional.

Hail damage observed over half of the roof surface. Fibers visible. Roof may be at risk for leaks. Recommend consulting a roofing professional.

Missing and damaged shingles observed. Evidence of water intrusion found in attic space. Roof is actively leaking in multiple places.

Recommend consulting a roof professional.

Exposed fasteners observed. Possibility for roof leaks and water intrusion.

Recommend consulting a roof professional.

*examples from REAL home inspections.

And as a result...

1. Your Buyer's insurance may call the roof 'uninsurable' and ask that it be repaired or replaced.

2. Your Buyer's Financing could fall through because the property is not insurable.

3. MOST Roofers will quote you for a new roof - and suggest that you to start an insurance claim.

Costing You TIME & MONEY!

A **Retail Ready - Total Roof Repair** includes many specialty techniques **NOT** offered by other roofers...



Hail Damage Restoration

Eliminate hail damage like a magic eraser

We can individually spot repair or replace each hail hit across your entire roof, fully restoring your roof surface. Makes your roof surface fully inspectable again.

(limited to 'light' or 'moderate' hail damage)

*This is a specialty service NOT offered by other roofers



Shingle Transplant

Preserves & restores your curb appeal

We can 'transplant' similarly aged shingles from the rear of the house to repair the front (matching colors/shading and preserving your curb appeal). Hides 'mismatched' shingles!

*This is a specialty service NOT offered by other roofers



Forensic Leak Repair

We can find & repair roof leaks at the source

We can trace a leak back to its source and repair or replace the area that is damaged. Most likely at a pipe, chimney, or other roof penetration. We are experts at finding roof leaks!



Wind Damage Restoration

Replace missing or damaged shingles/metal panels

We can spot replace individual missing shingles, or even large spots, entire slopes, or bent/missing metal panels.

*We have spot replaced as many as 220 shingles all-over a single roof!