

Report No: F1RSOQ76EI

Roof Inspection Report

Inspection Date : 11 May 2022

Inspection Time : 11:00 AM

Property Address : 1 Philps St, Sydney



Inspection By : John Citizen

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Conclusion

Terms on which this report was prepared

Estimated cost of repairs

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection Details

Property Address: 1 Philps St, Sydney

Date: 11 May 2022

Client

Company Name: ABC BUILDERS

Name: John Philip

Client reference number: NYE234

Claim number:

Phone: 040000000

Address: 12 John St, Brisbane

Email Address: test@sample.com

Other

Inspector

Company Name: ABC Roofing

Name: John Citizen

Licence / Registration Number: 123456C

Phone number: 0400000000

Address:

Email Address: roofinspectionapp@gmail.com

Event (if applicable)

Event: Hail

Date of event: 2 May 2022

Event related opening: No

General description of the roof and property

Building type: Residential

Building structure: Brick Veneer

Number of floors: Single

Building design: Detached

Roof pitch: **19 Degrees**

Roof type: Hip and valley

Roof structure: Metal

Approximate age of the roof: **15 Years**

Roof covering: Metal

Roof colour: **Grey**

Additional structure: No

Description of roof system and condition:

The client stated rain water breached the spare bedroom, hallway and master bedroom ceiling linings during a storm event consisting of heavy rainfall and strong winds in March 2022.

General site/damages observations and client discussion:

Evidence of internal damages?

Yes

Note:

General observations & client discussion:
The main roof is of a combined metal corrugated sheet, signs of maintenance issues evident. During our assessment we noted rain water breached the hallway and bedroom 2 ceiling lining. Upon inspection of the main roof above the hallway and bedroom 2 area we noted signs of maintenance issues.

Accessibility

Areas Inspected

Please note this report covers readily accessible areas unless inspectors advised otherwise in their comments. Obstructions and limitations to accessible areas for inspection are to be expected in any properties. The areas inspected in this report:

- Roof exterior

The inspection does not include areas which are inaccessible due to obstructions or where access cannot be gained due to unsafe conditions

Obstructions and Limitations

The following obstructions were identified at the time of inspection:

- Low roof pitch

Obstructions may increase the risk of undetected defects or damages, please see the overall risk of undetected defects or damages in conclusion section.

Summary

The following is a brief overview of the roof condition, the items addressed in this section are noted in detail under the applicable sub headings within the body of the report. The summary is designed to give the client a general overview of the roof and never to be relied upon as a comprehensive report, the report must be read as a whole. If there is a discrepancy between the information provided in this summary and that contained within the body of the report, the information in the body of the report shall override this summary.

See definitions & information below the summary to help understand the report.

Evidence of Safety Hazard	0 Found
Evidence of Event Related Damages	1 Found
Evidence of Maintenance Related Damages	4 Found
Evidence of Defect Found	0 found

Definitions:

Safety Hazard: Unsafe conditions that that can cause injury, illness, and death.

Event Related Damages: Damages caused as a result of an accident or a natural event.

Maintenance Related Damages:

Damages caused as a result of poor or improper building or/and maintenance.

Defect: Includes defective designs, materials, workmanship.

Excellent: This means that the item looks new and is in excellent condition.

Good Condition: This means that the item is free of any major defects.

Fair Condition:

This means that the item has some minor or cosmetic defects and needs servicing but is still in reasonable condition.

Poor: This means that the item is in severe mechanical and/or cosmetic condition.

Additional specialist inspections

The following inspections / reports are recommended

- Not required

Significant Items




Evidence of Safety Hazard


No evidence was found.

Evidence of Event Related Damages

Item	Condition	Description	Photo(s)
Main roof covering condition:	Fair	the roof sheets damaged due to storm.	

Evidence of Maintenance Related Damages

Item	Condition	Description	Photo(s)
Roof gutters condition:	Poor	aged gutter, repair required	
Rooflights/Skylights:	Poor	lower flashing not sitting flush	
Solar panel condition:	Poor	required maintenance	

Ridge and hip ridge condition:	Poor	beddings required repair	
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Evidence of Defect or Non Compliance Items

No evidence was found.

For Your Information

Item	Condition	Description	Photo(s)
Visual roof drainage:	Good		

Conclusion

General

Risk of undetected defects or damages: **Medium**

Overall main roof condition: **Average**

Main roof condition in this property in comparison to the average condition of similar roofs of approximately the same age that have been reasonably well maintained was considered:

Good

Estimation of remaining roof life: **6 years.**

Leakage causation:

In our professional opinion the sheer volume of rain water that fell in a short period of time combined with strong winds caused the valley flashing iron to fail and overflow back into the ceiling cavity in turn breaching the hallway and bedroom 2 ceiling linings below.

Recommendation:

- Remove leaf debris from main roof above the master bedroom area

Additional comment:

Terms on which this report was prepared

1. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.
2. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party unless otherwise instructed

Scope of the Report

3. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
4. Photographic and graphical evidences taken on the day of inspection are given as an example of the issues and/or defects found at the property as is for reporting purposes only.

5. This report is limited to the areas of the property that were fully accessible/visual at the time of inspection.

Estimated cost of repairs:

Repair and maintenance costs estimation does not form part of the scope of this document unless otherwise advised by consultant/inspector.

Estimated repair/maintenance costs: