INSPECTION REPORT

# Roof Inspection | Comprehensive Report

Prepared for: Example Homeowner - FICTIONAL

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|---|---|
| **Job number** | DEMO-ROOF-001 |
| **Customer name** | Example Homeowner - FICTIONAL |
| **Order number** | DEMO-002 |
| **Site address** | 2 Example Street, Demo Town |
| **Site contact** | Demo resident |
| **Date of inspection** | 24 Sept 2026 |

## JOB OVERVIEW

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|---|---|
| **Customer** | Example Homeowner - FICTIONAL |
| **Job number** | DEMO-ROOF-001 |
| **Order number** | DEMO-002 |
| **Site address** | 2 Example Street, Demo Town |
| **Site contact** | Demo resident |
| **Inspection date** | 2026-09-24 |
| **Scope of works** | Record accessible roof, gutter and internal conditions for a fictional demonstration. |

## BOOKING DETAILS

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|---|---|
| **Inspector** | Inspector A |
| **Inspection date** | 2026-09-24 |
| **Time onsite** | 09:30 |
| **Person met onsite** | Owner |

## PROPERTY DETAILS

| | |
|---|---|
| **Roof type** | Single-storey |
| **Roof materials** | Concrete tiles |
| **Roof colour** | Unknown |
| **Building cladding type** | Brick |
| **Condition of dwelling** | Serviceable |

## PROPERTY DETAILS - CONTINUED

DEMO-ROOF-001

| | |
|---|---|
| **Estimated age** | 21-30 years |

## ROOF & GUTTER INFORMATION

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|---|---|
| **Gutter profile** | Quad |
| **Gutter colour** | Unknown |
| **Roof pitch (degrees)** | 22 |
| **Roof batten type** | Timber |
| **Roof batten spacing (mm)** | 330 |
| **Is insulation installed under roof?** | Yes |
| **Insulation type** | Sarking |
| **Roof size (m²)** | 160 |

## INTERNAL FINDINGS / REPORTED LEAK LOCATIONS

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|---|---|
| **Did rainwater breach the ceiling cavity?** | Yes |
| **Reported leak locations** | Kitchen |

## KITCHEN

INTERNAL FINDINGS

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|---|---|
| **Internal findings** | Water staining |
| **Internal findings summary** | Fictional staining was recorded at the kitchen ceiling. No active dripping was observed during this visit. |
| **Discussion with occupants / site representative** | The fictional occupant reported staining after rainfall; timing and cause have not been independently confirmed. |

## MAIN BUILDING ROOF ASSESSMENT - FRONT ROOF ELEVATION

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|---|---|
| **Were any external areas affected by the event?** | Yes |
| **Location of event-related damage** | Front roof elevation |
| **Type of event-related damage observed** | Damaged flashing |
| **Event-related damage summary** | Weathered sealant was observed at the illustrated flashing. This is a condition observation; event attribution remains unconfirmed. |

**Main building roof assessment - Front roof elevation | Photo 1**
Flashing detail - illustrative sample image; observations are supplied separately

## MAIN BUILDING GUTTER EVALUATION - FRONT ROOF ELEVATION

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|---|---|
| **Are the gutters/downpipes sufficient?** | Yes |
| **Were the valleys/gutters clean during the inspection?** | No |
| **Valley / gutter comments** | Leaf debris was recorded in the accessible valley and adjoining gutter. |

## MAIN BUILDING ROOF CONDITION - FRONT ROOF ELEVATION

| | |
|---|---|
| **What was the general condition of the roof prior to the event?** | Unable to assess |

## MAIN BUILDING DESIGN ISSUES - FRONT ROOF ELEVATION

| | |
|---|---|
| **Were any building/design faults contributing to the damage?** | No |

## MAIN BUILDING MAINTENANCE ISSUES - FRONT ROOF ELEVATION

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|---|---|
| **Details of maintenance issues** | Debris in valleys; Deteriorated sealant |
| **Additional maintenance details** | Visible debris and weathered sealant are recorded for further assessment. |
| **Were there any maintenance issues contributing to the event/damage?** | No |

## MAIN BUILDING EVENT ASSESSMENT - FRONT ROOF ELEVATION

| | |
|---|---|
| **Is the damage an event-related issue?** | Other |
| **What percentage of the roof was damaged by the event?** | Not recorded |

## MAIN BUILDING RECOMMENDATIONS - FRONT ROOF ELEVATION

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|---|---|
| **Recommendations** | Arrange removal of the documented debris and assessment of the flashing detail, then inspect under controlled conditions. |

## EARLIER SAVED INSPECTION NOTES

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|---|---|
| **Inspection limitations** | Fictional example. Inspection was limited to accessible visible areas; concealed construction was not opened. Event attribution is unconfirmed. |

## ATTACHED STRUCTURES

| | |
|---|---|
| **Additional structures attached to main building** | Yes |

## REAR PATIO

**ATTACHED STRUCTURE**

| | |
|---|---|
| **Structure type** | Patio |
| **Structure location** | Rear |
| **Roof materials** | Metal roofing |
| **Roof profile** | Custom Orb / Corrugated |
| **Roof colour** | Surfmist |
| **Did rainwater breach the ceiling cavity?** | No |
| **Roof pitch (degrees)** | 5 |
| **Roof batten spacing (mm)** | 900 |
| **Roof batten type** | Timber |
| **Is insulation installed under roof?** | No |
| **Gutter profile** | Quad |
| **Details of maintenance issues** | Debris in gutters |
| **Additional maintenance details** | Fictional leaf debris in the visible rear gutter. |
| **Is there any event-related damage?** | No |
| **What percentage of the roof was damaged by the event?** | Not recorded |
| **Recommendations** | Clear the recorded debris and monitor drainage. |

## DETACHED / ADDITIONAL STRUCTURES

| | |
|---|---|
| **Detached / additional structures** | Yes |

## GARDEN SHED

**DETACHED STRUCTURE**

| | |
|---|---|
| **Structure type** | Garden shed |
| **Structure location** | Rear |
| **Roof materials** | Metal roofing |
| **Roof profile** | Custom Orb / Corrugated |
| **Roof colour** | Unknown |
| **Did rainwater breach the ceiling cavity?** | No |
| **Roof pitch (degrees)** | 10 |
| **Roof batten spacing (mm)** | 900 |
| **Roof batten type** | Metal |
| **Is insulation installed under roof?** | No |
| **Gutter profile** | Quad |
| **Details of maintenance issues** | Not recorded |
| **Additional maintenance details** | Not recorded |
| **Is there any event-related damage?** | No |
| **What percentage of the roof was damaged by the event?** | Not recorded |

## GARDEN SHED — CONTINUED

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|---|---|
| **Recommendations** | Retain the recorded accessible-area observations for future comparison. |

## REVIEW & DECLARATION

DEMO ONLY. This fictional report demonstrates software functionality. It is not a professional inspection, certificate or approval.

**Reviewer: Demo Reviewer**

**Plumbing Licence No: Not supplied**