

Roof Report

Customer Details

Customer name: Example report
Work order: JOB-101
Site address: 1234 Smith St Smithsville
Site contact: J Smith
Date of inspection: 21/1/2025



Scope of works:

Roof report to assess for impact damage from hail storm. Please assess damage to HWS on roof and provide possible COD	
Leak detected:	No
Location of the leak:	No leak detected
Location of the damage:	Tiled roof penetrations
Extent of the damage:	Impact damage to the whirlybird and metal flue lead flashing

Property Details:

Property type:	Domestic
Construction:	Brick
Height:	Single
General property condition:	Good

Inspection Details:

Roof type:	<input checked="" type="checkbox"/> Tiled <input type="checkbox"/> Metal (pierced fixed) <input type="checkbox"/> Metal (Cliplok) <input type="checkbox"/> Polycarbonate <input type="checkbox"/> Asbestos <input type="checkbox"/> Decromastix
Approx roof sqm:	250
Roof condition:	Good
Estimated age of roof:	10
Pitch / Compliant:	22 Yes
Sarking:	Yes
Insulation:	Unconfirmed If damaged, how many sqm:
Roof fixings:	<input checked="" type="checkbox"/> Tile clips <input type="checkbox"/> Screws <input checked="" type="checkbox"/> Nails <input type="checkbox"/> Other
Gutter type:	<input type="checkbox"/> Box gutter <input type="checkbox"/> Eave gutter <input type="checkbox"/> Other
Gutter condition:	Good
Valley gutter condition:	Good
Were the valleys and gutters clean at the time of inspection:	Yes
Downpipe size:	100x50
Sufficient numbers of downpipes:	No

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Downpipe spreaders compliant:	N/A
Flashing / ridge conditions:	Fair
Roof penetration conditions:	N/A
Storm created openings:	No
Roof cavity photos:	
Estimated time that the damage has been present for:	Short term less than 6 months

Cause of Damage

Installation defect <input type="checkbox"/>	Age wear and tear <input type="checkbox"/>	Maintenance <input type="checkbox"/>	Weather event e.g. storm / wind <input checked="" type="checkbox"/>
Vandalism <input type="checkbox"/>	Vermin <input type="checkbox"/>	Impact <input type="checkbox"/>	Unconfirmed <input type="checkbox"/>
Other (refer to report) <input type="checkbox"/>	No visible damage <input type="checkbox"/>		

Inspection Report

Upon arrival, the site contact indicated the roof as the area of concern.

The concern of impact damage during a hail storm was mentioned.

A roof inspection has identified impact damage to the whirlybird and the metal flue lead flashing.

The damage is consistent with hail impact.

The remaining roof was identified to be not damaged and in good condition.

Plumbing maintenance/compliance repairs required to prevent further damages

N/A

Maintenance issues not associated with the claim

Damaged/cracked roof tiles sporadically across the roof consistent with foot traffic.

Storm damage / Impact repairs required

Replace the whirlybird and the lead flashing to the metal flue.

True Blue Plumbing have the ability to undertake the repairs/work as required/recommended above:

Yes

Note: This report is reflective of the roof(s) condition directly above the area(s) of damage, any items outside of the area(s) of damage can be requested to be inspected via a premium roof report inspection.


Disclaimer: This report should not be solely relied upon for the purpose of the assessment of any or all aspects of the building condition and/or repairs required. Photos supplied along with this report form part of the description and should be used as a point of reference when considering further actions. The photos in the report form part of the conclusion.

As the weather conditions under which any water ingress occurred cannot be replicated, this conclusion is based only on evidence visible during today's inspection.

Buildings constructed prior to 1990 do not have to comply with AS HB 39. Any alterations or replacements after the above years must comply with the current standards.

Please refer to the end of the report for further compliance information.

Plumber Details

Plumber Name & Date:	R Smith
Lic/Reg No:	12345
Signed:	

Photos



Roof overview and the area of damage



Roof overview



Roof overview

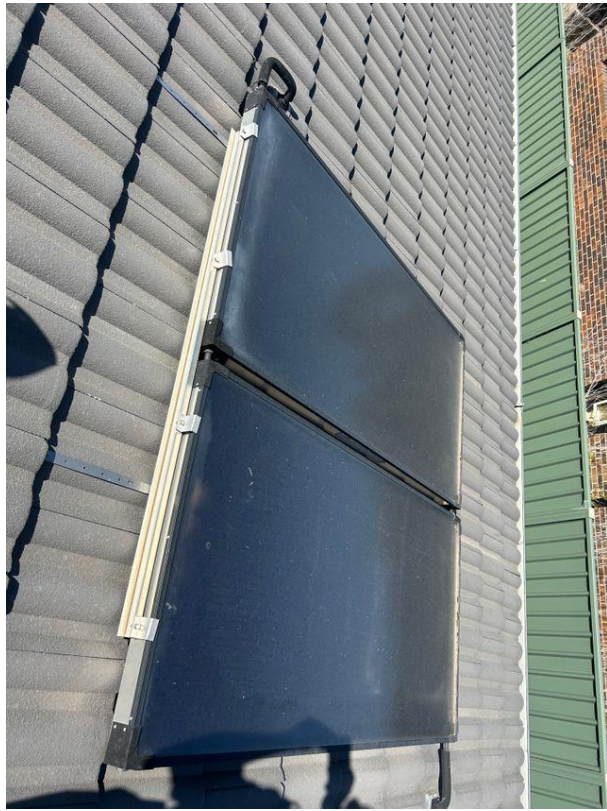


Impact damage identified to the lead flashing

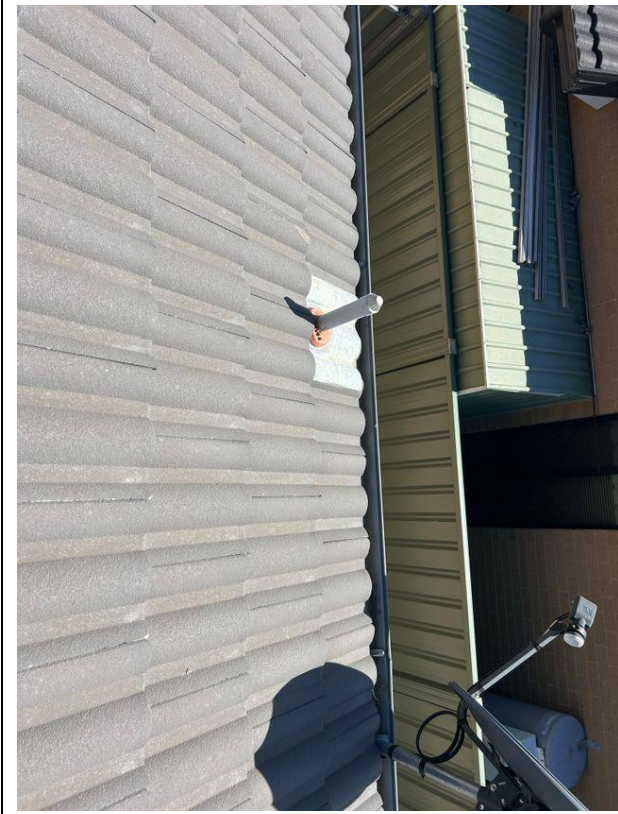
[7]



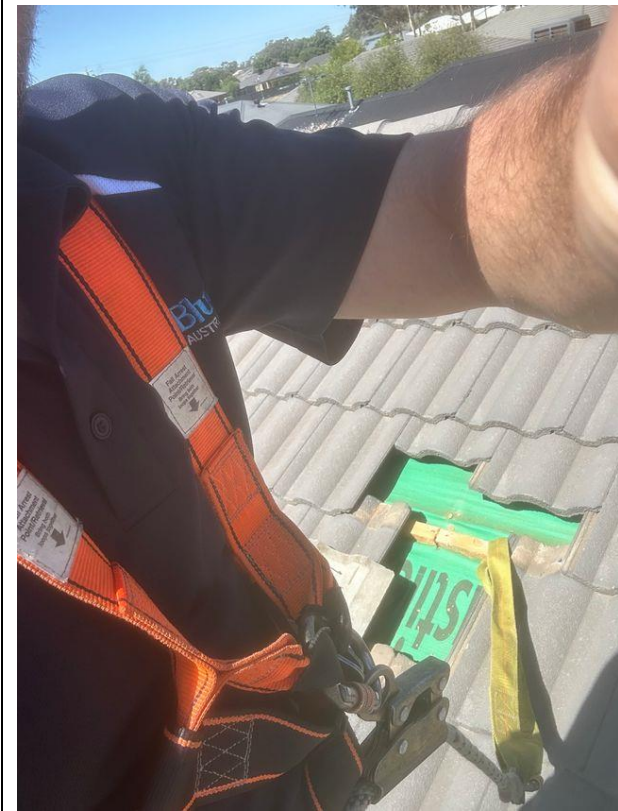
Impact damage identified to the whirlybird



No damage to the solar identified



No damage to the vent



Roof safety



Ladder access safety tie off

BOX GUTTER SIZE

AS/NZS 3500.3:2018 (C)

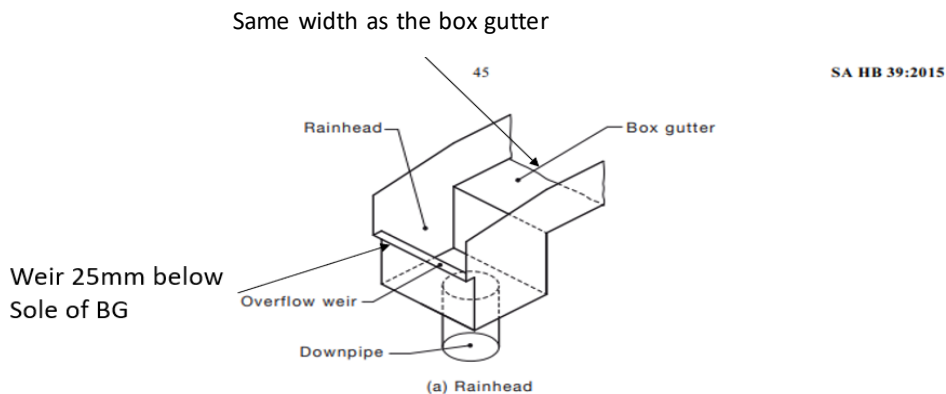
3 The minimum width of box gutters used for commercial construction is **300 mm**. Box gutters **200 mm wide may be used for domestic** construction, but they are more prone to blockages. Additional height is recommended where possible.

Not be flatter than 1:200 (0.28 degrees)

Box gutter outlets, in accordance with SA HB 39 2015 5.7.2 and 5.7.3: must discharge through either a rainhead or sump

Rain head/box gutter chute must be sealed as per HB 39 5.3.2

RAIN HEADS

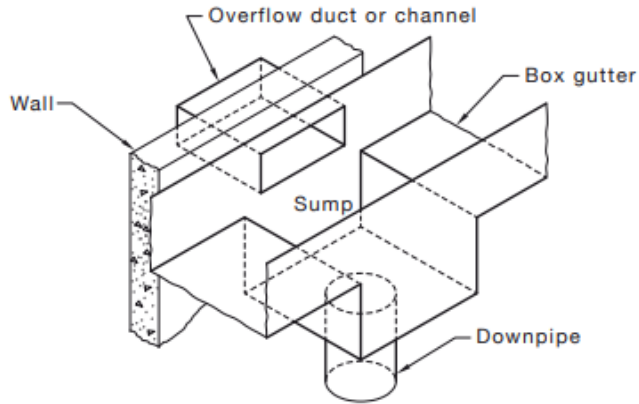


SUMPS & OVERFLOW

Sump installation, in accordance with SA HB 39 5.7.2: Minimum 150mm deep, 400mm x 200mm

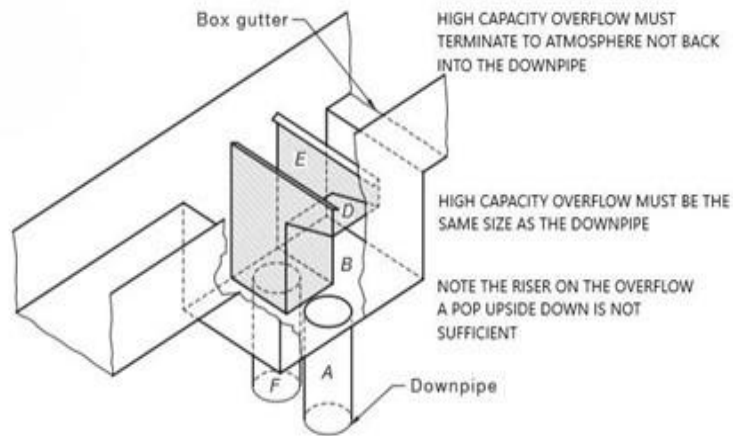
Overflow to terminate to atmosphere

Minimum box gutter depth of 75mm at the high end for side outlet overflow



(b) Sump/side overflow device

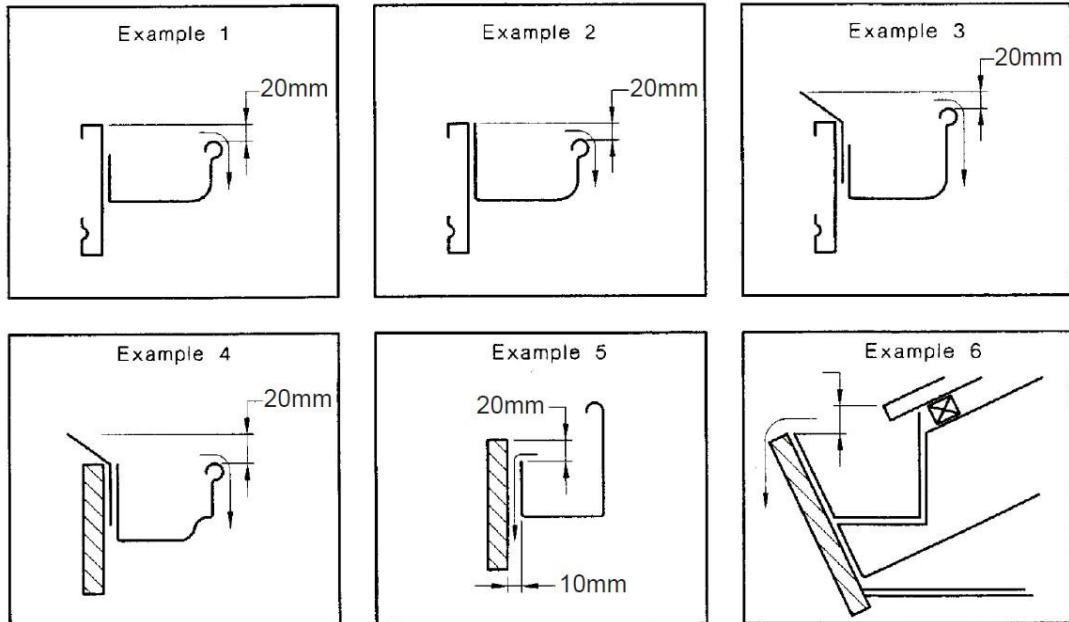
HIGH CAPACITY OVERFLOW



(c) Sump/high capacity overflow device (see AS/NZS 3500.3)

EAVES GUTTER OVERFLOW METHODS

Figure 1: Providing for overflow of external eaves and gutters (20mm)



Source: HB 114:2003 Figure 1

DOWNPIPE SPREADERS

SA HB 39:2015

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-A SPREADER CAN NOT TAKE THE VOLUME OF MORE THAN 15M² OF ROOFING

-THE SPREADER IS NOT TO TERMINATE ONTO FLASHING

-THE ROOF MUST BE SARKED FOR 1.8M EITHER WAY ON TILED ROOF

-RIBS ARE TO BE SEALED FOR AT LEAST 1.8M EITHER SIDE OF THE SPREADER ON A CORRUGATED ROOF

-SPREADERS ARE TO DISCHARGE IN THE DIRECTION OF FLOW

Half cap end
(to facilitate cleaning)

-SPREADERS CAN NOT DISCHARGE ONTO SHEETS THAT RUN INTO VALLEYS

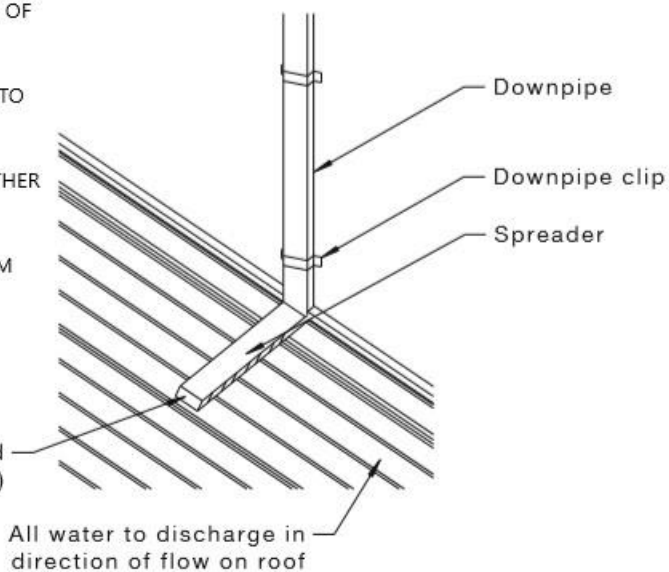


FIGURE 5.7.7 SPREADERS

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PRESSURE FLASHINGS

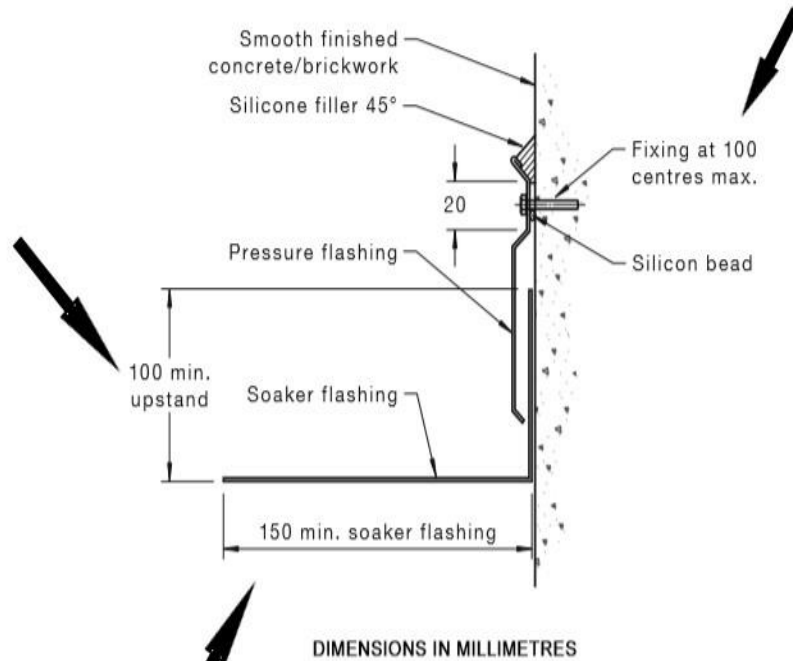
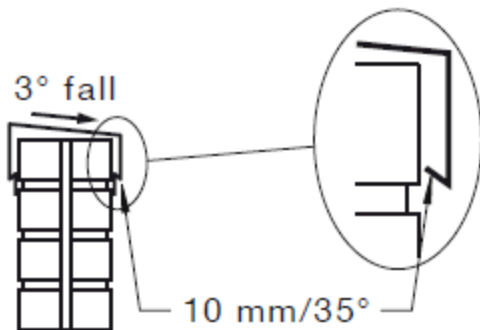


FIGURE 8.4(C) PRESSURE FLASHING

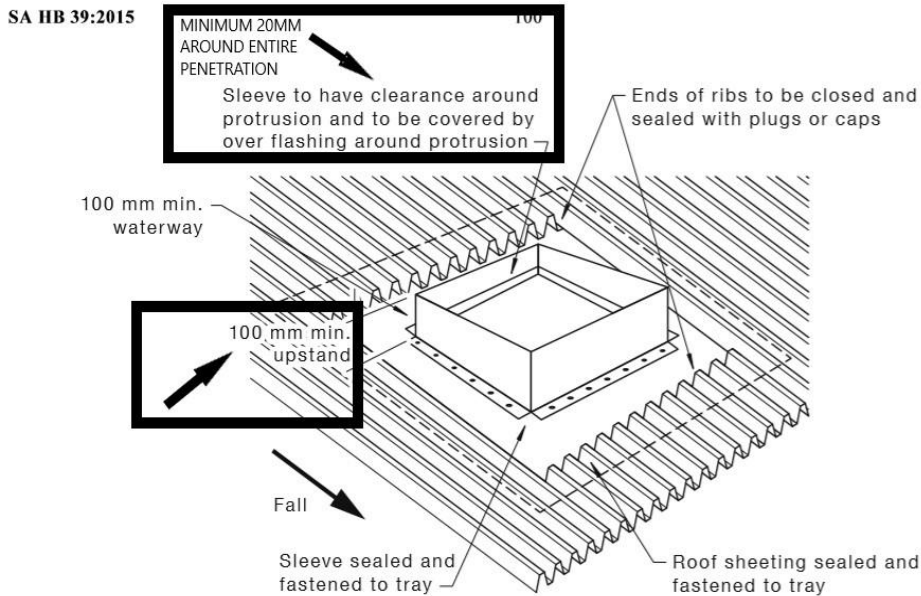
PARRAPET FLASHINGS/CAPPINGS

Parapet cappings installed as per SA HB 39 8.7 (b) with 3 degrees fall back towards the roof line
Parapet capping fixings installed as per AS HB 39 8.7 (b). (Not through the top)



ROOF PENETRATIONS & FLASHINGS

Fixing seal application in accordance with SAA HB39 2.9: 25mm lap, sealed between with 40mm fixing spaces
Adequate flashing covers, in accordance with SA HB 39 8.1.4: Horizontal 150mm Vertical 100mm



NOBLE SCALE (WHAT METALS CAN MAKE CONTACT)

ACCEPTABILITY OF DIRECT CONTACT BETWEEN METALS

Roof drainage system components and any cladding material	Accessory or fastener material												Fastener material	
	Aluminium alloys		Copper and copper alloys*		Stainless steel (300 series)		Zinc-coated steel and zinc		Aluminium/zinc alloy-coated and aluminium/zinc/magnesium alloy-coated steel		Lead		Ceramic or organic coated	
	SI and VS	Mild	SI and VS	Mild	SI and VS	Mild	SI and VS	Mild	SI and VS	Mild	SI and VS	Mild	SI and VS and mild	
Aluminium alloys	Yes	Yes	No	No	†	Yes	‡	‡	Yes	Yes	No	No	Yes	
Copper and copper alloys	No	No	Yes	Yes	No	Yes	No	No	No	No	No	Yes	Yes	
Stainless steel (300 series)	No	No	No	No	Yes	Yes	No	No	No	No	No	Yes	Yes	
Zinc-coated steel and zinc	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	
Aluminium/zinc and aluminium/zinc/magnesium alloy-coated steel	Yes	Yes	No	No	No	Yes	‡	‡	Yes	Yes	No	No	Yes	
Lead§	No	No	Yes	Yes	Yes	Yes	No	Yes	No	No	Yes	Yes	Yes	