RoofVision

Roof Inspection Report

Basic Report

Inspection

ID: sample_78a2_202504240001

Date: 24 Apr 2026

Client / Property

Property address

12 Maple Avenue
Greenfield, NZ 6012

Client name
Emma Thompson

Roof type / material
Longrun / Colorsteel

Phone
021 555 0147

Pitch
18°

Email
emma.thompson@example.con

Scope / Limitations

This inspection involved a visual assessment of accessible roof areas, including the longrun roof, gutters, valleys, and penetrations. Concealed or obstructed areas were not confirmed, and the inspection was conducted using non-invasive methods. No access to internal roof spaces was provided, limiting the scope to visible conditions only.

Executive Summary

The overall condition of the longrun roof at 12 Maple Avenue is generally good, with no visible issues noted in the main roof area. However, there are some moderate concerns regarding the gutters and valleys, which exhibit signs of debris build-up and minor wear that could impact water flow if not addressed promptly. Additionally, the roof penetrations show early signs of weathering around flashings. Immediate corrective action and targeted maintenance are recommended to prevent future deterioration and extend the roof's lifespan.

Findings (8)

F3 • General roof observation — Low

Risk: Low The general roof area appears serviceable with no significant visible defects noted at the time of inspection. Repair priority: Routine maintenance Maintenance planning: Monitor condition and address during normal maintenance cycles.

Supporting photos: P1
Evidence tags: general

F4 • Valleys / water channels — Low

Risk: Low The valley section appears serviceable with no significant visible defects noted at the time of inspection. Repair priority: Routine maintenance Maintenance planning: Monitor condition and address during normal maintenance cycles.

Supporting photos: P3
Evidence tags: valleys

F8 • Flashings condition — Low

Risk: Low Flashings appear secure with no visible damage noted at the time of inspection. Repair priority: Routine maintenance Maintenance planning: Monitor condition and address during normal maintenance cycles.

Supporting photos: P7
Evidence tags: flashings

F2 • Longrun roof condition — Medium

Risk: Medium The longrun roof is in fair condition with minor visible wear. Repair priority: Repair recommended soon Maintenance planning: Arrange targeted remedial work in the short term to prevent further deterioration.

Supporting photos: P2
Evidence tags: longrun

F5 • Screws check — Medium

Risk: Medium A number of fasteners show signs of corrosion or minor back-out. Repair priority: Repair recommended soon Maintenance planning: Arrange targeted remedial work in the short term to prevent further deterioration.

Supporting photos: P5
Evidence tags: screws

F6 • Ridge / hip condition — Medium

Risk: Medium The ridge / hip section shows moderate wear to sealants and caps. Repair priority: Repair recommended soon Maintenance planning: Arrange targeted remedial work in the short term to prevent further deterioration.

Supporting photos: P6
Evidence tags: ridges

F7 • Gutter outlets — Medium

Risk: Medium The downpipe outlets show signs of debris buildup and minor water staining, which may impede drainage during heavy rainfall. Repair priority: Routine maintenance Maintenance planning: Clean outlets and confirm unobstructed flow in normal maintenance cycles.

Supporting photos: P7
Evidence tags: gutters

Findings (continued)

Findings (8)

F1 • Gutter / drainage — **High**

Risk: High The gutter section shows debris build-up and standing water in multiple areas, increasing the risk of overflow, back-up, or associated moisture entry if left unaddressed. Repair priority: Urgent repair advised Maintenance planning: Prompt corrective action is recommended to reduce the risk of water ingress, failure, or further damage.

Supporting photos: P4
Evidence tags: gutters

F8 • Roof flashings — **High**

Risk: High Several roof flashings around wall intersections and penetrations show lifted edges and deteriorating sealant. This increases the risk of water ingress during wind-driven rain. Repair priority: Urgent repair advised Maintenance planning: Arrange targeted remedial work in the short term to prevent further deterioration.

Supporting photos: P8
Evidence tags: flashings

Photos



P1 • Linked to F3

[tags: general]
Tags: general



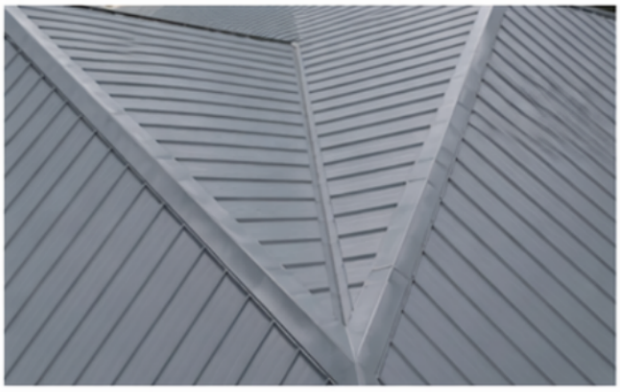
P2 • Linked to F2

[tags: longrun]
Tags: longrun



P3 • Linked to F1

[tags: gutters]
Tags: gutters



P4 • Linked to F4

[tags: valleys]
Tags: valleys

Photos (continued)



P5 • Linked to F6

[tags: ridge]
Tags: ridge



P6 • Linked to F5

[tags: screws]
Tags: screws



P7 • Linked to F8

[tags: valleys]
Tags: valleys



P8 • Linked to F7

[tags: penetrations]
Tags: penetrations

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Sign-off

Prepared by

John Smith Roofing

Site

25 Oak Avenue

Contractor details

John Smith Roofing

Contact: John Smith • 021 555 789 • johnsmith@email.com

Inspector

Name: John Smith
Role: Roof Inspector
License: RFI-5678

Digital sign-off

Status	Digitally issued	**Date**	27 May 2025
Inspector	John Smith	**Method**	Electronic PDF issue
Role	Roof Inspector		

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Inspection Scope & Limitations

Basic Visual Roof Condition Assessment

Scope of Inspection:

• Visual assessment of accessible roofing components at the time of inspection. • Identification of visible deterioration, installation concerns, and maintenance issues. • Photo-referenced findings documented within this report.

Limitations:

• No destructive testing or invasive investigation performed. • Concealed components may not be visible or accessible. • Weather conditions and access limitations may affect visibility. • This report does not constitute engineering certification or building code compliance certification.

Observations are based solely on visible conditions at the time of inspection. No guarantees or warranties are expressed or implied regarding future performance, durability, or lifespan.

Inspection Details:

Inspection Date: 24 Apr 2028

Inspector: John Smith

Role: Director

Digital Sign-off:

Status	Digitally issued	**Date**	24 Apr 2028
Method	Electronic PDF issue		