

# 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

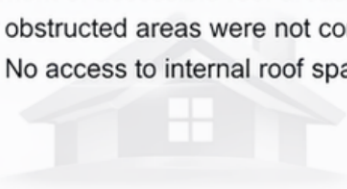
18°

#### Email

emma.thompson@example.com

## 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

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- 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

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- 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

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- 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

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- 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

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- 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

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- 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

# RoofVision

## Findings (continued)

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### 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

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● **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

# RoofVision Photos

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P1 • Linked to F3

[tags: general]  
Tags: general



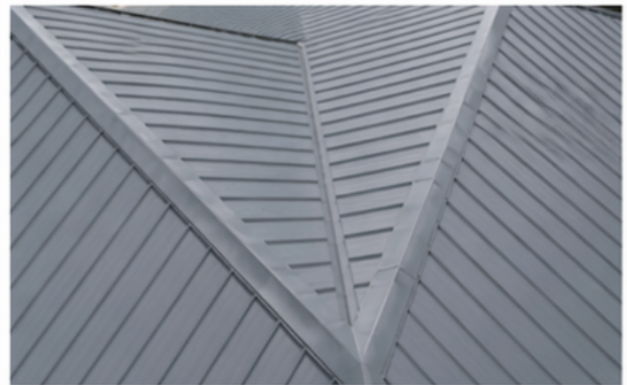
P2 • Linked to F2

[tags: longrun]  
Tags: longrun



P3 • Linked to F1

[tags: gutters]  
Tags: gutters



P4 • Linked to F4

[tags: valleys]  
Tags: valleys

# RoofVision Photos (continued)

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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

# RoofVision Sign-off

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**Prepared by**

John Smith Roofing

**Site**

25 Oak Avenue

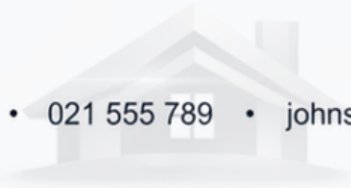
**Contractor details**

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

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### 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:

<b>Status</b>	Digitally issued	<b>Date</b>	24 Apr 2028
<b>Method</b>	Electronic PDF issue		