SAMPLE ROOFING CO (FICTIONAL)

INSPECTION REPORT

Roof Inspection Report

1 Example Street, Exampleton



PHOTO 01 Front Of Property

MIXED OUTCOME | 1 OF 2 NON-COMPLIANT | NO FURTHER MAKE SAFE

CLAIM NUMBER	REFERENCE NUMBER	INSPECTION DATE
SAMPLE-0001	SAMPLE-REF-01	7 Nov 2026

EVENT TYPE	ROOFS INSPECTED	ASSESSOR
Hail	2	Jordan Ellis (Fictional)

Prepared and issued by Sample Roofing Co (Fictional) using RoofFindings software. RoofFindings (ROOFFINDINGS PTY LTD, ACN 703 331 319) supplies software only. It did not inspect the property and does not prepare, verify, certify or accept responsibility for the contents of this report.

ABOUT THIS FICTIONAL SAMPLE

Names, address, claim references, findings and outcomes are invented for demonstration. Photographs show a real property, used with permission as illustrative material; they do not document an actual insurance claim or prove hail damage. RoofFindings does not determine insurance coverage.

Marketing edition: fictional labels, image crop/redactions and final trial panel added to the app export.

Sample Roofing Co (Fictional)

Roof Inspection Report

1 Example Street, Exampleton

EXECUTIVE SUMMARY

CLAIM NUMBER	REFERENCE NUMBER	INSPECTION DATE	EVENT TYPE
SAMPLE-0001	SAMPLE-REF-01	7 Nov 2026	Hail

MIXED OUTCOME | 1 OF 2 NON-COMPLIANT | NO FURTHER MAKE SAFE

2 Roofs inspected	**1** Roofs with insurable damage	**1** Fail pitch screening
0 Manufacturer enquiry required	**2** Recommendations	**2** Requirements

Repairs: 1 Proceeding | 0 Pending Maintenance | 0 Cannot Proceed | 0 Referred To Insurer

Non-compliant areas: Shed

01 JOB DETAILS

Claim number	SAMPLE-0001
Reference number	SAMPLE-REF-01
Roofing business	Sample Roofing Co (Fictional)
Assessor	Jordan Ellis (Fictional)
Homeowner / rep	Sam Taylor (Fictional)
Inspection date	7 Nov 2026
Weather	Sunny
Customer home	Yes

Front of property



Property roof map / aerial image



02 ROOF ACCESS

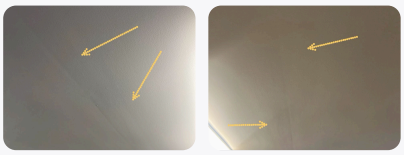
Property age	10-20
Property type	Single Storey
Fall protection used	Travel Restraint Harness
Overhead power present	No

03 INTERNAL DAMAGE

Water entry through roof	Yes

Lounge room

Damage summary: Internal stains from water entry



04 ROOF AREAS

Main Roof

✓ COMPLIANT*

Material	Custom Orb
Pitch	30°



Pitch screening	Pitch checked against current metal manufacturer guidelines in Australia — meets the minimum of 5° for custom orb.

**Based on the measured pitch and the screening threshold used. Final suitability remains subject to applicable manufacturer and design requirements, including roof run/sheet or rafter length, rainfall and drainage capacity, sarking, and site exposure. This is not confirmation of overall roof compliance.*

Event type	Hail
Hail damage %	85%
Outcome	INSURABLE
Can we proceed with repairs?	YES
Battens	Timber
Sarking/insulation installed	Anticon
Gutters impacted by storm damage	No

MAIN ROOF — OVERVIEW PHOTOGRAPHS


No damage to solar

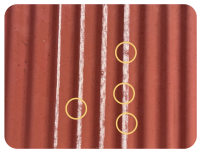

No damage to solar


Customer photo of hail


Overview


Overview

MAIN ROOF — PHOTOS






Shed

× NON-COMPLIANT

Material	Trimdek
Pitch	1°



Pitch checked against current metal manufacturer guidelines in Australia — trimdek requires a minimum of 2°; this roof area doesn't meet it.

Outcome	NOT INSURABLE
Battens	Metal
Sarking/insulation installed	None
Gutters impacted by storm damage	No

SHED — OVERVIEW PHOTOGRAPHS



Rust on sheets



Debris in gutter





Debris in gutters

05 DAMAGE ASSESSMENT

Overall condition	Fair
External damage summary	Main Roof: widespread hail-related damage with approximately 85% affected and a re-roof recommended. Shed: Non-insurable pitch concern, corrosion and rust to sheets. Gutter debris present. Ridge junction previously sealed as part of make-safe works.

06 OUTCOME

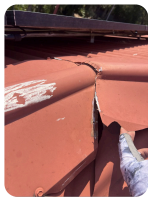
Event type: Hail

Leak 1 — Lounge room

Cause	MAINTENANCE
Likely to leak again	NO
Cause of leak / findings	Gap in ridge at junction.
Action taken / current outcome	Sealed area and installed rivets.

07 MAKE SAFE

Conducted	Yes
Works completed	Sealed ridge junction
Still needed	No





08 MAINTENANCE

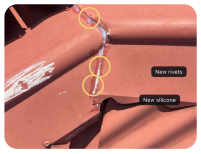
Gutters and valleys clear of debris	No
Maintenance / compliance issue	Yes
Can Sample Roofing Co (Fictional) quote on the maintenance items	No

09 RECTIFICATIONS COMPLETED ON SITE

Description: Sealed ridge junction







10 ROOF-TOP SERVICES

solar panel	Present
whirlybird ventilator	Present
antenna	Present
finials	Present

11 REPAIR PRECONDITIONS

Are there any repairs needing to be completed before internals proceed?	No

12 RECOMMENDATIONS & REQUIREMENTS

1. Main Roof RECOMMENDATION INSURABLE

Re-roof Main Roof — Insurable.

2. Shed REQUIREMENT NON-INSURABLE

Roof Pitch — Non-Compliant
The recorded roof pitch of 1° is below the manufacturer's published minimum of 2° for the identified Trimdek roofing profile.
The roof pitch should be rectified to meet the manufacturer's minimum pitch requirements.
Pitch screening is indicative and does not constitute certification of compliance.

3. RECOMMENDATION NON-INSURABLE

Replace rusting shed sheets

4. REQUIREMENT NON-INSURABLE

Clear leaf/debris build-up from gutters and valleys.

13 PHOTO APPENDIX



PHOTO 01
Front Of Property



PHOTO 02
Property Roof Map / Aerial Image

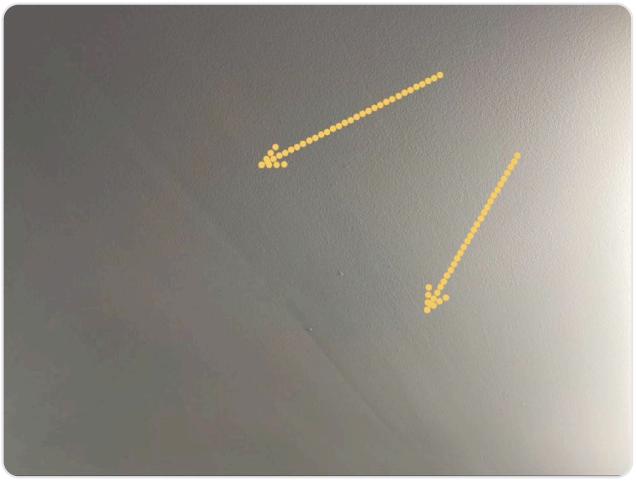


PHOTO 03
Lounge Room

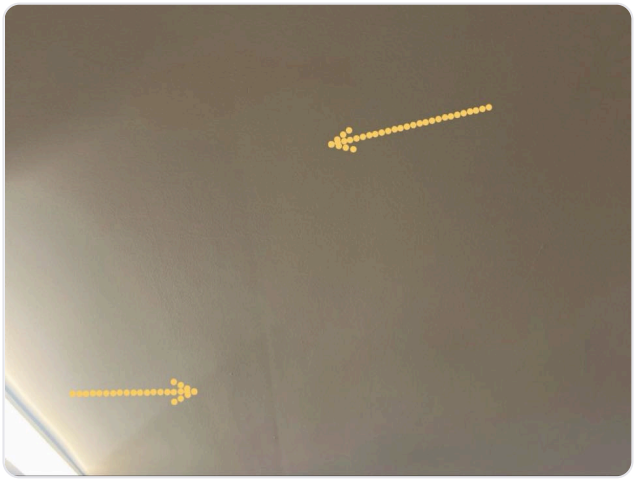


PHOTO 04
Lounge Room



PHOTO 05
Main Roof — Pitch Measurement

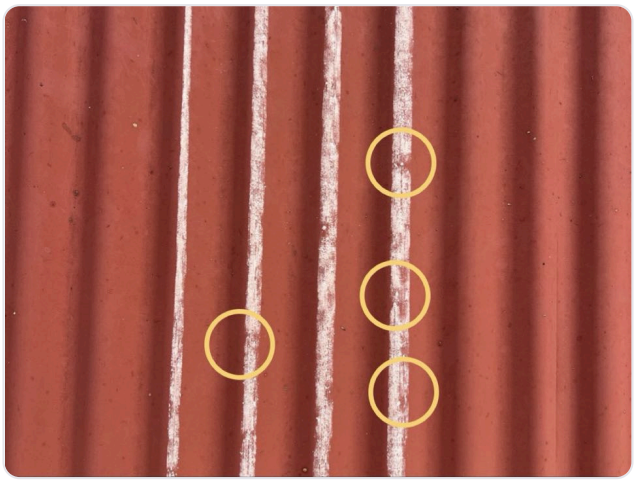


PHOTO 06
Main Roof

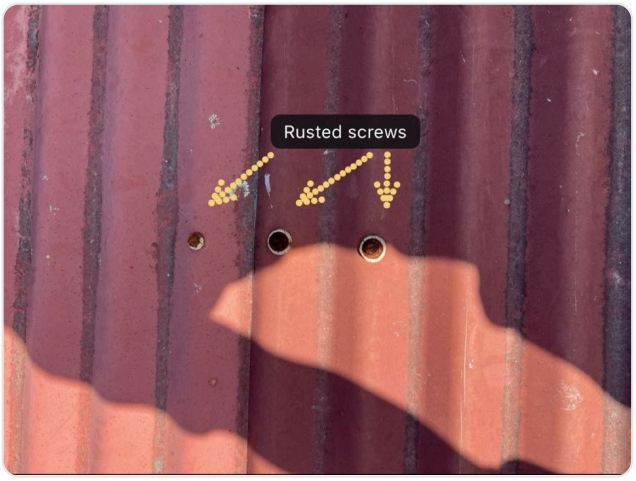


PHOTO 07
Main Roof



PHOTO 08
Main Roof



PHOTO 09
Shed — Pitch Measurement



PHOTO 10
Make Safe — Before



PHOTO 11
Make Safe — After



PHOTO 12
Rectification — Before



PHOTO 13
Rectification — Before

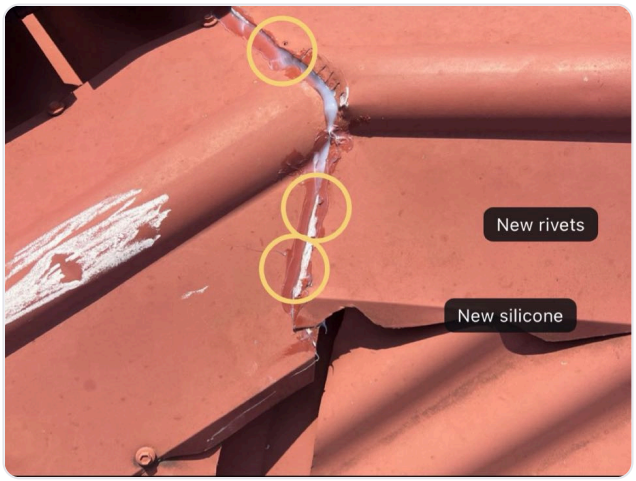


PHOTO 14
Rectification — After

1. Who prepared this report. This report was prepared and issued by the business and assessor named in it ("we") using the RoofFindings software. The observations, opinions and recommendations are ours.

2. Purpose and reliance. This report was prepared for the client named in it, and for the insurer or other party it was prepared for, for the purpose of assessing the roof condition described. Anyone else should not rely on it without our written consent. It should not be used for any other purpose, including buying or selling a property.

3. Type of inspection. This was a visual, non-invasive inspection of the parts of the roof and site that were safely and reasonably accessible on the inspection date. We did not remove, dismantle, cut, lift or test roofing materials or fixings unless the report says so. We did not enter the roof space unless the report says so.

4. Areas and conditions not inspected. We can't report on areas that were concealed, obstructed, unsafe or not reasonably visible. These include areas under coverings, insulation, solar panels or other equipment, and areas affected by weather, height, roof pitch, surface condition or access constraints on the day. Defects may exist in those areas.

5. Not included. Unless the report expressly says otherwise, this inspection and report do not include:
- a building inspection under AS 4349.1;
- a timber pest inspection;
- a structural or engineering assessment;
- an electrical, plumbing, gas or solar assessment;
- identification or testing of asbestos or other hazardous materials;
- mould assessment;
- certification of compliance with the National Construction Code, Australian Standards or manufacturer installation requirements.

Any material that may contain asbestos should be assessed by an appropriately licensed person.

6. Measurements and screening.
- Pitch, area, dimensions and damage percentages are field estimates or measurements taken with ordinary equipment, and may be approximate.
- Pitch screening compares an entered pitch with published manufacturer minimums for the product the assessor identified. It is a screening reference only, not certification. Product identification can be uncertain without manufacturer confirmation.

7. Opinion on cause. Any statement about the cause of damage, including storm, hail, wear, age or maintenance, is our professional opinion based on what was observed at the time. It is not a determination of insurance coverage. Decisions on coverage, claim acceptance, settlement and repair scope rest with the insurer.

8. Photographs. Photographs are representative and may not show every defect. Annotations were added by the assessor.

9. Point in time. This report describes the condition observed on the inspection date only. Conditions can change, and defects can develop or become visible later. This report is not a warranty, guarantee or insurance policy.

10. Information from others. Where the report relies on information from the owner, occupant, insurer or others (such as the date of an event or a history of leaks), we have not verified it unless the report says so.

11. Recommendations. Recommended works, make-safe or maintenance items should be carried out by appropriately licensed trades. Quantities and scopes are indicative unless the report says they are a quote.

12. Your rights. Nothing in this report excludes, restricts or modifies any right or remedy, or any guarantee, that cannot be excluded under the Australian Consumer Law or other law.

14 SIGN & DATE

J.Ellis

Name Jordan Ellis (Fictional)

Licence number SAMPLE 001

10 Nov 2026 at 2:00 pm

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