



ARW Construction  
46 Azure Way, Coomera Qld 4209

Daniel Healy - 0423 736 921 | Dean Willits - 0411 108 047  
info@arwc.com.au

QBCC: 15207741 NSW: 378147C  
ABN: 79169511693 ACN: 069 511 693

## Roof Report

Job Number:	
Site Address:	
Supervisor:	
Client:	

### AX1057-CF884 AAARW Roof Report Cyclone Alfred NEW

#### Insured's Reported Damage

##### Summary of the reported damage?

Claimed Date Of Event? Wednesday, 14th May, 2025

Any prior repairs or interventions? No

Attendance Date Tuesday, 5th Aug, 2025

Attendance Time 11:30 am

Weather at Time of Inspection Sunny/fine

Light Conditions Bright & Sunny

#### Property Overview

Will power need to be isolated to access the roof cavity? Yes

Has the power been isolated to access the cavity?

Property Type House

Age of Property 21-50 Years

General Property Condition Average

Construction Type Weatherboard

Roof Type Asbestos

Roof Condition Fair

Roof Age 21-50 Years

Roof Pitch 10

#### Roof & External Inspection



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<b>Was an inspection to the ceiling cavity conducted</b>	NA - Due to safety issues
<b>Does the distance between truss spacings exceed 600mm? (photos required)</b>	NA - This is a hand pitch roof/ metal roof structure
<b>Type of battens present?</b>	Timber
<b>Type of Membrane Present?</b>	None Visible
<b>Does the roof comply with current standards</b>	No
<b>Does the roof comply to manufacturers standards?</b>	No - But at the time of installation it would have
<b>Are there any Roof Maintenance issues? Please Specify.</b>	Gutter filled with debris. Nails dislodged from roof sheets
<b>Have you informed the insured of maintenance?</b>	No
<b>What percentage of the roof is damaged</b>	
<b>What Damages is present on the roof from visual inspection</b>	Tree Impact
<b>Is the roof damage related to an insured event</b>	Yes
<b>Is there gutter guard present</b>	Yes
<b>Are spreader down pipes installed correctly (position of drain to valleys of sheets or tile laps)</b>	Yes
<b>Are all flashings installed correctly, including dektites and lead flashings, and are flashings in good condition/performing correctly</b>	Yes
<b>Are the gutters clean and clear of debris including valley gutters, box gutter spitters and standard guttering?</b>	Yes
<b>Has the roof been affected by wind lift</b>	No
<b>If Yes, is this due to event related damage or for certification purposes</b>	
<b>Has the event caused the materials life span to decrease?</b>	No - in our opinion from a visual aspect, the event has not affected the life span to decrease
<b>Is the roof requiring full replacement</b>	Yes



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**Has the structural integrity of the roof scoped for been reduced as a direct result of the event?** Yes

**Roof Inspection Findings** Tree branch had fallen onto roof and smashed 1 solar panel. Roof is leaking directly below this area however cannot be fully viewed without removing solar

#### Internal Damage Assessment

**Rooms Inspected** Lounge

**Type of damage claimed** Mould, Water Igress

**Sustained Resulting Damages** Mould, Staining

**Condition Of Existing Ceiling & Walls** Fair

**Internal Inspection** Water staining in front lounegroom ceiling

#### Maintenance Internal

#### Maintenance Findings

#### Maintenance Summary

#### Conclusion

#### Conclusion

#### Repair & Remedial Action Plan

**Insurance Repairs** Solar panel replacement and roof sheet replacement. (Due to asbestos, full roof will require replacement)

**Additional Repairs & Maintenance** none

#### Report Images



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## Report Photos

