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Roof Report — Standard

Report no. RR-2025-09-SAMPLE · Inspection date 8 September 2025 · Report issued 10 September 2025 · Form CM-FRM-005 v2

Sample report. This is a real roof assessment our team carried out in Manurewa, Auckland, in September 2025, reproduced with the client's name and street address removed. Grades, photographs, findings and recommendations are the ones we issued. Prices quoted are our published ranges at the time of writing.

Summary. The corrugated steel roofing has reached the end of its service life. Roofing nails across the whole roof are rusted, several sheets are perforated with large rust holes, and water is leaking through the ceiling inside the house. Repairs are possible as a short-term measure (life expectancy after repairs about 3 years); a new roof is recommended.

OVERALL GRADE	REPAIRS REQUIRED	NEW ROOF RECOMMENDED
Poor	**Yes — now**	**Yes**

Part A — Inspection

Property information

Address	Sample property — Manurewa, Auckland (details removed)
Number of storeys	1
Roof area (m²)	160
Shared roofline	No
Inspection method	Walk-on inspection of the whole roof (safe to walk), ladder and ground checks at the eaves; interior ceiling viewed from inside the house. Visual, non-invasive.
Weather on the day	Dry, light wind

Roof condition — graded

Roof material / profile	Corrugated steel roofing sheet · corrugated profile
Roof colour	Grey
Roof age (estimated)	About 20 years
Roof pitch	25°

Element	Grade	Comment	Photo
Roofing surface (sheets)	Poor	Widespread rust; several sheets perforated with holes up to 60 mm; lichen across most of the roof.	P1, P3
Fixings (nails / washers)	Poor	Roofing nails rusted all around the roof; washers corroded away; holes opened around fixings.	P2
Flashings	Poor	Apron and barge flashings rusted and lifting; sealant failed.	P4
Ridges and hips	Poor	Ridge capping rusted at the laps; fixings as above.	P4
Valleys	Average	One valley gutter present; rust staining and debris, not yet perforated. Repair if repair option chosen.	P4
Penetrations	Average	Chimney (1), vent (1): flashings aged, sealant cracked.	—
Fascia	Average	Serviceable; paint weathered.	—
Gutters and downpipes	Good	External metal spouting, 2.4 m eave height; clear and sound.	—
Underlay	Not graded	Not visible from the roof; roof space not accessible on the day (see limitations).	—

Good Sound. No action; re-check at the next routine inspection.

Average Wear or minor defects. Maintenance or a small repair within 12 months.

Poor Failed or failing. Repair now or replacement recommended; water-ingress risk.

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Roof components

Component	Count	In use?	Condition comment
Aerials / satellite dish	2	Yes	Mounts sound; re-fix on re-roof.
Chimney	1	Yes	Flashing aged; see penetrations.
Skylights	—	—	None.
Solar (PV)	—	—	None.
Vents	1	Yes	Sealant cracked.

Gutters

Type / material	External · metal
Valley gutters	Yes (1)
Eave height	2.4 m
Condition	**Good**

Hazards, access and asbestos

Access / hazards	Work at height. Scaffold or edge protection required for any roofing work; a harness arrangement is possible for small repairs.
Asbestos	**Test required** before any disturbance — the age of the house and soffit linings make an asbestos-containing material possible. Not confirmed either way by this inspection.

Interior and insulation

Interior condition	Water leaking through the ceiling inside the house; staining to the ceiling lining. Insulation may be damaged — a builder should remove a section of gib to confirm.
Roof space / insulation	Not inspected — no safe access on the day (limitation).

Inspection photos



P1 — Surface, Poor. Rust perforation through the sheet beside a lap. Water enters here when it rains.



P2 — Fixings, Poor. Washer corroded away; the hole has opened up around the nail. Typical of every fixing on the roof.

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P3 — Surface, Poor. Large rust holes in the sheet; several sheets like this across the roof.



P4 — Overview from the ridge. Lichen across the sheets, rusted ridge laps and fixings, valley at centre.

Recommendations

Repairs required	**Yes** — urgent, to stop water entering the house.
Life expectancy after repairs	**About 3 years.** Repairs buy time; they do not restore a 20-year-old corroded sheet.
New roof recommended	**Yes** — re-roofing as soon as practical.

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Part B — Scope and next steps

Priority list

Priority	Item	Indicative cost band*
Fix now	Stop the active leak: rust-kill around holes, liquid-rubber and tape patch to perforated sheets, replace missing / damaged fixings, re-seal penetrations. Temporary — see life expectancy.	Roof repair $150–$1,800 (upper end of the range for this scope)
Fix now	Asbestos test of suspect linings before any work disturbs them.	Arranged through a licensed assessor; quoted separately
Within 12 months	Full re-roof in Colorsteel long-run, 160 m^2 (medium band), new underlay, flashings and fixings; re-fix aerials; valley replaced.	House re-roofing $20,000–$38,000 (medium home 100–200 m^2)
Monitor	Valley gutter and chimney flashing if the repair option is chosen instead of re-roofing.	Re-check at 12 months
No action	Spouting and downpipes — sound.	—

* Indicative bands from our published Auckland prices (roofingexpert.co.nz), applied to what we found. They are for comparing quotes from any roofer; they are not a quote. A written, itemised quote is available on request, and this report's fee is credited against any job over $1,000 booked with us within 90 days.

Access and protection scope

Side	Protection type	Note
Side 1	Edge protection	Single storey, 2.4 m eave
Side 2	Edge protection	
Side 3	Scaffold	Chimney side
Side 4	Scaffold	Valley side

One establishment charge applies regardless of whether scaffold, edge protection, or both are used.

Urgent roof damage — summary

- On-site inspection found roofing sheets rusted with several large holes, causing water leakage inside the house.
- To prevent further interior damage, repairs are required urgently. Scaffolding is required to carry out re-roofing safely; a harness arrangement can be made for the repair option.

Conclusions and options

Our inspection indicates that either roof repair or full re-roofing is required to prevent further damage to the property.

Option	Scope	What it gives you
Option 1 — Re-roof (recommended)	Remove the existing corrugated sheets; new underlay, Colorsteel long-run roofing, new flashings, ridge, valley and	A new roof with a written workmanship warranty as per

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Option	Scope	What it gives you
	fixings; aerials re-fixed.	quotation; no further leak repairs on the old sheets.
Option 2 — Repair	Rust killer where rust is present; roof-and-gutter liquid-rubber waterproofing and tape patches as needed; silicone to penetrations; replace damaged and missing fixings; add a sheet where patching is not suitable; repair the damaged valley.	Stops the leak for an estimated 3 years at a fraction of the cost. Does not change the age or condition of the sheets.

Limitations

- Visual, non-invasive inspection of the roof exterior from on the roof, a ladder and the ground on 8 September 2025. Nothing was lifted, cut or removed.
- Roof space and insulation were not accessible and were not inspected. Underlay condition is therefore not graded.
- Asbestos presence was not tested. "Test required" means a sample should be taken by a licensed assessor before any work disturbs the suspect material.
- Concealed defects, and conditions that develop after the inspection date, are outside this report.

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