

Example report — John Smith Plumbing, this job and the address are fictional. Photos are illustrative.



PHOTO 1 OF 3  
Front of the property, tree down across the roof line

## Storm-lifted ridge capping, water into the hallway ceiling

12 Example Street, Box Hill VIC 3128

CLAIM DETAILS

The owner advised water came through the hallway ceiling during Sunday night's **storm**.

|                                 |                     |             |
|---------------------------------|---------------------|-------------|
| INSPECTED<br>14 Oct at 12:30 pm | REF<br>Z-2610-3EDXR | PHOTOS<br>3 |
|---------------------------------|---------------------|-------------|

THE FACTS

|                                                                      |                                      |
|----------------------------------------------------------------------|--------------------------------------|
| CONTRACTOR<br>John Smith Plumbing<br>0400 000 000 · john@example.com | ATTENDED BY<br>John Smith            |
| DATE OF INSPECTION<br>14 October 2026 at 12:30 pm                    | ROOF MATERIAL<br>Terracotta tiles    |
| ROOF PITCH<br>22.5 degrees                                           | GENERAL CONDITION OF ROOF<br>Average |

#### INTERNAL DAMAGE

Yes

#### STORM-CREATED OPENING EVIDENT

Yes

#### RIDGE CAP / BARGE FLASHINGS SECURE

No

#### CONDITION — ROOF SHEET / TILES

Average

#### ABLE TO ASSIST WITH MAINTENANCE WORKS

Yes

#### SITE ADDRESS

12 Example Street, Box Hill VIC 3128

#### ADDITIONAL FIXTURES ON THE ROOF

Aerial / antenna

#### FIXINGS (SCREWS / NAILS / RIVETS) SECURE

No

#### GUTTERS & VALLEYS CLEAN AT INSPECTION

Yes

#### CONDITION — POINTING

Poor

### WHAT HAPPENED

#### PRIMARY FINDINGS — SOURCE OF WATER INGRESS

Wind lifted the ridge capping on the north face, leaving six tiles **dislodged** and an opening above the hallway.

Pointing along **4 m** of ridge is **cracked** and **porous**.

#### ADDITIONAL FINDINGS AT THE PROPERTY

A tree limb is resting against the front gutter line.

#### RECOMMENDATIONS

- Re-bed and re-point the full ridge line.
- Replace six **broken** tiles.
- Have the tree limb **removed** before the gutter is refitted.



1 / 3 · PHOTO

Front of the property, tree down across the roof line



2 / 3 · PHOTO

Dislodged tiles and opening on the north face



3 / 3 · PHOTO

Opening tarped as a temporary cover

Prepared by John Smith Plumbing using ZDR. The observations, photos, measurements and recommendations in this report are the author's own. Kingpin X Pty Ltd supplies the ZDR software only: it did not inspect the site, does not check this report's contents, and accepts no liability for their accuracy or for decisions made on them. This is a recommendation report, not a certificate of compliance.

Generated with ZDR — the universal incident reporting app · Kingpin X · 17 October 2026 at 3:57 pm