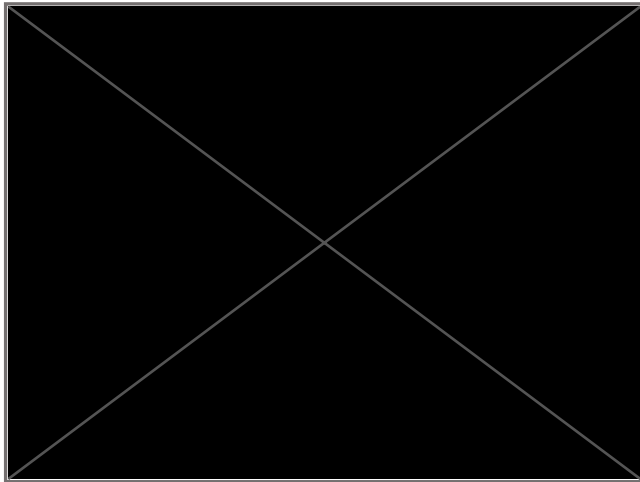


ROOF REPORT

Customer Details

Customer Name: [REDACTED]
 Customer Order: 71967
 Site Address: [REDACTED]
 Site Contact: Roof Plumber
 Scope of works: Please provide a photo roof report, including photos of any safety equipment used on site.

Street View of Property



Property Details

Property type:	Domestic
Height:	Double
Roof Type & Profile:	Other
Approximately property age:	10+
General property condition:	Good

Damage details

Leak detected:	Yes
Location of leak:	North & East end lower metal deck roofs above the dining room.
Location of damage:	Kitchen / Dining
The extent of damage:	Approx 5sq/m of damaged plaster ceiling.
Estimated time that the damage has been present for	Less than 1 week

Assessment Statement & Test Results

Approximate age of the roof:	10 Years
General roof condition:	Fair
Roof pitch above area of damage:	2 Degrees
Sarking installed:	Yes
Ceiling insulation installed:	N/A
Ceiling insulation damaged:	N/A
Approx. amount of damaged insulation (Sqm):	5
Roof pitch installed in accordance with the minimum profile / product:	Yes
Ridge condition:	Fair
Cause of damage to roof:	N/A
Valley gutter:	Good

Lead dressed flashing condition:	Good
Roof penetrations in accordance with, SA HB 39 section 8.6:	N/A
Spouting with no permanent ponding, in accordance with SA HB 39 5.6 (f):	Yes
Spouting outlet / downpipe clear:	Yes
Sufficient provision for overflow of eave gutter, in accordance with AS/NZS 3500.3 Appendix G:	Yes
Alternative overflow (a performance solution accepted by the VBA is required):	No
Adequate flashing covers, in accordance with SA HB 39 8.1.4:	Yes
Fixing seal application in accordance with SAA HP39 2.9:	No
Adequate fixing spacing, wall flashings in accordance with SA HB 39 8.4:	No
Correct downpipe spreader, in accordance with SAA HB 39 5.7.7:	No
Windows, doors or any other opening:	No
Any other tests conducted with results	No

Cause of Damage

Installation Defect	✓	Age Wear & Tear		Lack of Maintenance	
Spillage		Vandalism		Vermin	
Weather Event e.g. Storm / wind		Impact		Unconfirmed	
No visible damages		Other (refer to conclusion)	✓		

Conclusion

Non compliance issues where found on the north - east end lower roofs as per photos & comments.

Other Concerns

Recommendations

Replacing problem areas to conform with Aus Standards.

Sign Off

Plumber Name: Mitchell Bassett

Date: 15th November 2022

Signature:

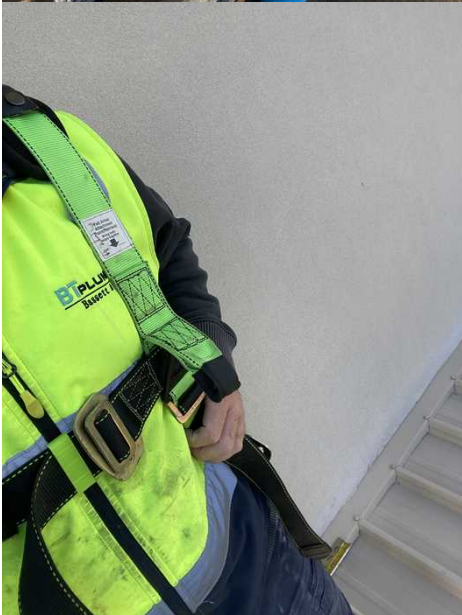


Disclaimer: *Todays testing and inspection of the property found clearly identifiable defects as noted in the report, however it is possible that there are other contributors to the area of damage that were not able to be identified during todays attendance. Defects noted in the above assessment statement that are not in accordance with applicable Australian Standards, may be acceptable if a performance solution is provided by the installer.*

Photos



Ladder setup & tied off.



Safety harness in use.



Harness anchor used.



North end lower roof above leak.



Box gutter depth non compliant measuring 45mm.



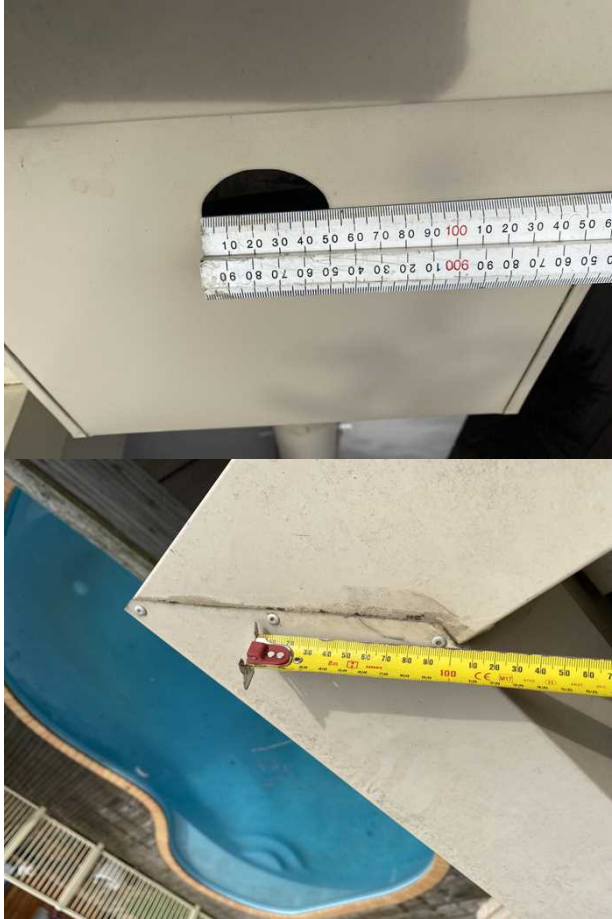
Box gutter chute non compliant discharging out through the side of the gutter causing gutter pooling.



Box gutter width ok - 310mm.



Rainhead overflow non compliant approx 140mm above the weir of the box gutter.



Rainhead overflow non compliant 45mm round.

Fixing spacings on cappings & flashings non compliant (40mm) at 95mm spacing.