

ROOF REPORT



DISCLAIMER:

AUS Inspections has carried out a roof inspection to identify point of water ingress, to form an opinion regarding the general condition of the roofing system, identify any maintenance or repair works needing to be addressed, building defects if related to the cause of water ingress, non-compliance issues and storm created damage.

This is a visual inspection only and is limited to the areas of the property that were fully accessible/visual at the time of inspection.

Photographic evidence taken on the day of the inspection is given as an example of the defect(s) found at the property for reporting purposes only.

Note - Further issues may be present that were not identified during the inspection. No responsibility will be accepted for defects not detected.

This inspection carries no warranty(s) of any sort.

Client Name: Rizon Building

Job: #203504

Address: 14 Mount Street Bonnyrigg Heights 2177 NSW

Insured's Name: RME2 GUARDIAN PTY LTD

Contact Number: # 0421 123 605

Inspection Date: 31st January 2019

Date of Event: Unknown

Event Details: Water damage to garage ceiling

Construction Type: Single storey brick veneer dwelling

Roof Type: Cement tiled pitched roof

Contact the Inspector: Should you have any questions on information contained within this report or further clarification is required, contact AUS Inspections.

EMAIL: dave@ausinspections.com.au

ABN 98 168 702 583

PHONE: # 0490 396 788

LICENSE NO 36761s

ROOF OVERVIEW

Overall Condition of Roof: Below average

Does Roof Pitch Meet Manufacturer's Recommendations? Yes

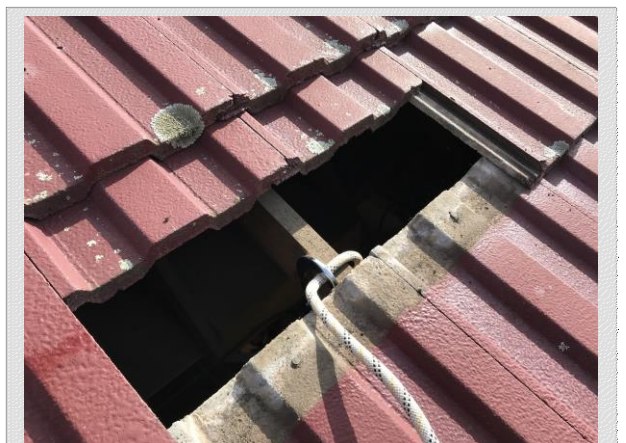
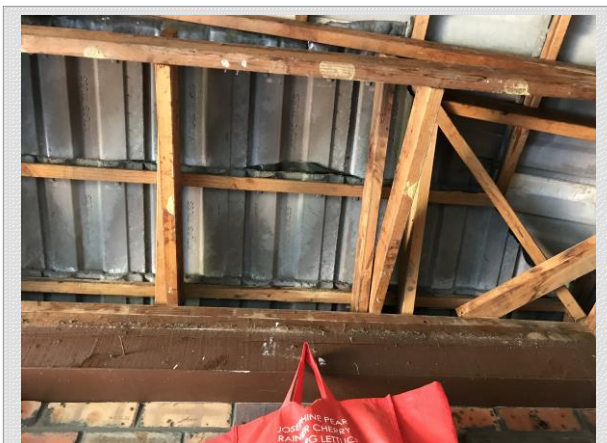
Sarking Present: No

Insulation Present: Yes

Condition of Guttering: Good

Condition of Valleys: Average

Condition of Pointing: Below average, weathered and cracked



AREAS OF CONCERN

Weathered and cracked pointing

Location: Roof

Pointing is weathered and cracked and weep holes have been filled in.

This issue can cause ingress, so we have listed its repair in maintenance.



Split apron flashings

Location: Roof above the garage

Apron flashing above the garage has split, allowing stormwater to ingress.



Cracked roof tile

Location: Roof above the garage

We have located a cracked tile which pre-dates the recent ceiling collapse and have listed its repair in maintenance as it is consistent with foot traffic.



CONCLUSION

Roof inspection has not found any storm related damages and we have determined that ingress has occurred due to maintenance issues causing the garage ceiling to collapse.

REPAIRS REQUIRED

STORM RELATED REPAIRS

N/A

MAINTENANCE REPAIRS

Insured to appoint roofing specialist to repoint capping tiles, install weep holes in pointing, replace split apron flashing and replace cracked tile.

END OF REPORT