

Roof Report

🏠 REPORT FOR:

Property Address 16 Aaran Close Endeavour Hills VIC 3802

Brand Allianz Australia Insurance Limited

Claim No. 6210287371

✂️ PREPARED BY:

Builder Ambrose Construct Group Pty Ltd

Ambrose Job - PO No. 20067240

Site Visit Details

Met on site with: Insured

Attended By - Name: Garry Ali

Attended Date : December 7, 2023

Design Type: Lowset

Property Type: Dwelling

Number of Floors: 1

Approximate age of property: 20
(in years)

Property Condition: Average

Cladding Type: Brick Veneer - rendered

Approximate Floor Area: 28
(in m2)

Roof Details

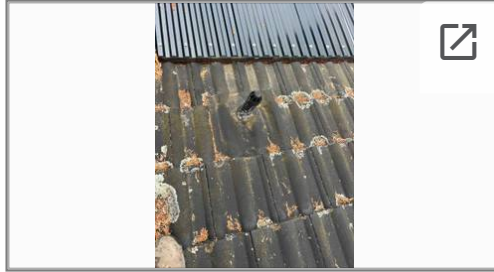
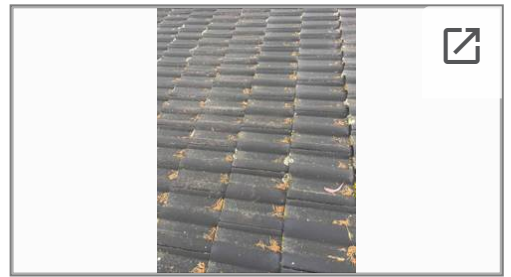
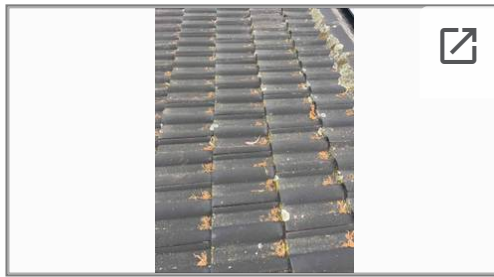
Roof Type: Hip

Roof Material: Custom Orb - Zinc

Roof sheeting colour: Black

Can the roof sheeting colour be matched?:
 Yes
 No

Roof sheeting images (with matching colour swatch if applicable):



Roof Pitch: 19

Approximate Roof Area: 200

Approximate Age of Roof: 20
(in years)

Provide batten spacing (mm): 300

Condition of roof:

- Excellent
- Good
- Average
- Average with owner maintenance required
- Poor
- Poor with owner maintenace required

Number of roof penetrations: 2

Condition of flashings to roof penetrations:

- Excellent
- Good
- Average
- Poor

Ridge cap profile: Tiled

Fascia Type: Metal

Gutter Type: Quad

Downpipe Type: Metal

Do the number of downpipes fitted meet current plumbing code?:

- Yes
- No

(max. spacing of 1 every 12l/m and close to valleys)

Fastener Type: Screws

Is the roof securely fastened?: Yes
 No

Does the roof have sisilation?: Yes
 No

Does the roof have insulation?: Yes
 No

Insulation Type: Anticon Blanket
 Sisilation
 Ceiling Space Batts

Provide images inside ceiling space:



Point of Entry and Causation

Is there evidence of water ingress via the roof?: Yes
 No

What is the cause of damage to the roof?:

After careful inspection and investigation I do not believe water ingress is occurring via the roof. Currently the roof looks to be in good condition.

- Ridge caps are in good condition
- Mortar and pointing are in good condition
- Solar panel penetrations are in good condition
- Penetration flashings are in good condition

Only issue is the eaves gutter are full of debris and missing overflow provisions.

I do not believe the causation of water ingress into the bathroom is a result of a roof leak.

Additional Information:

Clear eaves gutter of debris

Roof Defects/owner maintenance:

- NIL
- Rusting screws/ nails/ fixings
- Rusting Sheets
- Rusting Flashings
- Rusting Valleys
- Gutters filled with leaves/ debris
- Valleys filled with leaves/ debris
- Poor/ defective workmanship
- Roof is below required pitch / not to code

Are there any signs of previous owner maintenance repairs to the roof?:

- Yes
- No

Conclusion:

I can conclude the causation of water ingress into the laundry is not a result of a roof leak.

The roof is in good condition with no defects contributing to water ingress into the property.

Insured advised that he has had new plaster installed onto old mouldy plaster, this could be be the reason for the mould growth.

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Make Safe / Emergency Works Required?

Are emergency works required to prevent further roof leaks/ property damage ?:

- Yes
- No

Safety / Hazard Advice

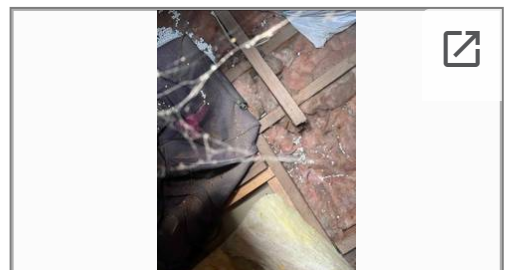
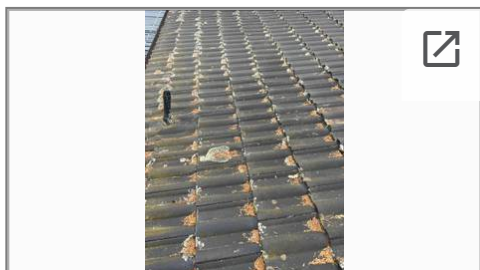
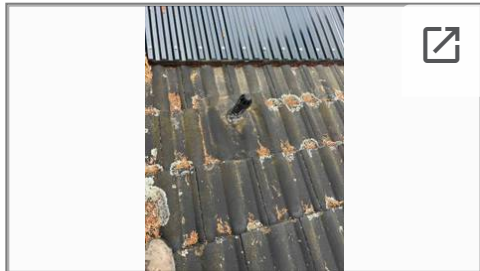
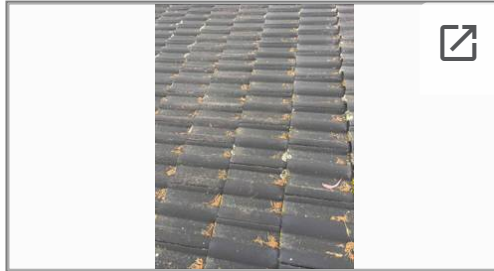
Are there any safety concerns/ hazards present on site? Yes No

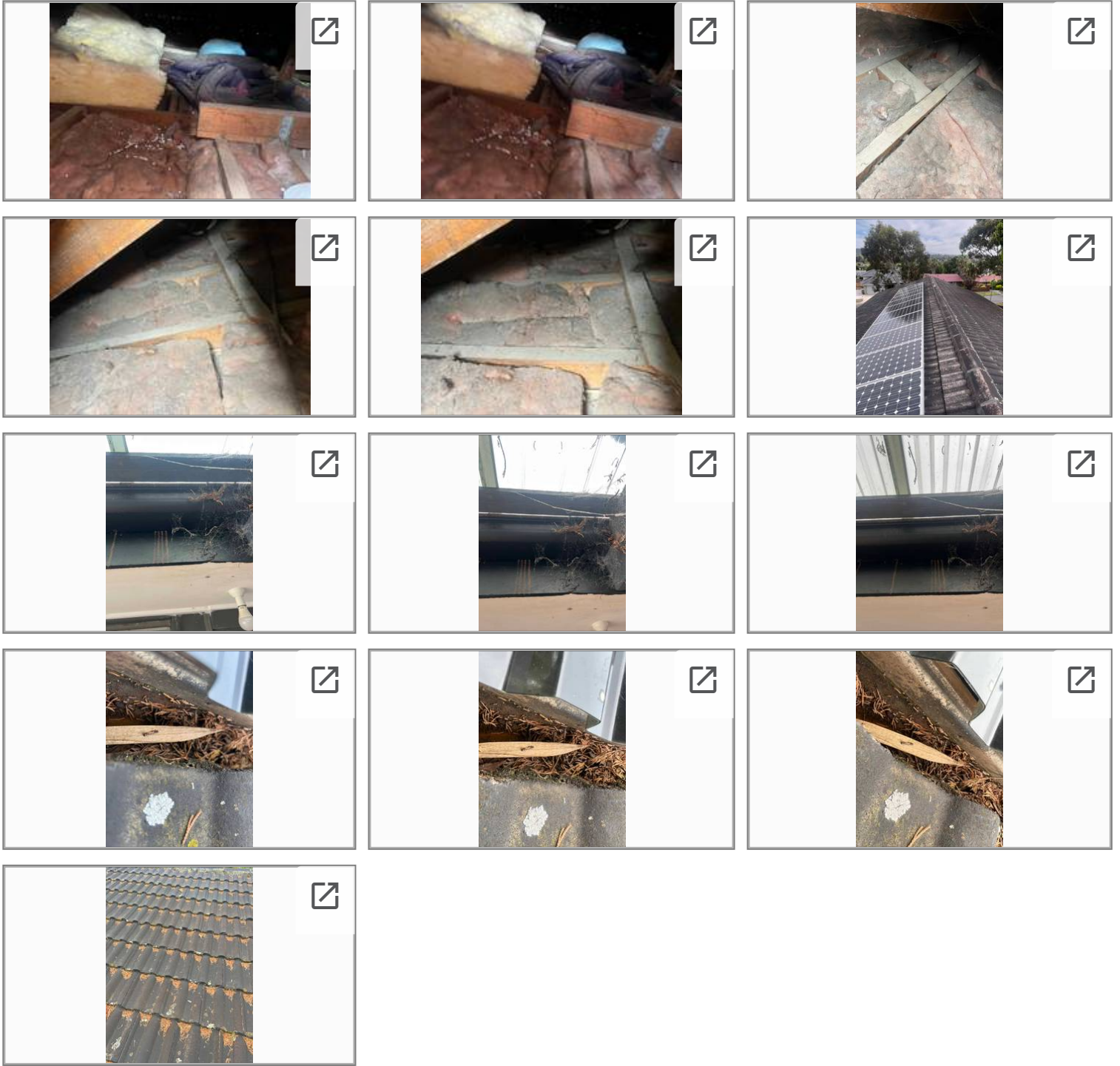
Picture Checklist

Estimator to confirm following pictures have been taken:

- Front Elevation
- Right Side Elevation
- Left Elevation
- Rear Elevation
- Close up pic. of point of entry
- Evidence of water ingress in roof cavity
- Any maintenance items
- Any hazards

Upload images:





Date Submitted: 07 Dec 2023 09:39 UTC+10

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