

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:	Daniel
Attended Date :	February 5, 2024
Design Type:	Lowset
Property Type:	Dwelling
Number of Floors:	1
Approximate age of property:	20 <i>(in years)</i>
Property Condition:	Average
Cladding Type:	Brick Veneer - rendered
Approximate Floor Area:	250 <i>(in m2)</i>

Roof Details

Roof Type:	Gable
Roof Material:	Concrete Roof Tile
Roof sheeting colour:	Faded charcoal
Can the roof sheeting colour be matched?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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



Roof Pitch: 18.3° (under pitched)

Approximate Roof Area: 250

Approximate Age of Roof: 20
(in years)

Provide batten spacing (mm): 335

Condition of roof:

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

Number of roof penetrations: 3

Condition of flashings to roof penetrations:

- Excellent
- Good
- Average
- Poor

Ridge cap profile: Tiled

Fascia Type: Timber

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
 Sisalation
 Ceiling Space Batts

Provide images inside ceiling space:



Point of Entry and Causation

Is there evidence of water ingress via the roof?:

- Yes
 No

Identify point/location of water entry:

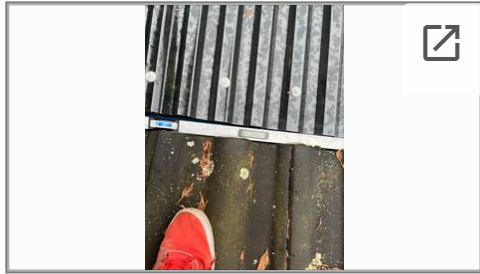
- Via roof penetration flashing
 Via sheet laps
 Via valleys
 Via Flashings
 Via cracked ridge and hip bedding
 Via roof tiles with no sarking
 Via overflowing gutter
 Via overflowing Valleys
 Via cracked roof tiles
 N/A

What is the cause of water ingress to the property?:

The insured advised the team that internal damage has been an ongoing issue for the past 4 years.

The team identified the gutter does not have fall, debris in the gutter and the team identified that the roof is under pitched at 18.3° and there is no sarking

Insert BLRT/ descriptive pic clearly outlining the causation and point of entry:



What is the cause of damage to the roof?:

With the evidence provided at the time of the assessment the team identified that the back of the tiles have water stains all on them as there is no sarking and the roof is under pitched, gutter has no fall and has debris built up in them there are no weep holes in the mortar of the top ridge

Additional Information:

The team identified surface rust to the gutters under debris, extent of rust is unknown

Insured has also advised that the foundation has dropped

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:

Roof tiler scope:
Full re roof

Roof plumber scope:
-replace gutters

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?:

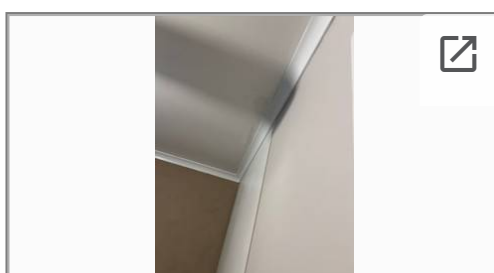
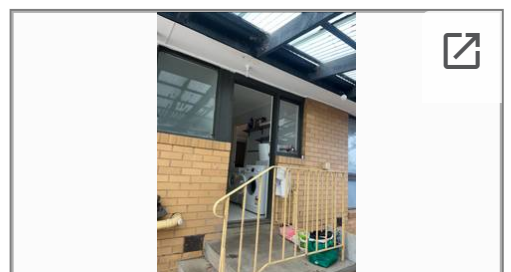
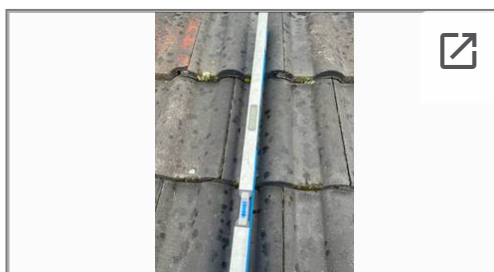
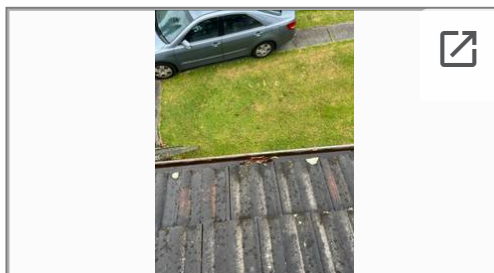
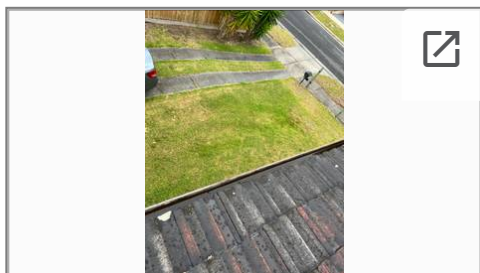
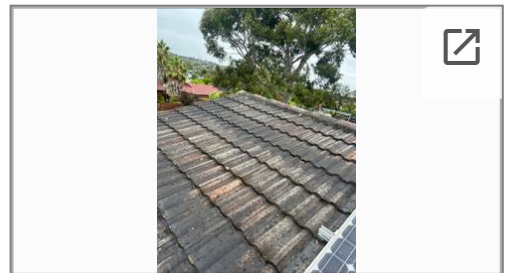
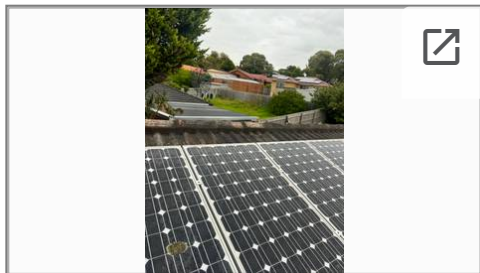
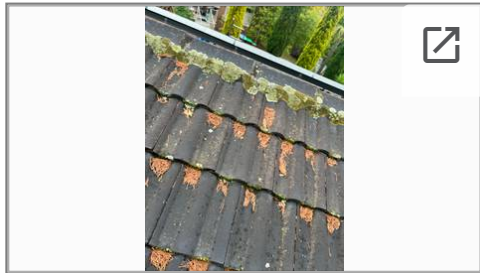
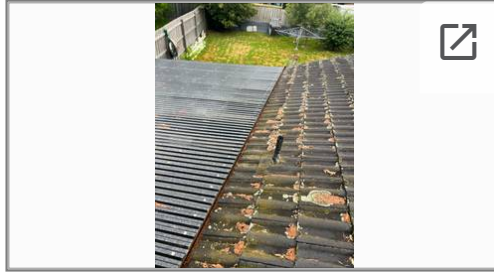
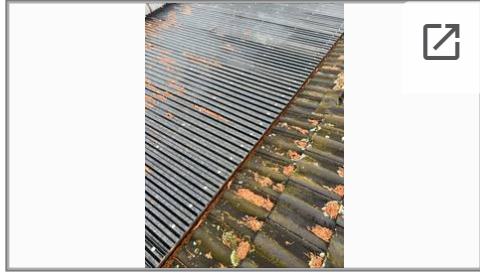
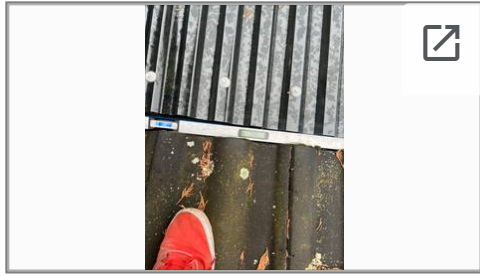
- Yes
- No

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:



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