

Strata Scheme Roof Inspection Report

A visual, non-invasive roof condition assessment prepared to assist the strata company and its strata manager with maintenance planning, insurance assessment, defect identification, and the prioritisation of remedial works to common property.

PREPARED FOR

Strata manager
(name withheld)

INSPECTION DATE

2026

SCHEME ADDRESS

Perth strata scheme
Address withheld

INSPECTOR

Julian Hunt

PREPARED BY

Elevate Roof & Building
Solutions Pty Ltd
Perth, Western Australia

Scheme photograph withheld

Sample extract: identifying images removed

STRATA SCHEME ROOF INSPECTION REPORT

Elevate Roof & Building Solutions Pty Ltd
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Inspection Details

INSPECTION TYPE	INSPECTION TIME
Independent	9:00 am
STRATA PLAN NUMBER	CLIENT PRESENT
Withheld	No
ONSITE INSPECTION COMPLETED BY	WEATHER AT TIME OF INSPECTION
Julian Hunt	Overcast
ACCESS METHOD USED	
Roof Access (Walking)	
AREAS EXCLUDED FROM INSPECTION / REASON	
Rear roof areas of some units, where access could not be gained without entering private lot areas; viewed from adjoining roofs only	

Building Information

BUILDING CONFIGURATION	APPROXIMATE AGE OF BUILDING(S)
Single Storey, Multiple Buildings Within Complex	Approximately 40 years (circa 1986)
OVERALL ROOF SIZE (M ² INCL. PITCH ADJUSTMENT)	ROOF PITCH
Approximately 2,361 m ² (aerial measured, approximate)	Approximately 18.6° (1x reading, indicative only)
HEIGHT FROM GROUND TO GUTTER	ASBESTOS PRESENT
2.4 m	Unknown / Not Determined
ROOF TYPE	NUMBER OF LOTS IN THE SCHEME
Cement Tile	15
ROOF SECTIONS / BUILDINGS INSPECTED	
10x single storey buildings, 15x lots, all accessible roof sections and 15x roof spaces inspected	

Executive Summary / Roof Condition Summary

OVERALL CONDITION	MAINTENANCE REQUIRED	GUTTERS / DEBRIS / RUST	URGENCY LEVEL
Fair	Yes	Minor Debris	Moderate

Elevate Roof & Building Solutions was engaged by the strata manager to complete a full roof asset condition assessment of the strata scheme at a Perth strata scheme (scheme name, address and strata plan number withheld). The scheme comprises ten single storey buildings of double brick construction with timber framed, cement tiled roofs servicing fifteen lots, with a combined tiled roof area of approximately 2,361 square metres (measured from aerial imagery and adjusted for pitch, approximate only). The complex is approximately forty years old. The brief followed an established history of water ingress affecting multiple lots, with reported leaks and associated internal and eaves damage recorded across Units 1, 2, 4, 8, 13 and 14 over an extended period, and repair activity to date directed largely at the resulting damage rather than the roof side source.

The inspection was completed in September 2026 from roof level (walking access) with internal roof space inspections to each unit and a ground level review of eaves, fascias and drainage. Every roof was assessed individually, with defects marked on the annotated aerial image (reference numbers 1 to 12, plus reference 13 for the party wall condition that applies scheme wide and is not marked) and scheduled in this report. Rear roof areas of some units that could not be reached without entering private lot areas were viewed from adjoining roofs only.

Overall position

The cement tiled roof system across the scheme is assessed as **fair and serviceable for its age**. The tile substrate remains sound across the roof areas inspected, the timber roof structures show general age related weathering without evidence of systemic failure, and the majority of the gutter system is serviceable. The roof is at the point in its life where the tile coating has weathered through, the tiles show surface weathering and organic growth consistent with prolonged moisture retention, the ridge and hip bedding and pointing has cracked and separated across the scheme, and the original valley flashings are corroding. These conditions do not self correct and will continue to produce broken tiles, ingress at capping and valleys, and eaves damage until addressed as a single programme of works.

Active failure driving the reported problems

The moisture staining patterns on the fibre cement eaves linings across the scheme are most consistent with a combination of leakage from the internal downpipe eaves bends or gutter to downpipe connections concealed within the eaves, gutter surcharge where effective overflow provisions are absent, and localised roof defects, including at Unit 1 a broken eaves course tile and sealed tiles above the front living area. These mechanisms should be confirmed during rectification by opening the affected eaves areas and testing the relevant drainage connections. A scheme total of 111x broken, cracked or previously silicone sealed tiles, cracked ridge caps and antenna masts mounted in valleys or chased through tiles without a flashing are direct ingress paths into unsarked roof spaces. These items carry the highest priority.

Developing conditions across the whole scheme

The valley flashings are corroding, their upturns are undersized by modern standards and in places flattened, and organic matter is trapped beneath the tile cuts, which together increase the likelihood of water overtopping the valley into the roof space. The tiles show advanced coating loss, granular weathering and organic growth consistent with prolonged moisture retention (no formal absorption or porosity testing was undertaken), with moss and lichen established in the tile laps and bedding. Ridge and hip bedding and pointing is cracked and separating at most joints. Party walls sitting above batten level have lifted and misaligned tile courses. These conditions are not yet producing widespread internal damage, and the roof is a good candidate for restoration rather than replacement, provided the works are completed before the tile substrate deteriorates further.

What remains in good order

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No evidence of widespread internal moisture damage was identified at the time of inspection beyond the two ingress zones in the Unit 1 living area. Gutters that have previously been replaced are in good condition, and the remaining original gutter sections are free of rust and corrosion, are clear of debris following the recent clean, and do not require replacement. No visual condition indicating an immediate requirement for structural engineering assessment was identified within the roof spaces inspected, including the Unit 14 roof space that was the subject of a 2021 comment, subject to the carpenter checks recommended in this report. Acting now keeps the works external and maintenance level.

Summary by unit

The table below summarises the tile count and the aerial defect references recorded for each unit. Reference numbers correspond to the markers on the annotated aerial image and the Aerial Defect Schedule in this report; Ref 13 (party wall tile displacement) applies scheme wide and is not marked. Priority reflects the unit's share of the active items in the red callout above; the scheme wide restoration items apply to every unit.

Unit	Tiles	Aerial refs	Key observations	Priority
Unit 1	12x	1, 2, 3, 4, 5, 6, 7, 10	Active ingress to front living area and front eaves; suspected leaking gutter to downpipe connection; antenna in valley	High
Unit 2	16x	1, 2, 3, 5, 6, 8, 9, 10	Highest broken tile count; antenna through tile without Dektite; trees over gutters	High
Unit 3	6x	1, 2, 3, 5, 8, 10	Eaves staining at downpipe and gutter mitre; shrub over gutter	Medium
Unit 4	8x	1, 2, 3, 4, 5, 10	Antenna in valley; eaves staining; vegetation over eave edge (not marked)	High
Unit 5	5x	1, 2, 5, 7	Eaves lining separated from fascia; mould staining at corner; cracked ridge cap	Medium
Unit 6	9x	1, 2, 3, 5, 7, 9, 10	Broken antenna arm loose on roof; eaves damage above PV inverter; organic matter under solar array	High
Unit 7	3x	1, 2, 3, 5, 10	Eaves paint failure at garage and entry; valley debris	Medium
Unit 8	8x	1, 2, 3, 4, 5, 10, 11	Cracked dome skylight with blocked flashing; antenna in valley; historic evaporative cooler hose leak (not marked)	High
Unit 9	4x	1, 2, 3, 5, 10	Eaves staining at gutter edge; bedding failure	Medium
Unit 10	3x	1, 2, 3, 5, 9, 10	Antenna through tile without Dektite	Medium
Unit 11	5x	1, 2, 3, 4, 5, 6, 10	Antenna in valley; flue seal failed; mould at porch light fitting	High
Unit 12	6x	1, 5, 7	Cracked ridge cap; eaves staining and rear tree overhang observed (not marked)	Medium
Unit 13	7x	1, 2, 3, 5	Eaves lining displaced; staining at both internal downpipe elbows	High
Unit 14	12x	1, 2, 3, 5, 9, 12	Gutter holding water (inadequate fall, confirm by level); antenna without Dektite; roof space framing reviewed	High
Unit 15	7x	1, 2, 3, 5	Eaves lining displaced at entry; staining across carport eaves	Medium

Scheme total	111x	Broken, cracked or previously sealed tiles identified at approximately 15% of the roof area
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Recommended path

Elevate recommends a single, staged programme of works for the whole scheme rather than unit by unit repairs: immediate rectification of the active ingress items (tile replacement, downpipe eaves bends, overflow provisions, antenna penetrations, skylight, valley and solar array clearing, vegetation), followed by a full roof restoration to every building (pressure clean, rebed where required, repoint all ridge and hip capping with flexible pointing, replace all valley flashings, reseal all penetrations, and apply a primer and 2x coat roofing membrane system) so the serviceable life of the existing tile substrate is extended and the need to consider full roof replacement is deferred. The coating system protects the tile surface and does not correct failed installation details; the tile, bedding, valley, flashing and drainage works remain the waterproofing measures, and the restoration contractor should confirm tile suitability, coating adhesion, compatibility and the proposed manufacturer's system and warranty before the scheme commits to coating approximately 2,361 square metres. Eaves lining repairs should follow the roof works, not precede them. No pricing is included in this report. Elevate recommends the strata company obtain a single quotation for the complete package for pre approval so the works are delivered and warranted by one contractor. Elevate Property Services Group is a related entity of Elevate Roof & Building Solutions and is capable of quoting the recommended works. The strata company is under no obligation to engage that entity and may obtain independent competitive quotations.

Detailed Roof Findings

Roof system overview

Construction is double brick with conventional stick framed hardwood roof structures (rafters, under purlins and struts) carrying timber battens and cement roof tiles (Westate branding legible on tile undersides). Ridge and hip capping is cement bedded with flexible pointing applied to some runs and cement pointing to others. Roof drainage is by eaves gutters, a mix of original and previously replaced sections, discharging through internal downpipe eaves bends concealed within the fibre cement eaves linings to external downpipes. Valleys are original metal valley irons. Roof penetrations include TV antennas, satellite dishes, whirlybirds, vent cowls and flues, one dome skylight (Unit 8), one evaporative cooler (Unit 8) and solar arrays to Units 2, 4, 6 and 8. Eaves linings are fibre cement sheet on timber framing with timber fascias.

A representative roof pitch reading of approximately 18.6 degrees was obtained at 1x test location (digital inclinometer). The reading is indicative only, as results taken from profiled tile surfaces can vary with instrument placement. The suitability of the existing pitch should be assessed against the identified tile profile and relevant installation requirements if substantial reroofing or tile replacement is proposed. No functional sarking was present beneath the tiles in any roof space inspected; daylight is visible through the tile laps throughout. Sarking requirements depend on the tile profile, roof pitch, rafter length, wind classification and the relevant manufacturer's installation requirements. The practical effect for this scheme is that the tiles are the only barrier to water entering the roof space, so every broken tile, open bedding joint, overtopped valley and unflushed penetration is a direct ingress path onto the ceilings.



Roof pitch reading, approximately 18.6 degrees at 1x test location



Party wall zone, tiles lifted and misaligned where the wall sits above batten level



Tile underside showing moisture on the tile body, consistent with moisture retention, no sarking beneath



Roof space, timber framing and insulation, daylight visible through tile laps

Complex wide findings

Tile condition and surface weathering

The tile substrate remains sound and serviceable across the roof areas inspected. Advanced surface coating loss, granular weathering and organic growth consistent with prolonged moisture retention were observed across the scheme, with moss, lichen and organic clumps established in the tile laps, on the tile surfaces and along the bedding lines. A tile lifted at Unit 1 showed moisture on the underside of the tile body. No formal absorption or porosity testing was undertaken, and the observations are visual only. Organic growth in the laps holds moisture against the tile, which is likely to accelerate coating breakdown and, at the eaves course, allows water to overtop blocked laps into the eaves. The coating protects the tile surface and is not the roof's waterproofing; its loss exposes the tile body to weathering and is considered a contributing factor to the rate of cracked and broken tiles observed, together with foot traffic from previous repairs and the age of the tiles.

Broken, cracked and previously sealed tiles (Ref 1)

A scheme total of 111x broken, cracked, chipped or previously silicone sealed tiles was identified, with counts per unit ranging from 3x to 16x. Previous repairs consist of silicone beads, flexible pointing compound and mortar patches applied over cracks, most of which have weathered, chalked and lifted, and one replacement tile of the wrong profile at Unit 8 packed with mortar at the head lap. Sealed tiles are temporary repairs only and are counted as replacement items. Several broken tiles have displaced fragments and open gaps into the roof space (Units 1, 6, 10 and 12 in particular).

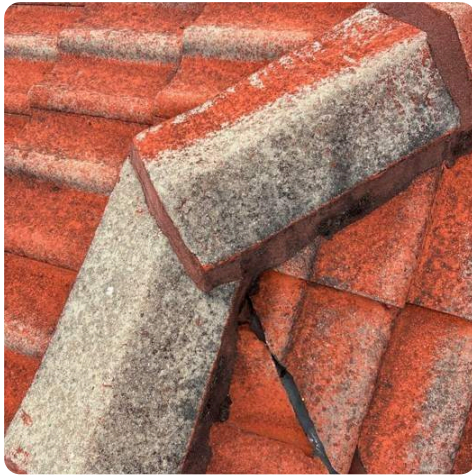
Ridge and hip capping bedding and pointing (Refs 5 and 7)

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Cement bedding to the ridge and hip capping is cracked, eroded and separating from the capping at most joints inspected across every building, with moss and lichen established along the bedding lines. Where flexible pointing has previously been applied it has separated from the bedding. Sealant has been applied over capping joints and bedding edges at several locations (Units 1, 2 and 14) as a temporary measure. Cracked ridge caps were recorded at Units 1, 5, 6, 7 and 12, and the hip apex caps at Units 13 and 15 have lost their coating to bare substrate. Loose or displaced bedding is addressed within the rebedding and repointing works; only fractured caps require replacement.



Cracked cement bedding and separated flexible pointing to ridge capping



Weathered ridge and hip capping, bedding cracked at apex



Cracked bedding at hip and ridge junction with coating breakdown



Organic growth to cement bedding beneath ridge capping

Valley flashings (Ref 10)

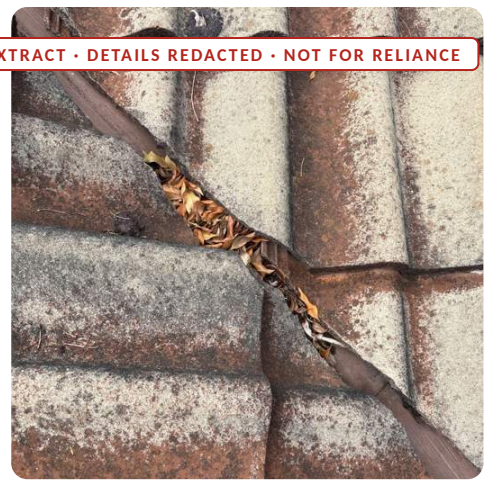
The original valley irons across the scheme are beginning to rust along their exposed surfaces and edges. The upturned edges are undersized against current installation practice and in places have been flattened against the tiles, and organic matter is trapped beneath the tile cuts along the length of most valleys. The combination reduces the valley's capacity, allows debris dams to form, and increases the likelihood of water overtopping the flattened upturn into the roof space during heavier rainfall. This condition is system wide and the valleys are recommended for replacement across the whole scheme as part of the restoration.



Valley flashing upturn undersized and corroding, organic matter beneath tiles



Valley upturn flattened, organic matter build up in valley



Organic matter trapped in valley beneath tile cuts



Organic matter trapped in valley beneath tile edges

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Roof drainage: gutters, downpipe eaves bends and overflow provisions (Refs 2 and 3)

Sections of gutter have previously been replaced and are in good condition. The remaining original sections are free of rust and corrosion and in fair serviceable condition and do not require replacement. At a previous inspection the gutters held a large accumulation of organic matter and leaf litter; this has since been cleared, and only minor debris remains (Unit 1 and Unit 14). The Unit 14 side gutter holds standing water and sediment, indicating inadequate fall toward the outlet; the cause should be confirmed by level before the gutter is refixed (Ref 12).

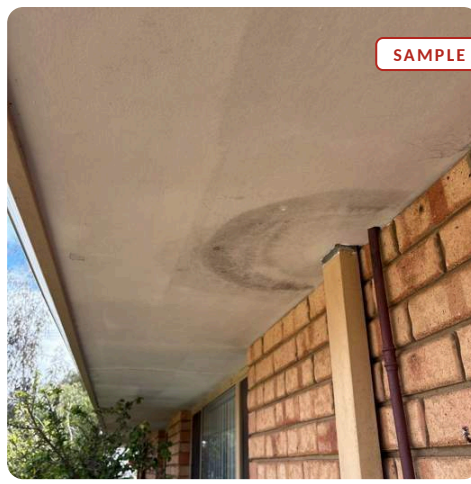
The downpipes discharge through internal eaves bends concealed within the eaves linings. Moisture staining rings and blistered paint on the eaves lining directly at the downpipe entry points (Units 1, 3, 11, 13, 14 and others) are most consistent with leakage from these bends, or from the gutter to downpipe connections above them, into the eaves cavity. The bends themselves are concealed and were not exposed or tested during this inspection; at Unit 1 the gutter to downpipe connection was viewed from above and shows corrosion and debris at the joint. Overflow provisions (slotted or overflow outlets) have been installed to some gutter runs and are absent from others. Where absent, the tide marks and mottled staining along the gutter edge of the eaves at most units are consistent with previous surcharge or overflow over the back edge of the gutter during heavier rainfall. Both mechanisms should be confirmed during rectification by opening the affected eaves areas and testing the relevant drainage connections.

Eaves lining moisture damage

Fibre cement eaves linings at the majority of units show moisture staining, blistered and peeling paint and mould growth, concentrated at three locations: at downpipe entry points, along the gutter edge, and at gutter mitres and corners. At Units 5, 13 and 15 the lining sheets have dropped away from the fascia at sheet joints leaving open gaps, and at Unit 1 the eaves cavity was opened from above and the rafter carries moisture staining. The eaves damage is assessed as resultant damage from the drainage conditions described above and should be repaired only after those conditions are confirmed and rectified.



Gutter to downpipe connection, corrosion and debris, suspected leak point into the eaves



Moisture staining to eaves lining at the downpipe entry, consistent with leakage from the internal downpipe elbow



Eaves lining separated from fascia trim leaving open gap



Eaves cavity, moisture staining to rafter consistent with leakage

Party wall tile displacement (Ref 13, not marked on aerial)

The brick party walls between attached units sit higher than the adjacent roof battens. Tile courses over the party wall line are lifted and misaligned as a result, most visibly at Units 2 and 11. This is common in complexes of this type and age. The displacement opens gaps between the tile laps where wind driven rain can reach beneath the tiles, and with no sarking beneath, this is a potential ingress path onto the ceilings along the party wall lines.



Party wall zone, tiles lifted and misaligned where the wall sits above batten level



Sealant applied to hip capping bedding and tile laps adjacent to the party wall

Roof penetrations and antennas (Refs 4, 6, 9 and 11)

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TV antenna masts are mounted directly in the valley flashings at Units 1, 4, 8 and 11, which is inconsistent with accepted roofing practice for a primary drainage path, and chased through tiles or capping with sealant only and no purpose made flashing (Dektite) at Units 2, 6, 10 and 14. The Unit 6 antenna has a broken arm lying loose on the roof surface. Soaker flashings and sealant to vent pipes and flues are deteriorating at Units 1 and 11, with cracked and lifting silicone at the flue collars. The Unit 8 dome skylight is cracked and clouded with sealant repairs at the rim, and its flashing margin is packed with leaf litter and moss beneath the tile cuts. The Unit 8 evaporative cooler tray flashing is sealed with silicone; mineral streaking on the tiles below the unit is consistent with a historic leak from the unit's flexible water hose, which appears to have been replaced recently, and no active leak was observed. Whirlybirds are in fair condition.



Vent pipe soaker flashing, paint and sealant deteriorating at the collar



Vent pipe penetration through the tiles with painted cowl



Cracked and deteriorated silicone seal to flue collar and flashing



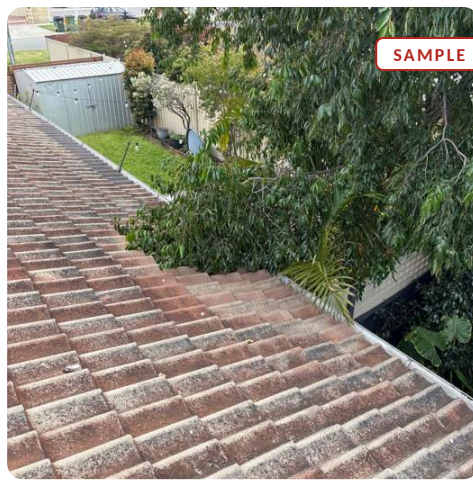
TV antenna mast mounted in the valley flashing

Vegetation (Ref 8)

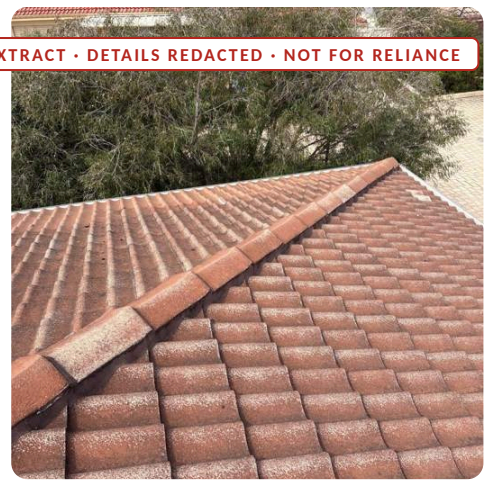
Trees and shrubs overhang the gutters and valleys at Units 2 and 3 (marked), and vegetation sits over the eave edge at Unit 4, the rear gutter at Unit 12 and close to the front gutter at Unit 13 (not marked). Leaf litter from these trees is the source of the organic matter in the valleys and gutters and beneath the solar arrays.



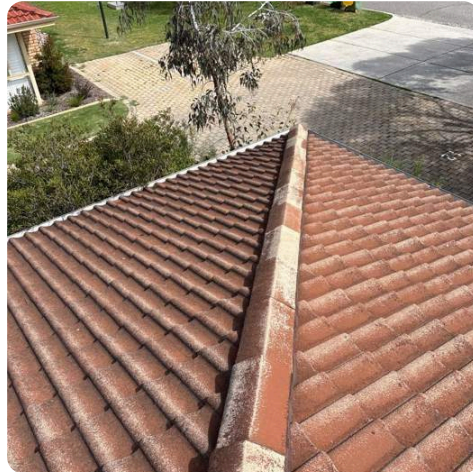
Tree overhanging valley and gutter, debris accumulating



Tree overhanging gutter, debris in gutter



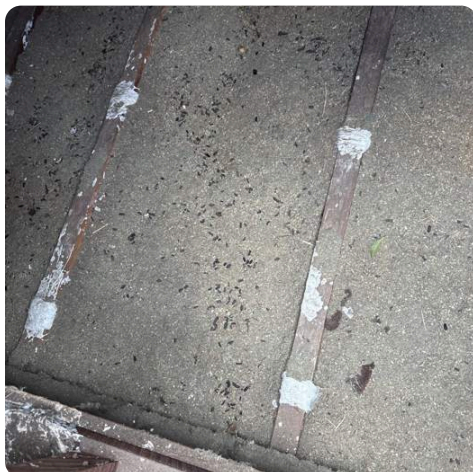
Tree branches overhanging the gutter line at the rear hip



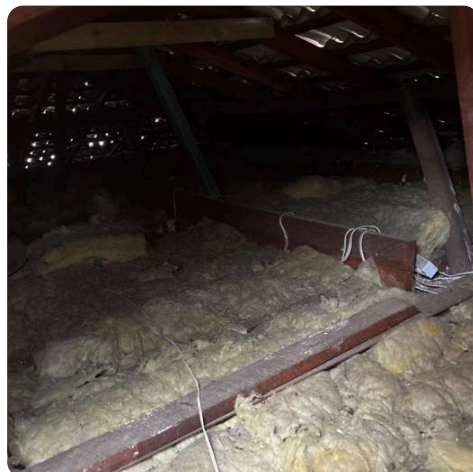
View down the hip showing tile coating loss and tree growth close to the gutter line

Roof spaces

All fifteen roof spaces were inspected from the access hatch. No sarking is present in any roof space. Vermin droppings were found throughout the roof spaces, on the ceiling surfaces and timbers. Insulation is inconsistent: glasswool batts to most units, loose fill to Units 2 and 10, no insulation over the ceilings at Units 3 and 7 (both plasterglass ceilings), batts only at the wall line at Unit 8, and mixed old fibre with loose batts at Unit 14. Hessian and plaster ceiling ties over timber strapping were observed at Units 2, 3 and 7, which is consistent with plasterglass ceilings; those ceilings cannot be walked on and absorb moisture readily. Electrical cabling lies loose across the insulation and through the valleys and eaves cavities. No moisture staining to timbers, battens or tile undersides was observed in the roof spaces beyond the Unit 1 eaves cavity, and no evidence of systemic roof structure failure was identified within the roof spaces inspected.



Vermin droppings across the ceiling surface in the roof space



Roof space, framing and insulation, no sarking, daylight visible through tile laps



Roof space showing daylight through tile laps, no sarking present



Roof space showing strut and ceiling framing with droppings on timbers

Roof structure and fascias

General age related weathering and deterioration of the external roof timbers is noted across the scheme, evidenced by sagging to fascias and by the dropped eaves lining sheets at Units 5, 13 and 15. The condition is consistent with the age of the timbers and their prolonged exposure to moisture from the eaves conditions described above rather than with a structural defect. Fascia and eaves framing condition should be confirmed by the contractor when the eaves linings are opened for repair.



Eaves lining sheet displaced and dropped at the sheet joint adjacent to the fascia



Eaves corner with paint flaking and moisture staining to fascia and eaves lining consistent with leakage from the gutter above

Cause of moisture damage to eaves linings

Finding

The observed staining patterns are most consistent with a combination of leakage from internal downpipe eaves bends or gutter to downpipe connections, gutter surcharge where effective overflow provisions are absent, and localised roof defects, and not with a single defect: (1) leakage at the internal downpipe eaves bends or at the downpipe connection at the back of the gutter, discharging into the concealed eaves cavity, indicated by staining rings at the downpipe entry points; (2) previous surcharge or overflow over the back edge of the gutter into the eaves lining during heavier rainfall where overflow provisions are absent, indicated by tide marks along the gutter edge and staining at mitres, a condition likely to have been made worse by the organic matter previously held in the gutters, which has since been cleared; and (3) at Unit 1, a broken eaves course tile at the gutter line and sealed broken tiles above the living area providing a path for water to bypass the gutter and track through the eaves cavity into the front living area. The internal bends and connections are concealed and no controlled water testing was undertaken; these mechanisms should be confirmed

during rectification by opening the affected eaves areas and testing the are assessed as resultant damage; their repair without rectifying the drainage conditions above is likely to result in recurrence.

Secondary contributors

Blocked and overtopping valleys, organic matter in tile laps at the eaves course, lifted tiles at party walls and the unflashed antenna penetrations are secondary ingress paths into the unsarked roof spaces. They are not the cause of the eaves lining damage but will produce ceiling damage over time if left within the restoration scope.



Broken eaves course tile at the gutter line, opening allows water to bypass into the eaves



Eaves lining at light fitting, active dripping reported during heavy rainfall



Moisture staining to eaves lining adjacent to downpipe consistent with leakage at the gutter to downpipe connection



Mottled moisture staining to eaves lining along the gutter line consistent with gutter overflow

Unit by unit findings

Each unit is summarised below with the aerial reference numbers marked on the annotated aerial image. Tile counts are the inspector's on site tally of broken, cracked, chipped or previously sealed tiles requiring replacement. The full photographic record for each unit is provided in the separate Photographic Schedule.

UNIT 1

Aerial refs 1, 2, 3, 4, 5, 6, 7, 10

12x broken, cracked or sealed tiles. Active water ingress into two areas of the front living area (previous ceiling patches painted over, with recurrence reported during heavy rainfall) and continuing ingress to the front eaves around the entry and garage, with active dripping reported through the eaves light fitting. The eaves cavity was opened from above: the rafter carries moisture staining and the gutter to downpipe connection above is corroded, with the staining pattern consistent with leakage at this connection. A broken eaves course tile at the gutter line allows water to bypass the gutter

into the eaves, and two silicone sealed tiles sit directly above the living area ingress zones. Gutters are in fair condition clear of rust and debris; additional overflow provisions are required. TV antenna mast mounted in the valley. Cracked ridge cap with historic silicone repair, cracked bedding and separated flexible pointing to the capping, vent pipe soaker flashing and sealant deteriorating, whirlybird in fair condition. Valley upturns undersized, corroding and flattened with organic matter beneath the tiles.

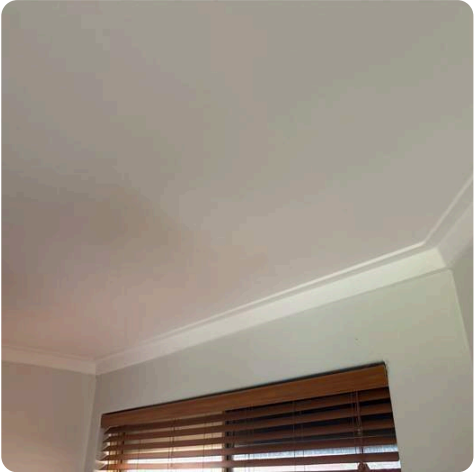
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Front eaves lining, moisture staining consistent with leakage across sheet joints



Eaves lining at light fitting, active dripping reported during heavy rainfall



Living area ceiling, previous discolouration patch painted over



Eaves cavity, moisture staining to rafter consistent with leakage



Broken eaves course tile at the gutter line, opening allows water to bypass into the eaves



Gutter to downpipe connection, corrosion and debris, suspected leak point into the eaves



Silicone sealed tile above the living area ingress zone



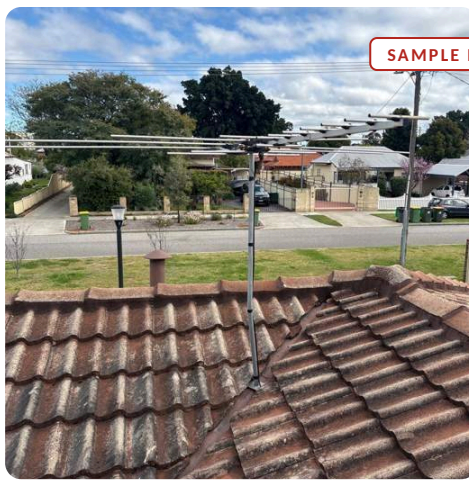
Second silicone sealed tile above the other living area ingress zone



Broken tile with displaced fragment, opening to the tile below



Cracked tile with lap lifted, open gap into the roof space



TV antenna mast mounted in the valley flashing

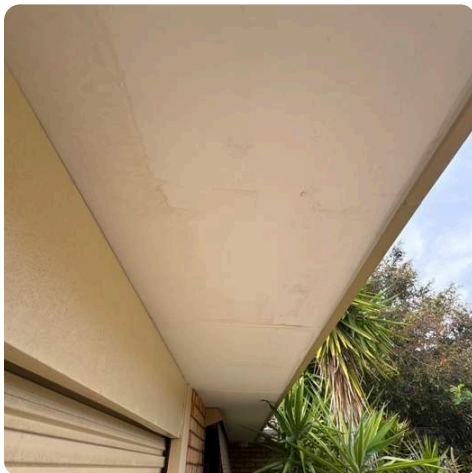


Cracked ridge cap with historic silicone repair

UNIT 2

Aerial refs 1, 2, 3, 5, 6, 8, 9, 10

16x broken, cracked or sealed tiles, the highest count in the scheme, the majority previously silicone sealed. Moisture staining to the eaves lining outside the garage consistent with gutter overflow and downpipe bend leakage. Sealant applied over ridge cap joints and along the hip capping bedding at the party wall, where the tile course is lifted and sitting proud. TV antenna mast chased through a tile with sealant only and no Dektite. Trees overhang the valley, hip end and rear gutter, with organic matter trapped along the valley beneath the tile cuts and a sealed broken tile at the valley head. Vermin droppings across the ceiling surface in the roof space; loose fill insulation; plaster ceiling ties consistent with a plasterglass ceiling.



Eaves lining outside garage, moisture staining consistent with leakage



Silicone sealed broken tile



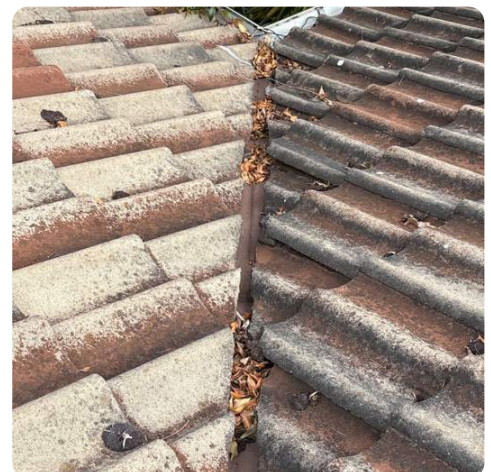
Tile course lifted and misaligned at the party wall line, tile edge sitting proud



TV antenna mast through tile with sealant only, no Dektite



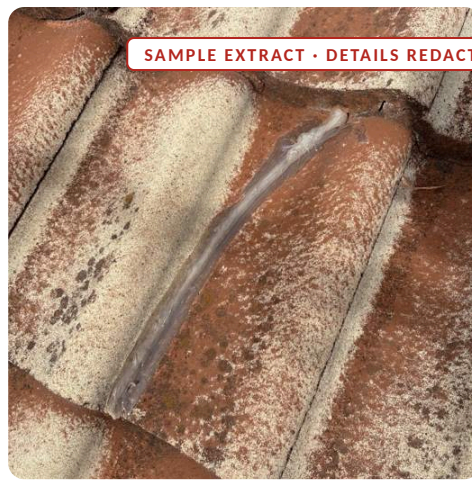
Tree overhanging valley and gutter, debris accumulating



Organic matter in valley, sealed broken tile at valley head



Sealant applied over cracked ridge cap joint



Silicone sealed cracked tile at side lap

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UNIT 3

Aerial refs 1, 2, 3, 5, 8, 10

6x broken, cracked or sealed tiles including chipped and spalling tile noses. Moisture staining ring on the eaves lining at the downpipe entry consistent with leakage from the internal eaves bend, and staining at the gutter mitre consistent with overflow, with historic discolouration to the garage eaves. Ridge and hip capping weathered with cement bedding cracked and separating at the apex and along the hips, and organic growth in the bedding. Shrub overhanging the gutter at the hip corner. Roof space shows hessian and plaster ceiling ties consistent with a plasterglass ceiling, no insulation and no sarking.



Eaves lining at downpipe, moisture staining consistent with leakage at the gutter connection



Eaves lining at gutter mitre, moisture staining consistent with leakage



Sealed cracked tile



Cracked and spalling tile nose



Weathered ridge and hip capping, bedding cracked at apex



Cement bedding cracked and separated beneath hip capping



Shrub overhanging gutter at hip corner



Chipped tile nose exposing substrate

UNIT 4

Aerial refs 1, 2, 3, 4, 5, 10

8x broken, cracked or sealed tiles, including a sealed tile beneath the solar array and sealed tile laps. Gutters in fair condition, clear of rust and debris; additional overflow provisions required. Moisture staining to the eaves lining consistent with gutter overflow. TV antenna mast mounted into the valley flashing with organic matter trapped beneath the mast. Ridge and hip capping bedding cracked, eroded and fractured at joints with moss at the hip ends. Vegetation overhangs the eave edge with organic matter across the tile courses (not marked on aerial). Solar array with roof mounted isolator; satellite dish at the gutter line.



Moisture staining to eaves lining consistent with leakage from gutter overflow



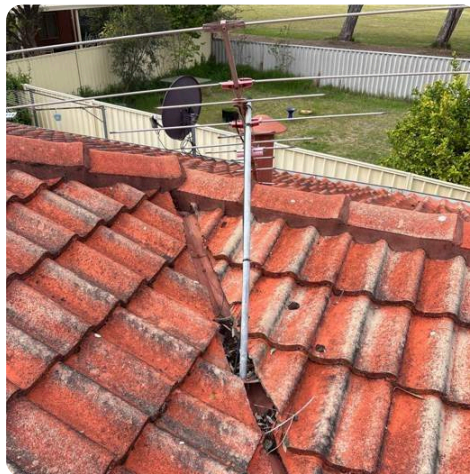
Hairline crack through full length of tile



Cracked tile previously sealed with silicone, temporary repair only



Cracked tile beneath solar panel previously sealed with silicone



TV antenna mast mounted into valley flashing with organic matter trapped in valley



Cracked and separating cement bedding to ridge capping joint



Organic matter build up to tiles at eave edge beneath overhanging vegetation



Cracked bedding and moss growth to hip capping end at gutter corner

UNIT 5

Aerial refs 1, 2, 5, 7

5x broken, cracked or sealed tiles including a mortar patched tile and a chipped tile nose. Mould growth and moisture staining to the eaves lining at the corner, tide marks along the gutter edge, peeling paint around the sensor light, and a section of eaves lining separated from the fascia trim leaving an open gap. Cracked ridge capping tile; bedding cracked and eroded along the hips with moss growth. 2x roof vent cowls on the rear plane. Organic clumps and moss across the tile surfaces.



Mould growth and moisture staining to eaves lining at corner consistent with leakage



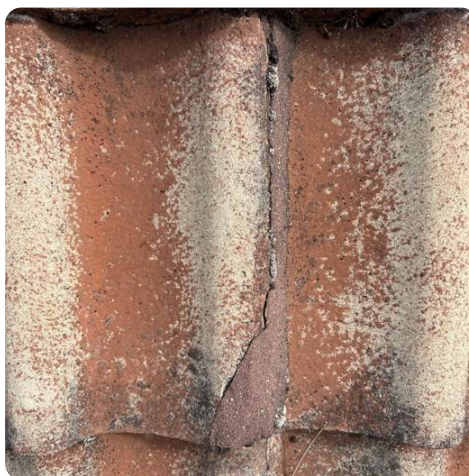
Eaves lining separated from fascia trim leaving open gap



Peeling paint and cracking to eaves lining around sensor light



Hairline crack through full length of tile



Broken tile with section missing at lower edge



Broken tile previously patched with mortar, temporary repair only



Cracked ridge capping tile



Eroded cement bedding and cracked pointing along hip capping

SAMPLE EXTRACT • DETAILS REDACTED • NOT FOR RELIANCE

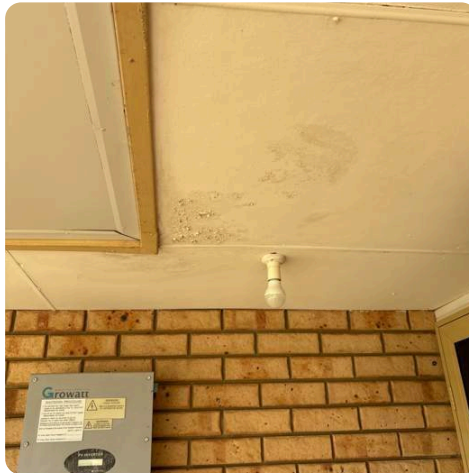
UNIT 6

Aerial refs 1, 2, 3, 5, 7, 9, 10

9x broken, cracked or sealed tiles, several with open splits and displaced fragments. Mould growth, peeling and blistering paint and moisture staining to the eaves lining above the garage and directly above the PV inverter. A large amount of organic matter is built up beneath the solar array and around the panels. TV antenna mast chased through the hip capping with silicone only and no Dektite, with a broken antenna arm lying loose on the roof surface. Cracked ridge cap adjacent to the solar panel frame, which sits hard against the capping. Bedding cracked at the ridge joints and at the hip and ridge junction with moss along the hips. Leaf litter in the valley. One section of the roof space has no insulation over the ceiling lining.



Mould growth and moisture staining to eaves lining above garage consistent with leakage



Blistering paint and moisture staining to eaves lining above PV inverter



Broken tile with fragment lying on course below



Broken tile with open split



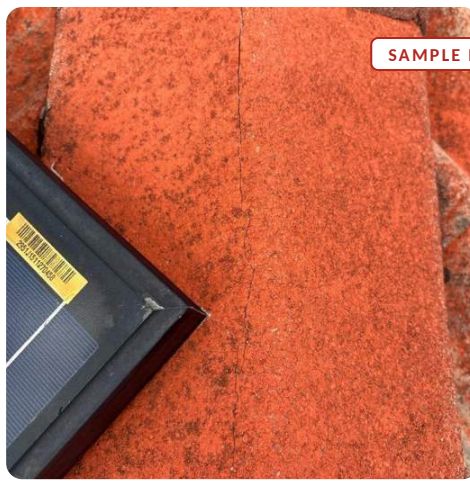
Organic matter build up beneath solar array



Broken antenna arm lying loose on roof surface



TV antenna mast chased through capping and sealed with silicone only, no Dektite



Cracked ridge capping tile adjacent to solar panel frame



Organic matter trapped in valley beneath tile edges



Cracked and separating cement bedding to ridge capping joint

UNIT 7

Aerial refs 1, 2, 3, 5, 10

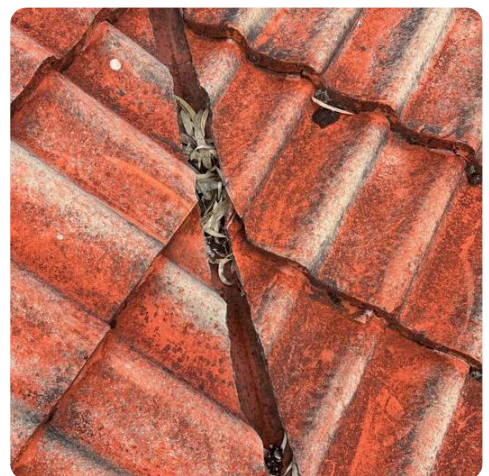
3x broken, cracked or sealed tiles. Peeling and blistered paint with moisture staining to the eaves lining beside the garage and at the front entry, and discolouration along the wall junction consistent with moisture tracking from the gutter line. Leaf litter and organic matter trapped in the valley beneath the tile cuts, and organic growth packed in the tile laps at the gutter line. Bedding cracked, lifting and open at the ridge capping joints; a cracked ridge cap recorded on site. 2x roof vent cowls. Roof space has a plasterglass ceiling with no insulation and no sarking.



Peeling and blistered paint to eaves lining adjacent to garage, consistent with repeated moisture exposure



Moisture staining consistent with leakage and blistered paint to eaves lining at front entry



Leaf litter and organic matter trapped in valley beneath tile cuts



Organic growth held in tile laps at the gutter line



Cracked and separated cement bedding at ridge capping joint



Cracked and lifting cement bedding to ridge capping joint

SAMPLE EXTRACT • DETAILS REDACTED • NOT FOR RELIANCE

UNIT 8

Aerial refs 1, 2, 3, 4, 5, 10, 11

8x broken, cracked or sealed tiles, including a replacement tile of the wrong profile with mortar packed at the head lap and a mismatched unpainted replacement ridge cap. Blistered and peeling paint with moisture staining to the eaves lining beside the garage. The dome skylight is cracked and clouded with sealant repairs at the rim, and leaf litter, moss and soil are packed between the tile cuts and the undersized flashing on all sides, restricting drainage around the skylight. TV antenna mast mounted at the base of the valley with cable taped to it. Evaporative cooler tray flashing sealed with silicone; mineral streaking on the tiles below is consistent with a historic leak from the flexible water hose, which appears to have been replaced recently, with no active leak observed (not marked on aerial). Solar array; 2x vent cowls; wattle tree overhanging the patio roof edge (not marked). Roof space has batts at the wall line only with the main ceiling area uninsulated.



Blistered and peeling paint with moisture staining to eaves lining adjacent to garage



Weathered dome skylight with cracking, sealant repairs at rim and organic matter around flashing



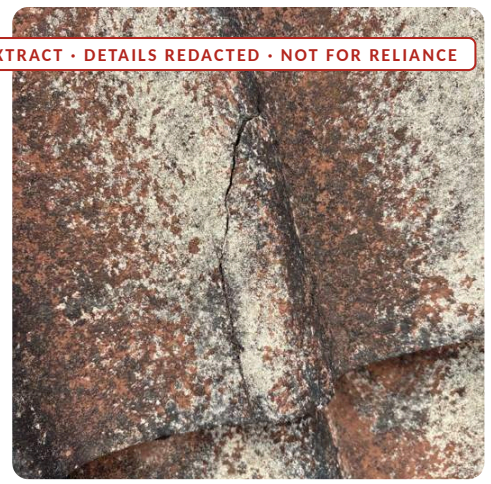
Organic matter packed against skylight flashing beneath tile cuts, restricting drainage



TV antenna mast mounted in valley flashing with cable taped to mast



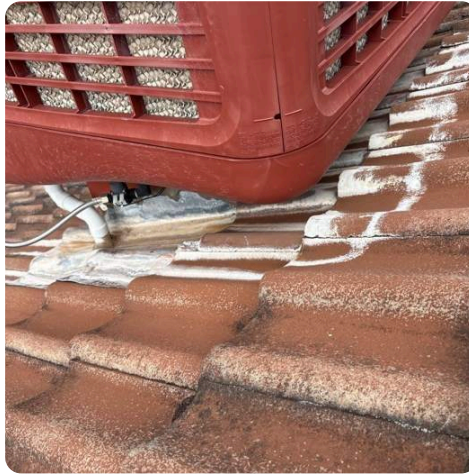
Cracked tile previously silicone sealed, sealant weathered and lifting



Cracked tile through crest and pan



Replacement tile of incorrect profile, gap at head lap packed with mortar



Evaporative cooler with sealed tray flashing, mineral staining to tiles below from unit discharge



Cracked cement bedding at ridge capping joint, mismatched replacement capping evident



Cracked tile previously silicone sealed across pan, sealant weathered

UNIT 9

Aerial refs 1, 2, 3, 5, 10

4x broken, cracked or sealed tiles, including a broken tile with a section missing at the side lap and cracks with failed prior sealant repairs. Moisture staining and blistered paint to the eaves lining at the gutter edge. Cement bedding cracked and separated with open gaps at the ridge capping joints. Batt insulation in place; daylight through the tile laps; no sarking.



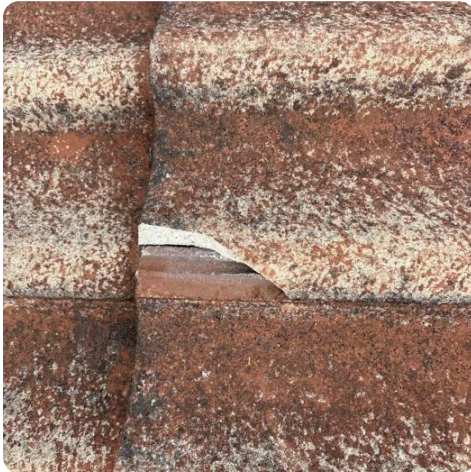
Moisture staining consistent with leakage and blistered paint to eaves lining at gutter edge



Cracked tile through pan



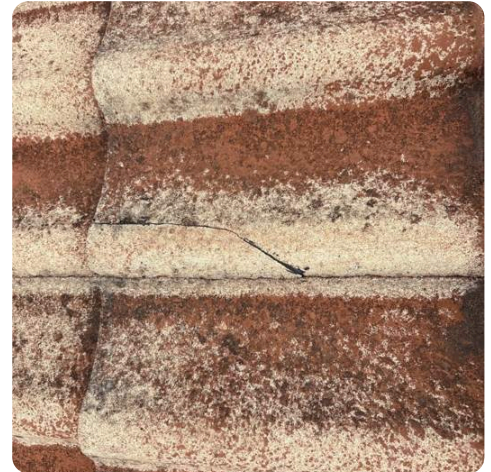
Cracked tile previously silicone sealed across pan



Broken tile with section missing at side lap



Cracked and separated cement bedding to ridge capping joint

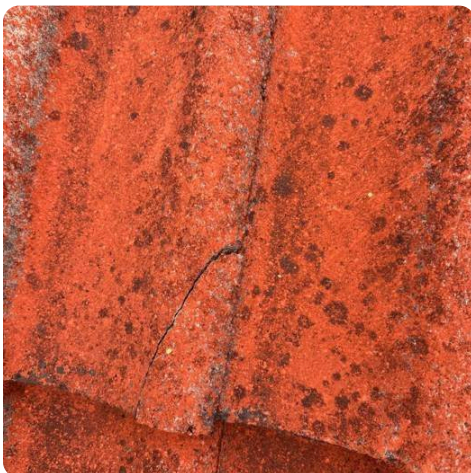


Cracked tile with failed prior sealant repair

UNIT 10

Aerial refs 1, 2, 3, 5, 9, 10

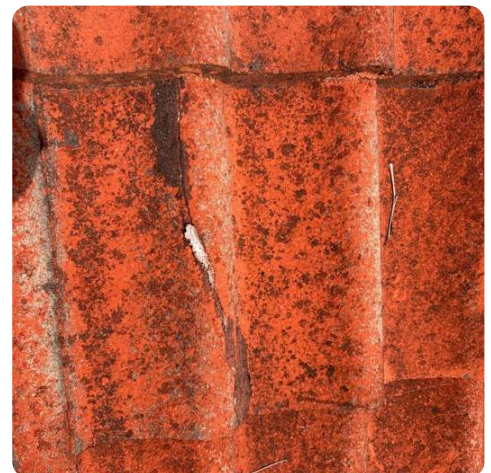
3x broken, cracked or sealed tiles recorded in the on site tally. The photographs for this unit record cracked and sealed tiles, a broken tile with the fragment lying on the adjacent course and a chipped tile edge; the replacement count should be confirmed against the photographs at the time of tile replacement. TV antenna mast chased through a tile with sealant only and no Dektite. Eaves staining, bedding deterioration and valley debris recorded on site (Refs 2, 3, 5 and 10). Roof space has loose fill insulation and a flexible exhaust duct whose termination could not be confirmed from the hatch. Loose roofing nail found on the tile surface.



Cracked tile, crack running from the side lap into the tile body



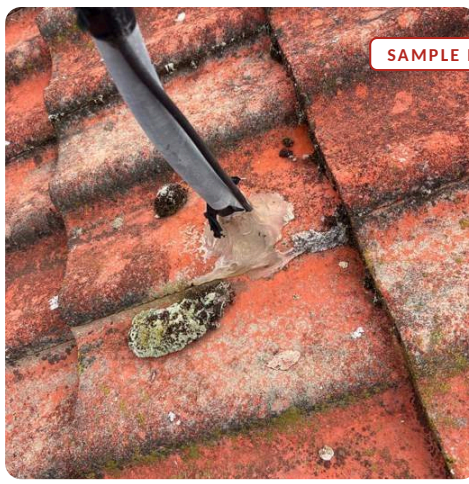
Previously silicone sealed crack to tile, sealant deteriorated and lifting



Cracked tile with a section of the tile face broken away along the crack line



Broken tile with section missing at the side lap, fragment lying on adjacent tile



TV antenna mast chased through tile and sealed with sealant only, no Dektite



Loose roofing nail on tile surface, adjacent tile with chipped lower edge

SAMPLE EXTRACT • DETAILS REDACTED • NOT FOR RELIANCE

UNIT 11

Aerial refs 1, 2, 3, 4, 5, 6, 10

5x broken, cracked or sealed tiles including a previously filled crack. Moisture staining and peeling paint to the eaves lining over the garage, mould growth and peeling paint to the porch lining concentrated around the external light fitting, and a staining ring beside the downpipe consistent with leakage at the gutter to downpipe connection. TV antenna mast mounted in the valley flashing with organic matter trapped in the valley. Silicone to the flue collar and soaker flashing cracked and lifting; 2x flue penetrations to the rear plane. Bedding cracked and separating at the capping. Tile courses misaligned beside the front hip, consistent with the party wall condition.



Moisture staining and peeling paint to eaves lining consistent with leakage



Peeling paint and mould growth to porch lining, moisture staining around light fitting



Moisture staining to eaves lining adjacent to downpipe consistent with leakage at the gutter to downpipe connection



Cracked tile, crack running the full length of the tile



TV antenna mast mounted in the valley flashing, organic matter trapped in the valley



Cracked and separating cement bedding to ridge capping



Cracked and deteriorated silicone seal to flue collar and flashing



Hip and ridge junction, tiles misaligned adjacent to the right hand hip

SAMPLE EXTRACT • DETAILS REDACTED • NOT FOR RELIANCE

UNIT 12

Aerial refs 1, 5, 7

6x broken, cracked or sealed tiles, including a cracked tile with the broken section lifted at the side lap and a sealed tile beside the valley. Hairline crack to a ridge cap running from the bedding joint, and bedding cracked and separating at the hip capping with moss along the bedding. In addition to the marked items, the eaves lining shows localised blistering at the fascia edge and mottled moisture staining along the gutter line consistent with overflow (Refs 2 and 3, not marked on aerial), a tree overhangs the rear gutter (Ref 8, not marked) and a painted vent pipe with soaker flashing is present on the rear plane. The tiles to this building are a different profile and colour to the adjoining units.



Localised blistering and damage to eaves lining at the fascia edge



Mottled moisture staining to eaves lining along the gutter line consistent with gutter overflow



Hairline crack to ridge capping running from the bedding joint



Cracked tile with broken section lifted at the side lap



Broken tile, section of lower edge missing exposing the tile below



Silicone sealed crack to tile adjacent to the valley flashing



Cracked and separating cement bedding to hip capping



SAMPLE EXTRACT • DETAILS REDACTED • NOT FOR RELIANCE

Tree branches overhanging the gutter line at the rear hip

UNIT 13

Aerial refs 1, 2, 3, 5

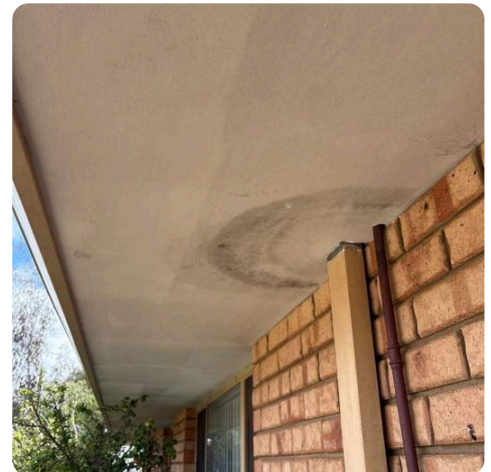
7x broken, cracked or sealed tiles. Paint flaking and moisture staining to the fascia end and eaves lining at the corner, an eaves lining sheet displaced and dropped at the sheet joint, staining rings at both internal downpipe elbows consistent with leakage from the elbows, and blistering and staining at the hip end corner. Bedding cracked and eroded at the hip and ridge junction with the apex cap coating lost to bare substrate. Gum tree branches close to the front gutter line (not marked). Roof space insulation shows dust soiling; no moisture staining.



Eaves corner with paint flaking and moisture staining to fascia and eaves lining consistent with leakage from the gutter above



Eaves lining sheet displaced and dropped at the sheet joint adjacent to the fascia



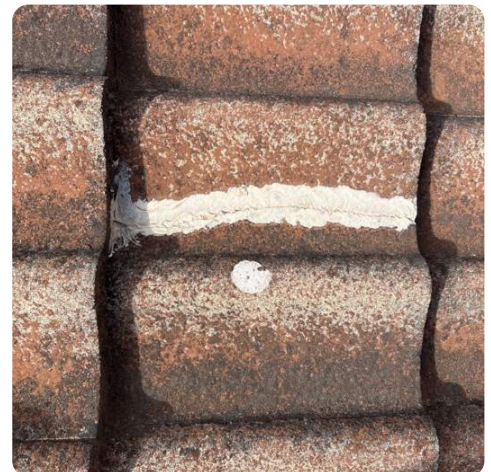
Moisture staining to eaves lining at the downpipe entry, consistent with leakage from the internal downpipe elbow



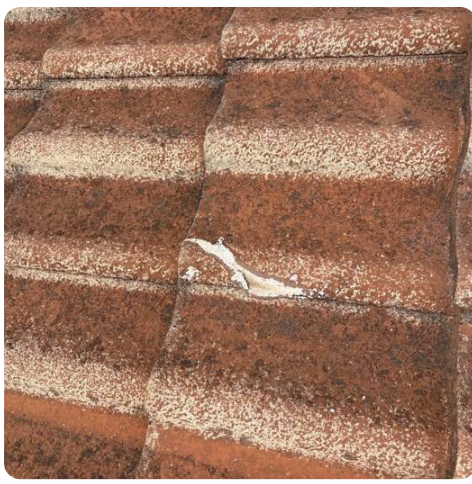
Paint blistering and moisture staining to eaves lining at the hip end corner consistent with leakage



Cracked tile with open fracture across the pan



Cracked tile previously repaired with a bead of silicone sealant across the lap



Broken tile section at the lap with exposed substrate



Cracked and eroded cement bedding at the hip and ridge capping junction, capping coating lost

SAMPLE EXTRACT • DETAILS REDACTED • NOT FOR RELIANCE

UNIT 14

Aerial refs 1, 2, 3, 5, 9, 12

12x broken, cracked or sealed tiles, with a number of previously replaced tiles of a different colour across the main roof plane. Moisture staining and peeling paint to the eaves lining at the front and rear, with staining across the rear eaves consistent with leakage from the internal downpipe elbow. The side gutter holds standing water and sediment, indicating inadequate fall toward the outlet, to be confirmed by level (Ref 12). TV antenna mast chased through a tile with silicone only and no Dektite, with the cable run loose across the tiles. Ridge capping previously silicone sealed over the bedding joints; bedding cracked and eroded with moss and lichen in the joints.



Paint peeling and moisture staining to eaves lining consistent with leakage



Moisture staining across eaves lining consistent with leakage from the internal downpipe elbow



Gutter holding standing water and sediment, indicating inadequate fall toward the outlet



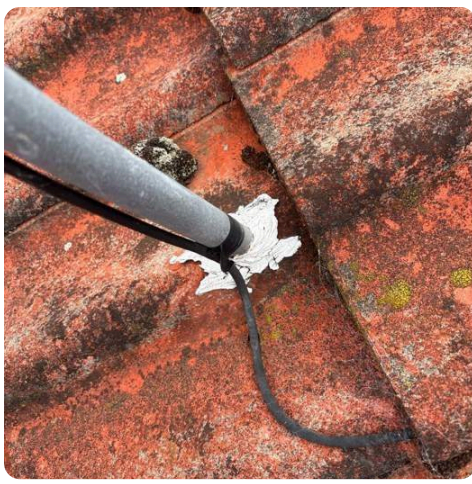
Cracked tile with open fracture running down the pan



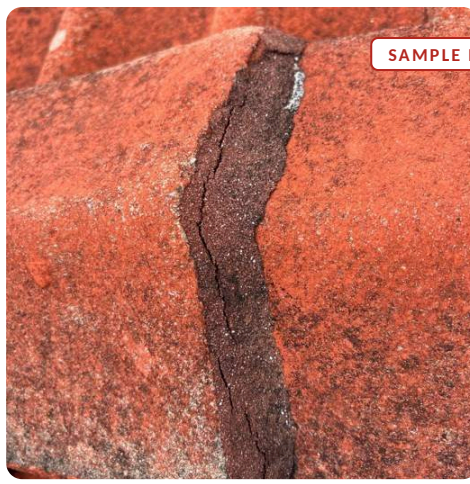
Broken tile corner at the side lap with exposed substrate



Cracked tile previously repaired with silicone sealant



TV antenna mast chased through the tile and sealed with silicone only, no Dektite



Cracked and eroded cement bedding at the ridge capping joint



Moss and lichen growth within the ridge capping bedding joint with cracked bedding



Ridge capping previously sealed with silicone over the bedding joints, sealant weathering

Unit 14 roof space: previously reported beam bowing and separation

The 2021 maintenance plan prepared for the scheme recorded bowing of a horizontal roof beam and separation between the beam and a roof strut within the Unit 14 roof space, and this item was reassessed. The roof space was inspected from the access hatch and photographed. The framing is a conventional hardwood roof with an under purlin carried on hardwood struts at intervals beneath the rafters. By eye, no notable deflection of the under purlin or sag to the roof line was observed, and the tiled roof surface externally reads even with no visible dip along the plane or the ridge when compared with the adjoining roofs.

Three items are visible in the photographs that are likely to account for the 2021 comment. The under purlin carries a longitudinal check along the grain at mid depth for several hundred millimetres, opening a few millimetres at its widest; this is consistent with a drying shake in seasoned hardwood of this age and is not a fracture across the grain, and the purlin continues in one piece with the strut beneath bearing tight to its underside. A pine packer has been fitted between the top of the under purlin and the underside of a rafter, which is the usual method of taking up a gap where a rafter has lifted off the purlin or the purlin has settled slightly, and indicates a previous attempt to pack the separation rather than a current open gap. A pine section has been fixed alongside a knotty hardwood rafter, consistent with a previous sistering repair or an original site splice. No open gap between any strut and the purlin, no fractured strut, no member broken across the grain, and no moisture staining to the timbers were observed.

Position on the Unit 14 roof structure

On the basis of the visual inspection the condition is assessed as general age related timber weathering and checking together with evidence of a previous packing repair, with no notable sagging or deflection to the Unit 14 roof beyond that observed to the other roofs in the scheme. No visual condition was identified that indicates an immediate

requirement for structural engineering assessment. A licensed carpenter at the time of the roof works: check the under purlin for camber with a string line, confirm the strut bearings and the packer are tight and fixed, and where any deflection is measured, install additional strutting or a supplementary support to the purlin to limit further movement. Engineering assessment should be obtained if measurable deflection, loose bearings, progressive movement or material deterioration is identified. The roof space was viewed from the hatch without string line measurement, load testing or probing; this report is a visual condition assessment and is not a structural certification.



Hardwood under purlin showing a longitudinal check along the grain



Under purlin and strut with a pine packer fitted between purlin and rafter



Roof framing showing a rafter with a large knot and a lapped pine section fixed alongside



Roof space showing under purlin, struts and flue penetration, tiles unsarked

UNIT 15

Aerial refs 1, 2, 3, 5

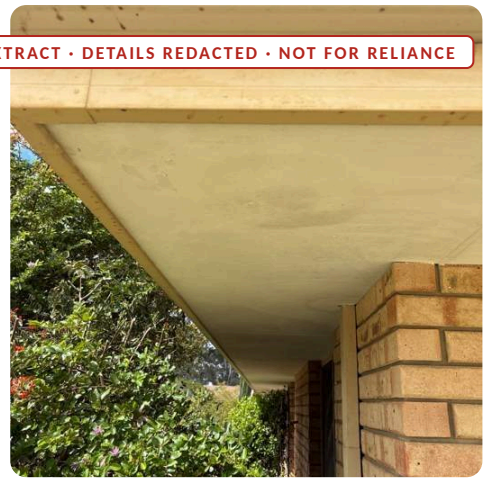
7x broken, cracked or sealed tiles, including a tile fractured across its full width with the joint open. Eaves lining displaced at the fascia line at the front entry with an open gap and moisture staining, staining across the carport eaves and at the side elevation sheet joints, and paint flaking at the corner. Bedding cracked and eroded at the ridge capping joints, and the hip apex cap has lost its coating with surface spalling. Painted vent pipe penetration with cowl on the main plane. Droppings on the roof space timbers; new glasswool sheets stacked loose at the manhole and not laid.



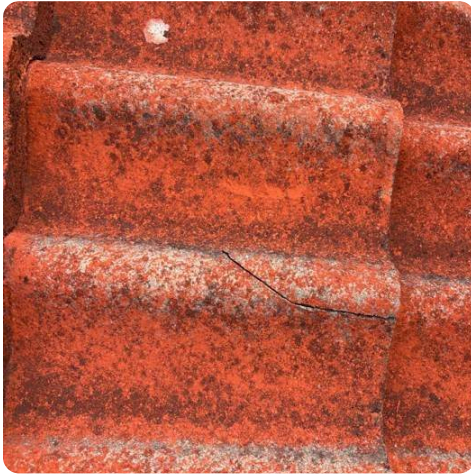
Eaves lining displaced at the fascia line with an open gap and moisture staining



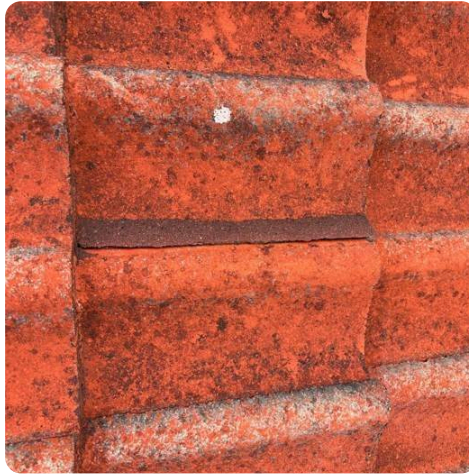
Moisture staining across eaves lining consistent with leakage



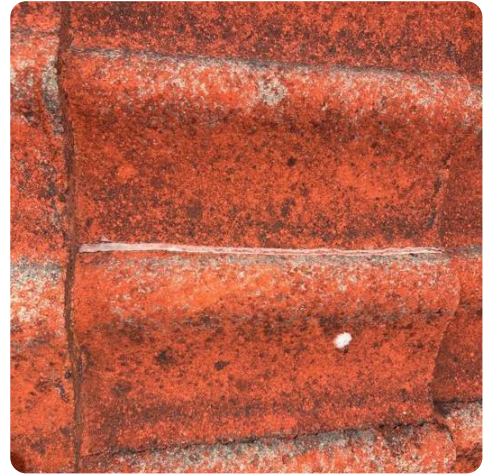
Paint flaking and moisture staining to eaves lining at the corner, consistent with leakage



Cracked tile with open fracture across the pan



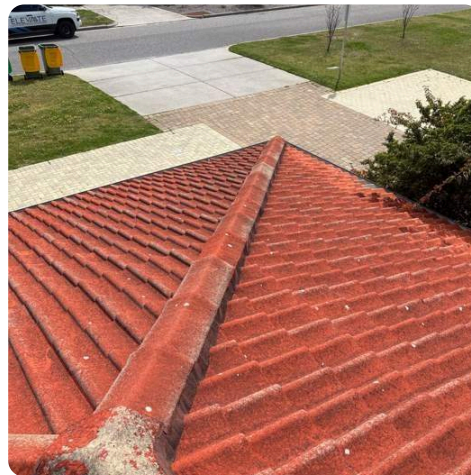
Tile fractured across its full width with open joint



Cracked tile previously sealed with silicone across the lap



Cracked and eroded cement bedding at the ridge capping joint



Apex capping tile with coating loss and surface spalling

Recommendations

The recommendations are set out as a staged programme. Priority 1 items are the active ingress paths and should be completed first, ideally as the opening stage of the restoration contract so the roof is not opened twice. Priority 2 is the scheme wide restoration package. Priority 3 items are confirmation and monitoring items, and the maintenance programme keeps the restored roof performing. No costings are included; itemised quotations are available on request.

Priority 1: 0 to 3 months

- Replace all 111x broken, cracked, chipped and previously sealed tiles across the 15x lots with matching profile tiles (counts per unit in the Summary by unit table), including the broken eaves course tile at Unit 1 and the incorrect profile replacement tile at Unit 8.
- Uplift tiles and ridge capping as required at every downpipe position, open the affected eaves areas, test and inspect the internal downpipe eaves bends and the gutter to downpipe connections, and repair or replace each defective bend and connection with new sealed fittings. Reinstall tiles on completion.
- Install additional overflow provisions to all perimeter gutter runs where they are absent, sized and positioned by the installing roof plumber in accordance with AS/NZS 3500.3.
- Relocate the TV antenna masts out of the valley flashings at Units 1, 4, 8 and 11 to a compliant mount, and refit the masts chased through tiles or capping at Units 2, 6, 10 and 14 with purpose made flashings (Dektites) sealed with neutral cure silicone. Remove the broken antenna arm from the Unit 6 roof.
- Replace the cracked dome skylight at Unit 8 with a new unit and flashing kit and clear the organic matter from around the flashing.
- Clear all organic matter from the valleys, from beneath the Unit 6 solar array and from the tile laps at the eaves course, and cut back all trees and shrubs overhanging gutters and valleys (Units 2, 3, 4, 12 and 13) to a minimum 1 metre clearance from the roof edge.
- Check the Unit 14 side gutter by level, confirm the cause of the ponding and refix the gutter to drain to the outlet.

Priority SAMPLE EXTRACT • DETAILS REDACTED • NOT FOR RELIANCE

- Full roof restoration to all ten buildings as a single project: pressure clean all roof surfaces; rebed ridge and hip capping where bedding has failed and repoint all ridge and hip capping with flexible pointing; replace the cracked ridge caps at Units 1, 5, 6, 7 and 12 and the spalled apex caps at Units 13 and 15; apply a compatible manufacturer approved primer or undercoat system followed by 2x full coats of a high quality roofing grade membrane coating. The coating protects the tile surface and does not correct installation details; before committing to coating approximately 2,361 m², the restoration contractor is to confirm tile suitability, coating adhesion, compatibility and the proposed manufacturer's system and warranty.
- Replace all valley flashings across the scheme with new valley irons with upturned edges formed to the dimensions set out in AS 2050 and the tile manufacturer's installation requirements, with tiles cut and reinstated to maintain the valley clearance.
- Cut out the existing sealant to all roof penetrations (vent pipes, flues, whirlybirds, evaporative cooler tray, satellite dish mounts) and reseal with neutral cure silicone, replacing any deteriorated soaker flashings, so the penetrations remain watertight for the extended life of the roof.
- Reset and realign the lifted tile courses along the party wall lines (Ref 13) and pack or trim the battens where the wall sits above batten level, so the tile laps close.
- Following completion of the roof and drainage works, replace or repair the moisture damaged and displaced fibre cement eaves linings at the affected units, treat the fascia and eaves timbers as required, and repaint. Eaves linings should be treated as potentially containing asbestos until tested.

Priority 3: confirm and monitor

- Unit 14 roof space: licensed carpenter to string line the under purlin, confirm the strut bearings and packer are tight and fixed, and add strutting where any deflection is measured, at the time of the roof works; engineering assessment if measurable deflection, loose bearings, progressive movement or material deterioration is found.
- Monitor the Unit 1 living area ceilings through the next two rainfall events after the Priority 1 works; internal ceiling repairs only once the ingress has not recurred.
- Plasterglass ceilings (Units 2, 3 and 7): monitor for sag or cracking; do not load from the roof space during works.
- Confirm the Unit 10 roof space exhaust duct discharges to outside.
- Vermin control to the roof spaces and sealing of eaves entry points once the eaves linings are repaired.

Ongoing maintenance programme

- Gutter, valley and overflow outlet clean at least every six months, and after each heavy leaf fall, with an annual check that the overflow provisions are clear.
- Annual roof condition check of tiles, capping, penetrations and valleys, with the annotated aerial from this report used as the baseline.
- Trees maintained clear of the roof edges and solar arrays cleared of leaf litter annually.
- Review the eaves linings each year for new staining, which is the earliest indicator of a drainage fault above.

Recommended scope of works: scheme wide restoration package

The following scope is provided to allow the strata company to obtain a quotation for the complete package as one project. Quantities are indicative from the inspection and should be confirmed by site measure at the time of quotation.

#	Scope item	
SAMPLE EXTRACT • DETAILS REDACTED • NOT FOR RELIANCE		
1	Site establishment, safe roof access across all 10x buildings, protection of solar arrays, vehicles and landscaping, waste removal and site clean.	Whole scheme
2	Supply and replace broken, cracked, chipped and previously sealed tiles with matching profile tiles; remove old sealant and mortar patches.	111x tiles, 15x lots
3	Uplift tiles at downpipe positions, inspect and repair or replace leaking internal downpipe eaves bends and gutter to downpipe connections, reinstate tiles.	All downpipe positions, allow 1x to 2x per lot
4	Supply and install overflow provisions to perimeter gutters where absent, to AS/NZS 3500.3, positioned by the roof plumber.	All gutter runs without provisions
5	Remove existing valley irons, clear organic matter, supply and install new valley irons with compliant upturns, cut and reinstate valley tiles.	All valleys, whole scheme
6	Rebed ridge and hip capping where bedding has failed; repoint all ridge and hip capping with flexible pointing; replace cracked and spalled caps.	All ridges and hips, whole scheme; 7x caps
7	Relocate antenna masts out of valleys to compliant mounts; refit chased masts with Dektites; remove broken antenna arm.	Units 1, 2, 4, 6, 8, 10, 11, 14
8	Replace dome skylight and flashing kit.	Unit 8, 1x
9	Cut out and reseal all roof penetrations with neutral cure silicone; replace deteriorated soaker flashings.	All penetrations, whole scheme
10	Reset lifted tile courses at party wall lines; pack or trim battens as required.	Party wall lines, whole scheme
11	Pressure clean all roof surfaces; confirm tile suitability, coating adhesion, compatibility and the manufacturer's system and warranty; apply primer or undercoat system and 2x full coats of roofing grade membrane coating to all tiles and capping.	Approximately 2,361 m2, whole scheme
12	Check side gutter by level, confirm cause of ponding, correct fall and refix.	Unit 14
13	Cut back trees and shrubs overhanging roofs to 1 metre clearance; clear organic matter from beneath solar arrays.	Units 2, 3, 4, 6, 8, 12, 13
14	Carpenter to check and, where required, supplement the under purlin support in the Unit 14 roof space.	Unit 14
15	Following roof works: replace or repair moisture damaged and displaced fibre cement eaves linings, treat fascia and eaves timbers, repaint (external works only; potential asbestos testing prior).	Affected eaves at all lots

Procurement recommendation

Elevate recommends that the strata company engage one contractor for the complete package rather than separate trades for tiling, plumbing, restoration and eaves repairs. A single contractor can sequence the works correctly (drainage and tiles first, valleys and capping with the restoration, eaves last), carries responsibility for the whole roof, and avoids the coordination gaps between trades that typically leave the roof side source unaddressed. Elevate recommends that the quotation is obtained and approved before any works commence so the extent and cost are agreed in advance.

Elevate Property Services Group is a related entity of Elevate Roof & Building Solutions and is capable of quoting the recommended works. The strata company is under no obligation to engage that entity and may obtain independent competitive quotations. The findings and recommendations in this report are made on the basis of the observed roof condition and would be the same regardless of which contractor is engaged.

Works summary by unit

Unit	Unit specific works (in addition to the scheme wide restoration items)
Unit 1	Replace 12x tiles including the broken eaves course tile; inspect and repair gutter to downpipe connection and eaves bend; install overflow provisions; relocate antenna from valley; replace cracked ridge cap; reseal vent pipe flashing; monitor living area ceilings before internal repairs.
Unit 2	Replace 16x tiles; repair downpipe eaves bend; overflow provisions; fit Dektite to antenna mast; cut back trees over valley and gutters; clear valley; reset party wall tile course.
Unit 3	Replace 6x tiles; repair downpipe eaves bend and gutter mitre; overflow provisions; cut back shrub at hip corner.
Unit 4	Replace 8x tiles; repair downpipe eaves bend; overflow provisions; relocate antenna from valley; cut back vegetation over eave edge.
Unit 5	Replace 5x tiles; overflow provisions; replace cracked ridge cap; refix separated eaves lining after roof works.
Unit 6	Replace 9x tiles; repair downpipe eaves bend; overflow provisions; remove broken antenna arm and fit Dektite to mast; clear organic matter under solar array; replace cracked ridge cap; clear valley.
Unit 7	Replace 3x tiles; repair downpipe eaves bend; overflow provisions; replace cracked ridge cap; clear valley.
Unit 8	Replace 8x tiles including the incorrect profile tile; repair downpipe eaves bend; overflow provisions; relocate antenna from valley; replace dome skylight; reseal evaporative cooler tray flashing and clean mineral deposits from the tiles; cut back wattle over patio roof.
Unit 9	Replace 4x tiles; repair downpipe eaves bend; overflow provisions.
Unit 10	Replace 3x tiles; repair downpipe eaves bend; overflow provisions; fit Dektite to antenna mast; confirm exhaust duct termination.
Unit 11	Replace 5x tiles; repair downpipe eaves bend and gutter to downpipe connection; overflow provisions; relocate antenna from valley; reseal flue collar and flashing; electrician to check porch light fitting.
Unit 12	Replace 6x tiles; replace cracked ridge cap; overflow provisions and eaves bend check; cut back tree over rear gutter.
Unit 13	Replace 7x tiles; inspect and repair both downpipe eaves bends; overflow provisions; replace spalled apex cap; refix displaced eaves lining after roof works; cut back gum tree at front gutter.
Unit 14	Replace 12x tiles; repair downpipe eaves bend; overflow provisions; check side gutter by level and correct fall; fit Dektite to antenna mast and secure cable; carpenter to check under purlin support.
Unit 15	Replace 7x tiles; repair downpipe eaves bend; overflow provisions; replace spalled apex cap; reseal vent pipe; refix displaced eaves lining after roof works.

The roofs at the scheme are original cement tiled roofs of approximately forty years that remain structurally sound and serviceable, and the scheme's recurring eaves and internal moisture problems are drainage and detail failures rather than a failure of the roof covering itself. The eaves damage recorded across the majority of units is most consistent with a combination of leakage from the internal downpipe eaves bends or gutter to downpipe connections, gutter surcharge where effective overflow provisions are absent, and at Unit 1 a broken eaves course tile and sealed broken tiles above the living area, to be confirmed by opening the affected eaves and testing the drainage connections during rectification. Repairs to date have addressed the damage rather than these sources, which is consistent with the recurrence reported.

Beneath those active items, the roof has reached the stage of its life where the tile coating has weathered through, the bedding and pointing has failed, the valleys are corroding and the tiles show surface weathering and organic growth consistent with prolonged moisture retention. These are scheme wide conditions and the correct response is a single restoration programme rather than continued unit by unit patching, which has produced the 111x sealed and broken tiles now requiring replacement. Because the tile substrate is still in fair serviceable condition, a full roof restoration completed now has the potential to extend the remaining service life of the roof system and defer the need to consider full roof replacement, subject to the restoration contractor confirming tile suitability, coating adhesion, compatibility and the proposed system and warranty.

Elevate recommends the strata company proceed with the Priority 1 items without delay, obtain a single quotation for the complete restoration package for pre approval, and sequence the eaves lining repairs after the roof works. Itemised quotations and a works staging plan are available on request. Elevate Property Services Group is a related entity of Elevate Roof & Building Solutions and is capable of quoting the recommended works. The strata company is under no obligation to engage that entity and may obtain independent competitive quotations.

Aerial Defect Schedule

Reference numbers correspond to the numbered markers on the annotated aerial image on the following page, where each marker is placed at the defect location on the relevant unit. Priority: **High: Repair Required** = active ingress path or consequential damage risk, action within 0 to 3 months; **Moderate: Maintenance** = planned rectification within the scheme wide restoration for durability or function, 3 to 12 months; **Low: Monitor** = confirm and monitor. Items observed at additional units but not marked on the aerial are noted in the Location column.

#	Location	Defect / Observation	Priority	Recommended Action
1	All 15x lots (marked per unit)	Broken, cracked, chipped and previously silicone sealed cement tiles; scheme total 111x, per unit 3x to 16x. Sealed tiles are temporary repairs only. Open gaps into unsarked roof space at several locations.	High: Repair Required	Replace all with matching profile tiles; remove old sealant and mortar patches.
2	Gutter runs at all lots except Unit 12 (marked); also observed Unit 12	Gutter overflow zones: tide marks and staining along the eaves at the gutter edge consistent with previous surcharge or overflow into the eaves lining during heavier rainfall where effective overflow provisions are absent.	High: Repair Required	Install additional overflow provisions to all runs where absent, to AS/NZS 3500.3, positioned by the roof plumber.
3	Downpipe positions at Units 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15 (marked); also observed Unit 12	Staining rings at the downpipe entries on the eaves lining most consistent with leakage from the internal downpipe eaves bends or gutter to downpipe connections concealed within the eaves; not exposed or tested, to be confirmed during rectification.	High: Repair Required	Uplift tiles, open the affected eaves, test and inspect each bend and connection, repair or replace with sealed fittings; reinstate tiles.
4	Units 1, 4, 8, 11	TV antenna masts mounted directly in the valley flashings, inconsistent with accepted roofing practice for a primary drainage path; organic matter trapped around the mast bases.	High: Repair Required	Relocate masts to compliant mounts clear of the valleys; make good valley and tiles.
5	All 15x lots	Cracking and deterioration of the flexible pointing and cement bedding to ridge and hip capping; bedding separating at most joints; moss and lichen along the bedding lines; sealant applied over joints at Units 1, 2 and 14.	Moderate: Maintenance	Rebed where failed and repoint all ridge and hip capping with flexible pointing within the restoration.

#	Location	Defect / Observation	Priority	Recommended Action
SAMPLE EXTRACT • DETAILS REDACTED • NOT FOR RELIANCE				
6	Units 1, 2, 11 (marked); also observed Units 8, 12, 15	Flashing system and sealant to roof penetrations and vents deteriorating: cracked and lifting silicone at flue collars, peeling soaker flashings, silicone sealed evaporative cooler tray with mineral staining to the tiles below from a historic hose leak (Unit 8, hose since replaced, no active leak).	Moderate: Maintenance	Cut out and reseal all penetrations with neutral cure silicone; replace deteriorated soaker flashings; clean mineral deposits.
7	Units 1, 5, 6, 12 (marked); Unit 7 recorded on site; apex caps Units 13, 15	Cracked ridge capping tiles, some with historic silicone repairs; apex caps with coating lost to bare substrate and surface spalling.	High: Repair Required	Replace cracked and spalled caps within the rebedding and repointing works.
8	Units 2, 3 (marked); also observed Units 4, 8, 12, 13	Trees and shrubs overhanging gutters, valleys and patio roof edges, feeding leaf litter into the drainage system and beneath solar arrays.	Moderate: Maintenance	Cut back all vegetation to a minimum 1 metre clearance from roof edges; include in the maintenance programme.
9	Units 2, 6, 10, 14	TV antenna masts chased through tiles or capping and sealed with silicone only, no purpose made flashing (Dektite); broken antenna arm loose on the Unit 6 roof.	High: Repair Required	Refit masts with Dektite flashings sealed with neutral cure silicone; remove broken arm; secure loose cables.
10	Valleys at Units 1, 2, 3, 4, 6, 7, 8, 9, 10, 11	Valley flashings corroding, upturns undersized by current practice and flattened in places, organic matter trapped beneath the tile cuts; increased likelihood of overtopping into the roof space.	Moderate: Maintenance	Replace all valley irons scheme wide with compliant upturns within the restoration; clear organic matter now.
11	Unit 8	Dome skylight cracked and clouded with sealant repairs at the rim; undersized flashing margin blocked with leaf litter, moss and soil beneath the tile cuts.	High: Repair Required	Replace skylight and flashing kit; clear organic matter; reinstate tiles.
12	Unit 14 (side gutter, front corner)	Gutter holding standing water and sediment, indicating inadequate fall toward the outlet; the exact cause (fall, bracket sag or outlet position) to be confirmed by level.	Moderate: Maintenance	Check by level, confirm cause, refix gutter to drain to the outlet; clean out sediment.
13	Party wall lines between attached units, whole scheme (not marked on aerial)	Brick party walls sit higher than the adjacent roof battens; tile courses over the wall line lifted and misaligned (most visible at Units 2 and 11), opening the tile laps to wind driven rain with no sarking beneath.	Moderate: Maintenance	Reset and realign the lifted courses; pack or trim battens where the wall sits above batten level, within the restoration.

Safety & Access Limitations

Roof access was by ladder to the gutter line (approximately 2.4 metres) and by walking the tiled roof surfaces of all ten single storey buildings, with roof spaces inspected from the access hatch within each unit and eaves, fascias and drainage reviewed from ground level. Roof access was undertaken in accordance with the applicable site risk assessment and safe work procedures. Access conditions, roof pitch, surface condition, weather and proximity to unprotected edges were assessed before and during the inspection, with the inspection limited to areas considered safely accessible. Rear roof areas of some units could not be reached without entering private lot areas and were viewed from the adjoining roof planes only; defects to those areas may not have been identified. Areas concealed by insulation, stored goods, ceilings, eaves linings and roof coverings were not inspected. The Unit 1 eaves cavity was opened from above at one location; no other invasive investigation or water testing was undertaken, and roof space timbers were viewed from the hatch and not probed or load tested.

Site specific hazards for contractors

The tiles are porous and a number are cracked; foot traffic should be kept to the tile noses and cracked tiles replaced before restoration work proceeds. Electrical cabling lies unprotected in the valleys, eaves cavities and roof spaces, eaves damage at Units 1, 5 and 11 is at or around light fittings and the Unit 6 eaves damage sits directly above a PV inverter; isolate power before opening the eaves at those locations. Solar arrays and isolators at Units 2, 4, 6 and 8 and the Unit 8 evaporative cooler are live equipment. Plasterglass ceilings at Units 2, 3 and 7 must not be loaded from the roof space. The fibre cement eaves linings should be treated as potentially containing asbestos until tested.

This report is a visual, non invasive condition assessment prepared for maintenance planning: roof areas, catchments and counts are approximate. It is not an engineering certification, structural assessment or compliance verification, and the Unit 14 roof structure comments are visual observations only. Drainage sizing and overflow provisions should be verified by the installing roof plumber in accordance with AS/NZS 3500.3, and tiling, valley and flashing works completed in accordance with AS 2050 and the tile manufacturer's installation requirements.

Annotated Aerial Image

Unit labels U1 to U15 identify each lot. Numbered markers are the defect references in the Aerial Defect Schedule and the unit by unit findings. The complete photographic record for every marker is provided in the separate Photographic Schedule.



Scope and Purpose

This report has been prepared by Elevate Roof & Building Solutions Pty Ltd (ABN 41 685 450 711) as an independent professional assessment of the observed roof condition at the strata scheme identified above. It has been prepared for the named strata manager and/or the strata company and is intended to assist in understanding current roof condition, maintenance obligations, and priority remedial works affecting common property.

Nature of Inspection

The inspection was visual only and limited to reasonably accessible areas of common property roof surfaces, gutters, valleys, flashings, penetrations, and associated drainage components observable from safe vantage points at the time of attendance. No destructive, invasive, or below-surface testing was undertaken unless specifically stated otherwise in this report. Areas concealed by insulation, internal linings, stored goods, or restricted by access constraints were not inspected and are expressly excluded from the scope of this report.

Strata Scheme Matters

This report addresses common property roofing only, as defined by the registered strata plan and the Strata Titles Act 1985 (WA). Under the Act, the strata company is responsible for keeping the common property in good and serviceable repair and properly maintained. Individual lot owners should seek independent advice regarding any lot-specific matters. This report is not intended to apportion responsibility between lot owners and the strata company. Where the boundary between lot property and common property is relevant to a finding, it should be confirmed against the registered strata plan and the scheme by-laws.

The findings contained in this report may be relevant to the strata company's building insurance obligations and to levy budgeting for maintenance and capital works, including the reserve fund and 10 year maintenance plan where the scheme is required to keep one. It is recommended that the strata manager or council of owners engage suitably qualified tradespeople or engineers to action any priority items identified. Where works require a resolution of the strata company or approval of the council of owners under the Act or the scheme by-laws, the relevant approval and documentation processes apply.

Limitations and Liability

This report does not constitute an engineering certification, structural assessment, compliance verification, building code certification, or warranty of future performance. Roof conditions can change rapidly due to weather events, vandalism, settlement, or latent defects not observable at the time of inspection. Elevate Roof & Building Solutions Pty Ltd does not accept responsibility for conditions arising or identified subsequent to the inspection date.

This report should not be relied upon as a substitute for specialist engineering, structural, or compliance advice where required. Any estimated costs or indicative timeframes noted in this report are for preliminary budgeting purposes only and are subject to formal quotation, site conditions, material availability, and applicable regulations.

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