

Excellent Roofing Pty Ltd

TILED ROOFING SPECIALISTS

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Customer: B.E Architecture

Date: 29/01/2024

Job Address: 1/19 Clarendon St, East Melbourne

JOB INSPECTION REPORT:

Upon inspection of this roof, I found the roof to be in very poor condition. These tiles are original and would be approximately 100 years old. The tiles that are on this roof have become very porous and water is penetrating through the tiles and entering the ceiling cavity due to their age. I also found there are multiple broken tiles and ridge capping as well as tiles that have been joined together with silicone throughout the roof that have not been removed or have had temporary repairs completed to them. The condition of the original mortar is beyond repair, there is multiple sections on the ridge capping and gable ends where the mortar has fallen out. There are many gaps throughout the roof area due to the tiles slipping off the battens, not secured with the correct fixings and dislodged due to the mortar falling out. Once entering the ceiling cavity, I found that there were many areas daylight was entering. This causes multiple ways that water, debris and rodents can enter the ceiling. I found there to be no sisalation paper (sarking) installed under the battens and tiles. The benefits to having sisalation paper are:

- Reflects up to 95% of radiant heat entering the roof space.
- Provides thermal insulation all year round.
- Stops condensation – minimising stains and mould on your ceiling.
- Works as an effective dust barrier.
- Fire safety.
- Provides additional weather protection during severe storm events.

All flashings, valley irons, penetrations and chimney flashings were found to be in poor condition, they are badly rusted and unsealed. The gutters and downpipes seemed to be in good condition due to being previously replaced.

The fascia's and scotias require maintenance. They need to be replaced in some areas. The roof structure seems to be in good condition from what I was able to access from the manhole. A carpenter is required to inspect and carry out any works if required.

In summary this roof requires a full roof replacement with heavy duty sarking, new battens and new terracotta tiles and ridge capping to match colour and profile as close as possible with stock available. This roof will then have a full workmanship warranty and a 50 year performance guarantee on the tiles.

Please see photos below.

Many thanks

Craig House

Excellent Roofing



















