



Holymess Pty. Ltd.

ACN: 666 327 813

www.holymessrepairs.com.au

10/238 Edwardes St. Reservoir VIC 3073, Australia

Roof Inspection Report

Property Address: [REDACTED] McKinnon VIC 3204

Inspection Date: 30-April-2025

Prepared by: Holymess Repairs

Introduction

As a licensed and qualified roof plumber registered with the Victorian Building Authority (VBA), I have conducted a thorough inspection of the roofing system at your property located at [REDACTED] McKinnon VIC 3204. This report provides a detailed, unbiased analysis of the roof's condition, identifies non-compliance with relevant regulations, and offers multiple repair options tailored to various budgets. Our goal is to equip you with comprehensive information to make an informed decision based on your preferences and financial considerations.

We have no bias toward any specific course of action; our role is to provide an expert opinion grounded in our findings, adhering to the standards set by the Victorian Building Authority (VBA), the Building Act 1993, the Plumbing Regulations 2018, and the National Construction Code (NCC) 2022, Volume Three (Plumbing Code of Australia). We aim to ensure you understand the current state of your roof, the regulatory requirements, the risks of inaction, and the pros and cons of each recommended option.

This report is divided into two sections based on the areas inspected: **Section 1** covers the roof areas where we are currently performing work, and **Section 2** addresses the remaining roof areas not currently under repair but noted for potential issues. For each section, we provide findings, regulatory context, recommendations, and the consequences of inaction.

T: 02 5104 0778 | 03 8583 2640 | **M:** 0489 925 595 | **W:** www.holymessrepairs.com.au | **E:** info@holymessrepairs.com.au





Holymess Pty. Ltd.

ACN: 666 327 813

www.holymessrepairs.com.au

10/238 Edwardes St. Reservoir VIC 3073, Australia

Section 1: Roof Areas Under Current Work

Findings

During the inspection of the roof areas where we are performing repairs, several critical issues were identified:

1. Incorrect Roof Pitch and Fall:

- The roof pitch was measured at approximately 0.8 degrees in some areas and as low as 0.1 degrees in others, falling significantly below the minimum requirement of 1 degree for metal roofs as per AS/NZS 3500.3 (Plumbing and Drainage – Stormwater Drainage).
- The trays are leaning backward, causing water to pool and resulting in visible staining and debris accumulation. This indicates poor initial installation and inadequate timber framing to support proper falls.
- The roof's base metal thickness is likely insufficient (less than 0.48 mm) to support such a low pitch, exacerbating water retention issues.

2. Improper Flashing Installation:

- Existing flashings were found to be inadequately extended, allowing wind-driven rain to penetrate under and over the trays. Previous attempts to mitigate this with silicone have been insufficient.
- Some flashings show gaps and rivets that create vulnerabilities for water ingress and condensation-related corrosion.

3. Penetration Issues:

- Multiple penetrations (e.g., flues and vents) are cut through the ribs of the roof trays, disrupting water flow and causing pooling behind them. Approximately eight flues were identified as problematic due to their size and placement.
- No back flashings are present to redirect water around these penetrations, leading to water retention and potential leaks.





Holymess Pty. Ltd.

ACN: 666 327 813

www.holymessrepairs.com.au

10/238 Edwardes St. Reservoir VIC 3073, Australia

4. Non-Compliant Installation Practices:

- The roof's "bouncy" nature suggests inadequate structural support, likely due to improper timber framing or insufficient purlin spacing.
- Previous repairs, such as silicone applications and rivets, do not meet the standards outlined in SA HB 39:2015 (Installation Code for Metal Roof and Wall Cladding) and AS/NZS 3500.3.



T: 02 5104 0778 | 03 8583 2640 | M: 0489 925 595 | W: www.holymessrepairs.com.au | E: info@holymessrepairs.com.au





Holymess Pty. Ltd.

ACN: 666 327 813

www.holymessrepairs.com.au

10/238 Edwardes St. Reservoir VIC 3073, Australia



First Section Videos:



[p=sharing](#)



[sharing](#)



[=sharing](#)

T: 02 5104 0778 | 03 8583 2640 | M: 0489 925 595 | W: www.holymessrepairs.com.au | E: info@holymessrepairs.com.au





Holymess Pty. Ltd.

ACN: 666 327 813

www.holymessrepairs.com.au

10/238 Edwardes St. Reservoir VIC 3073, Australia

Regulatory Context

The issues identified contravene several key regulations enforced by the VBA and the NCC:

- **Plumbing Regulations 2018, Part 4:** Roofing (stormwater) work must involve the construction, installation, and maintenance of roof drainage systems to collect and dispose of stormwater effectively. The current system fails to meet this requirement due to inadequate falls and penetration management.
- **NCC 2022, Volume Three, Part E3:** Roof drainage systems must be designed and installed to avoid excessive noise and minimize adverse impacts on occupants, which includes preventing water ingress and pooling. The current roof's design does not comply with these performance requirements.
- **AS/NZS 3500.3:** This standard specifies that roof drainage systems must be designed based on roof catchment area, rainfall intensity, and proper sizing of gutters and downpipes. The roof's pitch and penetration issues violate these requirements, leading to inefficient stormwater management.
- **SA HB 39:2015:** Metal roofing installations must comply with specific detailing for flashings and sarking to prevent water ingress and ensure ventilation, particularly in conjunction with NCC 2022 condensation management provisions (effective 1 May 2024 in Victoria).

Consequences of Inaction

Failure to address these issues poses significant risks:

- **Water Damage:** Pooling water and inadequate flashings increase the likelihood of leaks, which can damage internal structures, ceilings, and fittings, leading to costly repairs.
- **Structural Deterioration:** Prolonged water retention can corrode metal roofing materials, especially if the roof is zinc rather than Colorbond, reducing its lifespan and compromising structural integrity.

T: 02 5104 0778 | 03 8583 2640 | M: 0489 925 595 | W: www.holymessrepairs.com.au | E: info@holymessrepairs.com.au





Holymess Pty. Ltd.

ACN: 666 327 813

www.holymessrepairs.com.au

10/238 Edwardes St. Reservoir VIC 3073, Australia

- **Health Hazards:** Water ingress and poor ventilation can lead to mold growth, posing health risks to occupants, particularly in Melbourne's humid climate.
- **Non-Compliance Penalties:** The VBA may issue notices or orders for non-compliant roofing work, potentially requiring costly rectification under the Building Act 1993.
- **Increased Maintenance Costs:** Temporary fixes (e.g., silicone) will continue to fail, necessitating frequent repairs and escalating costs over time.

Section 2: Roof Areas Not Currently Under Work

Findings

The inspection of the remaining roof areas revealed additional concerns that, while not part of our current scope, warrant attention:

1. Fascia and Noise Issues:

- A fascia is pulling away from the edge, potentially causing noise due to wind movement. This suggests improper fixing or material degradation.
- The noise may also be caused by loose sheeting, indicating poor installation or wear over time.

2. Poorly Installed Penetrations and Supports:

- Some penetrations (e.g., vents) are supported by inadequate materials, such as 10 mm fence palings screwed into the rib, which are insufficient for heavy units (e.g., 40 kg). This violates proper installation practices under SA HB 39:2015.
- Timber supports laid in trays (rather than across them) block water flow, causing pooling and accelerating corrosion, particularly on a zinc roof.

3. Inadequate Flashings and Capping:

T: 02 5104 0778 | 03 8583 2640 | M: 0489 925 595 | W: www.holymessrepairs.com.au | E: info@holymessrepairs.com.au





Holymess Pty. Ltd.

ACN: 666 327 813

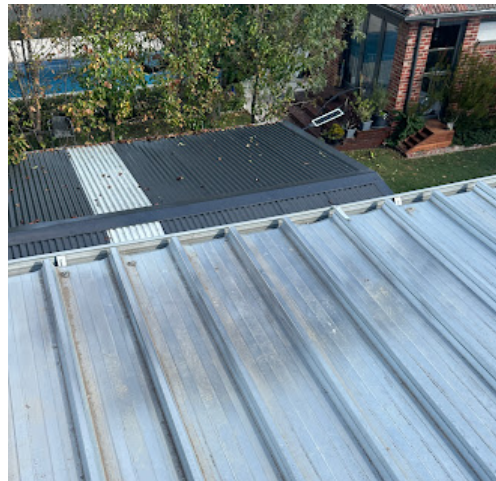
www.holymessrepairs.com.au

10/238 Edwardes St. Reservoir VIC 3073, Australia

- End flashings are poorly installed, with some “flapping around” and others sealed inadequately.
- Capping appears substandard, increasing the risk of water ingress.

4. General Maintenance Needs:

- Signs of spraying or shading on the roof suggest possible attempts to mask issues, which may indicate underlying problems.
- The rainhead and remaining flashings, while not currently leaking, are of similar poor quality to those in Section 1, suggesting future risks.



T: 02 5104 0778 | 03 8583 2640 | M: 0489 925 595 | W: www.holymessrepairs.com.au | E: info@holymessrepairs.com.au





Holymess Pty. Ltd.

ACN: 666 327 813

www.holymessrepairs.com.au

10/238 Edwardes St. Reservoir VIC 3073, Australia



Roof Reminder Videos:



[sharing](#)



[haring](#)

Regulatory Context

These issues also contravene VBA and NCC standards:

- **Plumbing Regulations 2018, Part 4:** All roofing work, including maintenance, must ensure effective stormwater disposal. The blocked trays and poor flashings fail to meet this requirement.

T: 02 5104 0778 | 03 8583 2640 | M: 0489 925 595 | W: www.holymessrepairs.com.au | E: info@holymessrepairs.com.au





Holymess Pty. Ltd.

ACN: 666 327 813

www.holymessrepairs.com.au

10/238 Edwardes St. Reservoir VIC 3073, Australia

- **NCC 2022, Volume Three, VIC E3D2:** Metal roofing installations must comply with SA HB 39:2015, including proper detailing of flashings and supports to prevent water ingress and ensure ventilation.
- **AS/NZS 3500.3:** Penetrations and supports must not impede stormwater flow, and the current configuration violates this standard.
- **Building Act 1993:** The VBA may require rectification of non-compliant work, particularly if it poses safety or amenity risks.

Our Commitment to Unbiased Advice

As licensed roof plumbers, our priority is to provide you with an honest, expert assessment based on our findings and regulatory requirements. We have no vested interest in which option you choose; our role is to present the facts and recommendations clearly, allowing you to make a decision that aligns with your needs and budget. If you have questions or need further clarification, we are available to discuss the report in detail or conduct additional inspections.

T: 02 5104 0778 | 03 8583 2640 | M: 0489 925 595 | W: www.holymessrepairs.com.au | E: info@holymessrepairs.com.au

