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10/238 Edwardes St. Reservoir VIC 3073, Australia

Roof Inspection Report

Address: [REDACTED] Amaroo ACT 2914

Prepared for: [REDACTED]

Inspection Date: 11 April 2025

Prepared by: HolyMess Repairs

Introduction

As a qualified roofing plumber, I've inspected countless roofs across the ACT, including properties like yours at [REDACTED] Amaroo ACT 2914. My team and I conducted a thorough visual inspection of your roof on [inspection date], following the guidelines set by the *Victorian Building Authority (VBA) Roofing Standards* and the *National Construction Code (NCC) of Australia*, specifically NCC Volume Two, which applies to residential buildings. These standards ensure that all roofing work meets safety, structural, and weatherproofing requirements to protect your home.

Our goal is to provide you with a detailed, unbiased analysis of your roof's condition based on the inspection report and attached photographs (labeled 0, 1, and 2). We've identified several issues contributing to the leaks and water marks you've reported in the lounge, dining, and living areas. This report outlines the problems, explains why action is necessary, and offers multiple repair options tailored to different budgets. We aim to give you all the information you need to make an informed decision that aligns with your preferences and financial situation. As roofers, we don't have a bias toward any particular solution—whether you choose a budget-friendly fix or a more comprehensive repair, our job is to provide our expert opinion and let you decide what's best for your home.



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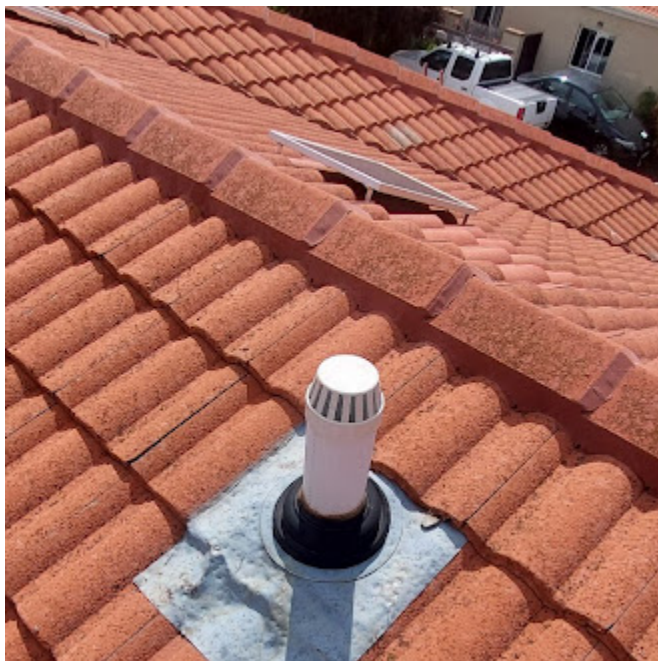
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Inspection Overview and Compliance

The inspection was conducted in compliance with the *Victorian Building Authority (VBA) Roofing Standards*, which, while Victorian-based, are widely referenced across Australia for best practices in roofing. These standards emphasize proper installation, maintenance, and repair of roofing systems to ensure durability and weatherproofing. Additionally, we adhered to the *National Construction Code (NCC) of Australia*, specifically *NCC Volume Two, Part 3.5.1 – Roof Cladding*, which mandates that roofs must resist water penetration, be structurally sound, and comply with performance requirements for weatherproofing (NCC 2019, Clause F1.4). In the ACT, these standards are enforced under the *Building Act 2004*, ensuring that any roofing work meets local regulatory requirements.

During the inspection, I climbed onto the roof myself, walking the tiles carefully to avoid further damage, and examined the key areas mentioned in your report: the damaged tiles under the flashing, the evaporative cooler, and the spread of ducts. I also looked for other potential issues, as a roofer does, thinking about how water moves across a roof, where it might pool, and how it could find its way inside. The photos you provided gave us a clear starting point, and my hands-on inspection confirmed the issues.

Inspection Photos:





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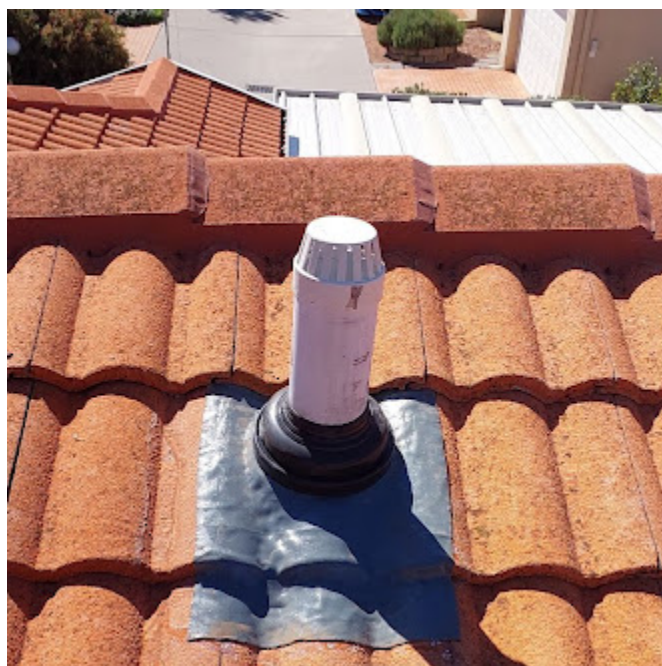
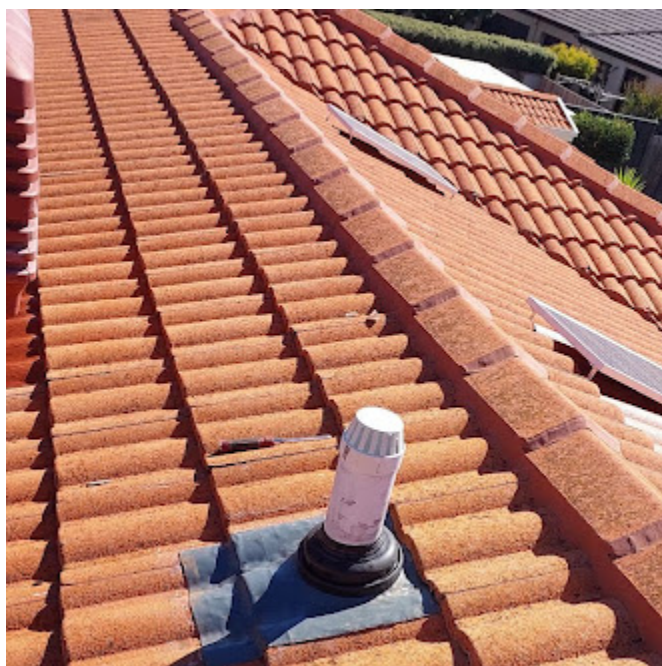


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Detailed Findings

Your roof, a terracotta tile system, is showing signs of wear typical for its age and exposure to Canberra's climate—hot summers, cold winters, and occasional heavy rain. Here's what we found:

1. Damaged Tiles Under Flashing (Photo 1)

Photo 1 shows several tiles beneath the flashing that are cracked or displaced. As a roofer, I see this often when tiles shift or break due to thermal expansion, foot traffic during past maintenance, or simply age. The gaps allow water to seep under the flashing, which is likely causing the leak near the wall in your living area. The flashing itself looks intact, but the tiles underneath are the weak point.

2. Leaking Evaporative Cooler Flashing (Photo 0)

Photo 0 shows your "Coolair" evaporative cooler unit. The flashing around its base is worn and uneven, with visible gaps where sealant has deteriorated. I've seen this issue many times with evaporative coolers—over time, the sealant breaks down under UV exposure and temperature changes, and water starts to leak through. Since the ducts spread across the roof, this leak is distributing water to multiple areas, explaining the three water marks in the lounge and the one near the lights in the dining area.

3. Multiple Broken Tiles

The inspection report notes multiple broken tiles across the roof, which I confirmed during my walk. While the photos don't capture every instance, the overall condition of the tiles—moss growth, weathering, and some cracking—suggests widespread deterioration. These broken tiles are likely causing the water mark on the ceiling in your living room by allowing water to penetrate the underlayment.

4. Damaged Flashing Around Vent Pipe (Photo 2)

Photo 2 shows a vent pipe with a square metal flashing base. The flashing is rusted, and there are gaps at the edges where it meets the tiles. This is another common issue I see—rust and poor sealing create entry points for water, which could contribute to existing leaks or cause new ones if not addressed.



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5. General Roof Condition

The terracotta tiles are showing signs of age, with moss growth and surface wear. The underlayment beneath the tiles, which acts as a secondary barrier, may also be deteriorating, though I couldn't confirm this without lifting more tiles (which risks further damage). The roof's pitch and drainage seem adequate, but the combination of broken tiles and failing flashings is compromising its weatherproofing.

Consequences of Inaction

As a roofer, I've seen what happens when leaks are ignored, and I want to be clear about the risks to your property if these issues aren't addressed. Water is relentless—it finds its way into every crack and crevice, and over time, the damage compounds:

- **Structural Damage:** Water seeping through the roof can soak into the timber rafters and ceiling joists, causing wood rot. This weakens the roof structure, potentially leading to sagging or, in extreme cases, collapse. The water marks you're seeing in the lounge, dining, and living areas suggest this process has already started.
- **Mold and Health Risks:** Wet conditions inside the roof space create a breeding ground for mold and mildew. Mold spores can spread through the air, posing health risks like respiratory issues or allergies, especially for children, the elderly, or anyone with existing conditions. This is a serious concern given the multiple water marks you've reported.
- **Increased Repair Costs:** Small leaks grow into big problems. What might cost a few hundred dollars to fix now could turn into thousands if water damages the roof deck, insulation, or internal walls. I've seen homeowners who waited too long end up needing a full roof replacement because the underlying structure was too far gone.
- **Electrical Hazards:** The leak near the lights in your dining area is particularly concerning. Water and electricity don't mix—if water reaches wiring, it could cause short circuits, fires, or electrocution risks.
- **Legal and Insurance Issues:** Under the *Building Act 2004* in the ACT, property owners are responsible for maintaining their homes in a safe condition. If these leaks lead to health or safety issues, you could face legal liabilities, especially if



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you rent out the property. Additionally, if your insurance provider deems the damage a result of neglect, they may reject a claim for repairs.

You need to take action soon—severe leaks like the one near the lights should be addressed within 24–48 hours, while others should be fixed within 3–30 days, depending on their severity, to prevent further damage.

Repair Options and Recommendations

Below, I've outlined several options to address the issues on your roof, ranging from budget-friendly fixes to more comprehensive repairs. Each option complies with the *NCC Volume Two, Part 3.5.1*, which requires that roof repairs ensure weatherproofing and structural integrity. I've included pros, cons, and risks for each, focusing on solutions that balance cost and effectiveness. As a roofer, I think about longevity, safety, and value for money, but I've also included options for a price-conscious client like yourself, while being honest about the trade-offs.

Option 1: Patch and Seal (Budget-Friendly)

Description: Replace the damaged tiles under the flashing (Photo 1) and around the roof, reseal the evaporative cooler flashing (Photo 0) with silicone sealant, and patch the vent pipe flashing (Photo 2) with a rust-proof sealant. This is a targeted fix focusing on the immediate leak sources.

Cost Estimate: \$500–\$800 (labor and materials).

Pros:

- *Low Cost:* This is the most affordable option, ideal if you're on a tight budget.
- *Quick Fix:* Can be completed in a day, minimizing disruption.
- *Stops Immediate Leaks:* Addresses the primary sources of water entry.

Cons and Risks:



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- *Short-Term Solution:* Patching doesn't address underlying issues like widespread tile deterioration or potential underlayment damage. I've seen patched roofs start leaking again within 1–2 years.
 - *Limited Durability:* Sealants break down under UV exposure, and the rusted vent flashing may continue to degrade, leading to future leaks.
 - *Risk of Escalation:* If the underlayment or other tiles are already compromised, water will find new paths, potentially causing more damage to your interiors.
 - *No Warranty Extension:* This fix won't extend the life of your roof beyond its current state.

Why We Recommend: This option is a good stopgap if you need to act quickly and can't afford a larger repair right now. It meets the minimum requirements of *NCC Clause F1.4* for weatherproofing, but it's not a long-term solution.

Option 2: Partial Roof Repair with Flashing Replacement

Description: Replace all broken tiles identified across the roof, install new lead flashing around the evaporative cooler and vent pipe, and reseal all junctions. This option also includes a thorough inspection of the underlayment in the repaired areas to ensure it's intact.

Cost Estimate: \$2,000–\$3,500.

Pros:

- *Longer-Lasting Fix:* New tiles and lead flashing (as recommended by VBA standards) will provide better weatherproofing for 5–10 years.
- *Addresses Multiple Issues:* Covers all visible leak sources and checks the underlayment, reducing the risk of immediate recurrence.
- *Improves Safety:* Fixes the leak near the lights, reducing electrical risks.

Cons and Risks:

- *Higher Cost:* More expensive than patching, which might stretch a tight budget.



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- *Not Comprehensive:* Doesn't address the overall age of the roof—other tiles may fail soon, leading to additional repairs.
 - *Potential for Mismatch:* New tiles may not perfectly match the existing ones, affecting aesthetics.
 - *Risk of Hidden Damage:* If the underlayment or ducts are already damaged, water could still penetrate in uninspected areas.

Why We Recommend: This option strikes a balance between cost and durability, making it suitable if you want a more reliable fix without a full replacement. It complies with *NCC Part 3.5.1.2*, which requires durable materials for roof cladding repairs.

Option 3: Full Roof Replacement

Description: Remove all existing tiles, underlayment, and flashings, inspect and repair the roof deck and structure, and install new terracotta tiles, underlayment, and flashings. This is a complete overhaul of the roof system.

Cost Estimate: \$15,000–\$25,000.

Pros:

- *Long-Term Solution:* A new roof can last 30–50 years, resetting the clock on your roof's lifespan.
- *Comprehensive Fix:* Addresses all current and potential issues, including hidden damage to the underlayment, ducts, and structure.
- *Increased Property Value:* A new roof improves aesthetics and can boost your home's market value.
- *Warranty Benefits:* Comes with manufacturer warranties on materials and workmanship guarantees.

Cons and Risks:

- *High Cost:* This is a significant investment, which may not be feasible if you're on a tight budget.



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- *Disruption:* The project takes 5–7 days, requiring you to plan around noise and debris.
 - *Risk of Overkill:* If your budget is limited, this might be more than you need right now, especially if you plan to sell the property soon.

Why We Recommend: This is the gold standard for roof repairs, ensuring compliance with *NCC Part 3.5.1* and VBA standards for a fully weatherproof and structurally sound roof. It's ideal if you plan to stay in the home long-term and want peace of mind.

Option 4: Temporary Tarp and Future Planning (Ultra Budget)

Description: Place a tarpaulin over the affected areas of the roof as a temporary measure to stop leaks, allowing you time to save for a more permanent fix. This is often used in strata situations but can apply here.

Cost Estimate: \$200–\$400.

Pros:

- *Very Low Cost:* The cheapest option, giving you breathing room to plan financially.
- *Immediate Protection:* Stops water entry temporarily, protecting your interiors.

Cons and Risks:

- *Not a Fix:* This doesn't repair anything—it's just a band-aid solution. Leaks will continue once the tarp degrades or shifts.
- *Aesthetic Impact:* A tarp looks unsightly and may not be suitable for a residential area like Amaroo.
- *Risk of Further Damage:* Water may still find its way under the tarp during heavy rain, and the underlying issues will worsen, increasing future costs.
- *Safety Concerns:* Tarps can pose a safety hazard if not secured properly, especially in windy conditions.



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Why We Recommend: This is only recommended as a last resort if you absolutely can't afford repairs right now. It doesn't meet *NCC* standards for a permanent fix but can buy you time.

Additional Recommendations

- **Inspect Ducts and Interiors:** Regardless of the option you choose, I strongly recommend inspecting the ducts inside the roof for water damage or mold growth. This could add \$300–\$500 but is crucial for your health and safety.
- **Regular Maintenance:** Schedule annual roof inspections to catch issues early. Clean gutters and remove debris to prevent future leaks.
- **Insurance Check:** Review your home insurance policy. Some repairs may be covered if the damage is storm-related, though maintenance issues like these are often excluded.

1. Australian Standards

The Australian Standards (AS) are technical documents published by Standards Australia, often referenced in the National Construction Code (NCC) and other legislation to ensure materials, methods, and safety requirements are met. Relevant standards for roofing include:

- **AS 2050 – Installation of Roof Tiles:** This standard outlines the correct installation of roof tiles, including securing tiles and ensuring proper overlap to prevent water ingress.
- **AS 1562.1 – Design and Installation of Metal Roof and Wall Cladding:** While this applies to metal roofs, its principles on weatherproofing and flashing are relevant for the evaporative cooler and vent pipe.
- **AS 3959 – Construction of Buildings in Bushfire-Prone Areas:** This may apply depending on the property's location in Amaroo, which could be in a bushfire-prone area in the ACT.
- **AS 3740 – Waterproofing of Domestic Wet Areas:** While not directly applicable to roofing, its principles on preventing water penetration are relevant for flashing and sealing.



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Compliance Assessment:

The roof currently fails to meet Australian Standards. The damaged tiles under the flashing (Photo 1) and multiple broken tiles across the roof violate AS 2050, as they compromise weatherproofing and allow water ingress, leading to leaks in the living area and lounge. The leaking evaporative cooler flashing (Photo 0) and rusted vent pipe flashing (Photo 2) fail to meet the weatherproofing principles in AS 1562.1, as they're not effectively preventing water penetration, causing water marks in the lounge and dining areas. If Amaroo is in a bushfire-prone area, the damaged tiles and gaps in flashing may not comply with AS 3959, as they could allow ember entry, though this requires further site-specific assessment.

Path to Compliance: The proposed repair options (patching, partial repair, or full replacement) can align with AS 2050 and AS 1562.1 if executed properly—replacing broken tiles, securing them correctly, and using durable, compliant flashing materials. Option 3 (full replacement) would best ensure long-term compliance, especially if bushfire standards apply.

2. Building Act 2004 (ACT)

The Building Act 2004 in the ACT governs building work, ensuring safety, compliance, and quality. It adopts the NCC and requires that buildings remain in a safe and functional condition (Section 32 – Maintenance of Buildings). It also mandates that any building work, including repairs, must be approved and comply with standards (Section 26 – Building Approvals).

Compliance Assessment:

The current state of the roof does not comply with the Building Act 2004. Section 32 requires owners to maintain buildings to prevent safety hazards—leaks near lights in the dining area pose an electrical hazard, and water marks indicate structural risks like wood rot. The damaged tiles and flashings are allowing water ingress, compromising the building's safety and functionality. Additionally, any repair work must be approved under Section 26, which hasn't been addressed yet since this is an inspection report.



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Path to Compliance: To comply, you must obtain a building approval for the repair work, as required by Section 26. The repair options must address the safety hazards—Option 1 (patching) may suffice for immediate safety but risks future non-compliance if issues recur. Options 2 or 3 (partial or full repair) better align with Section 32 by ensuring long-term safety and functionality.

3. National Construction Code (NCC)

The NCC sets minimum standards for safety, health, amenity, and sustainability in building design and construction. It includes the Building Code of Australia (BCA) and the Plumbing Code of Australia (PCA). Relevant sections for roofing are in NCC Volume Two (for Class 1 residential buildings like this property):

- **Performance Requirement P2.1.1 – Structural Stability and Resistance to Actions:** The roof must withstand environmental loads (e.g., wind, rain) without failure.
- **Performance Requirement P2.2.1 – Weatherproofing:** The roof must prevent water penetration into the building.
- **Deemed-to-Satisfy Provisions (Part 3.5.1 – Roof Cladding):** These reference Australian Standards like AS 2050 for proper tile installation and weatherproofing.

Compliance Assessment:

The roof fails NCC requirements. The leaks (evidenced by water marks in the lounge, dining, and living areas) violate P2.2.1, as the roof is not weatherproof. Damaged tiles and failing flashings (Photos 0, 1, and 2) indicate that the roof doesn't meet Part 3.5.1, as it's not installed or maintained per AS 2050. Structurally, the roof may also fail P2.1.1 if water damage has weakened the timber frame, though this requires further inspection.

Path to Compliance: Repairs must meet P2.2.1 by ensuring weatherproofing—replacing broken tiles and fixing flashings, as proposed in Options 1, 2, or 3. Option 3 (full replacement) ensures compliance with both weatherproofing and structural requirements, as it includes inspecting and repairing the roof deck. All repairs



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must use materials and methods that meet Deemed-to-Satisfy provisions, such as AS 2050-compliant tiles and flashings.

4. Building Code of Australia (BCA)

The BCA forms Volumes One and Two of the NCC. Volume Two applies to this Class 1 residential building, and its requirements overlap with the NCC assessment above:

- **Section 3.5.1 – Roof Cladding:** Requires roofs to be weatherproof and structurally sound, referencing AS 2050.
- **Section 3.7 – Fire Safety:** If the property is in a bushfire-prone area, additional requirements may apply (e.g., ember protection).

Compliance Assessment:

As with the NCC, the roof does not comply with the BCA. Section 3.5.1 is breached due to the leaks caused by damaged tiles and flashings, as seen in the photos and evidenced by water marks. If Amaroo is bushfire-prone, the gaps in flashings and broken tiles may also fail Section 3.7 by allowing ember entry, but this depends on the property's bushfire attack level (BAL) rating, which isn't specified.

Path to Compliance: The repair options must ensure compliance with Section 3.5.1 by replacing damaged tiles and flashings to restore weatherproofing. If bushfire provisions apply, materials and installation must meet Section 3.7 (e.g., using non-combustible flashings). Option 3 (full replacement) is the most reliable way to ensure compliance across all BCA requirements.

5. Planning and Development Act 2007 (ACT)

The Planning and Development Act 2007 governs development approvals in the ACT, including building work. It requires that development (including repairs) aligns with the Territory Plan and may need development approval (DA) unless exempt (Section 20 – Exempt Development). It also ensures work doesn't negatively impact the environment or heritage (Section 119 – Development Applications).



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Compliance Assessment:

The current state of the roof doesn't directly violate this Act, as it governs new work rather than maintenance failures. However, any repair work may require a DA unless it's exempt under the Planning and Development Regulation 2008 (e.g., minor repairs like replacing a few tiles might be exempt, but a full replacement likely isn't). There's no indication the property is heritage-listed, and the leaks don't appear to impact the environment, so Section 119 isn't currently relevant.

Path to Compliance: For Options 1 and 2 (patching or partial repair), check if the work is exempt under the Regulation; if not, a DA is needed. Option 3 (full replacement) almost certainly requires a DA under Section 20. Ensure the work aligns with the Territory Plan, particularly if the property is in a bushfire-prone area, which may impose additional requirements.

6. Building Regulations 2008 (ACT)

The Building Regulations 2008 support the Building Act 2004, providing detailed requirements for building work. Relevant sections include:

- **Regulation 5 – Compliance with Building Code:** Building work must comply with the BCA.
- **Regulation 16 – Maintenance of Buildings:** Owners must maintain buildings to prevent safety hazards.

Compliance Assessment:

The roof fails Regulation 16, as the leaks (especially near the dining area lights) pose a safety hazard, violating the maintenance requirement. Since Regulation 5 adopts the BCA, the roof also fails for the same reasons as the BCA/NCC assessment—leaks indicate non-compliance with weatherproofing standards.

Path to Compliance: The repair options must address the safety hazards to comply with Regulation 16—Option 1 can achieve this minimally, but Options 2 and 3 provide



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better long-term compliance. All repairs must meet BCA standards per Regulation 5, as outlined above.

7. Construction Occupations (Licensing) Act 2004 (ACT)

This Act regulates licensing for construction occupations, including roofers and plumbers, ensuring work is performed by licensed professionals (Section 8 – Construction Occupations). It also requires compliance with relevant codes (Section 89 – Compliance with Codes).

Compliance Assessment:

The current state of the roof doesn't directly violate this Act, as it pertains to the performance of work rather than existing conditions. However, the evaporative cooler flashing leak suggests past work may not have been done to standard, potentially by an unlicensed contractor, though this can't be confirmed. Any repair work must be performed by a licensed roofer or plumber to comply with Section 8.

Path to Compliance: Ensure all repair work (Options 1–4) is carried out by a licensed roofing plumber, as required by Section 8. The work must also comply with the BCA/NCC, per Section 89, which aligns with the recommendations above.

8. Professional Engineers Registration Act 2019 (PER Act) (ACT)

The PER Act 2019 requires professional engineers to be registered if they provide engineering services (Section 9 – Requirement to be Registered). It applies to structural engineering, which may be relevant for roof repairs if structural design or assessment is needed.

Compliance Assessment:

The current roof issues don't directly involve this Act, as the inspection report doesn't indicate structural engineering work was performed or needed yet. However, if the leaks have caused structural damage (e.g., to the roof frame), a registered engineer may need to assess it. Option 3 (full replacement) involves inspecting the roof deck, which may require engineering input.



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Path to Compliance: For Options 1 and 2, engineering input may not be needed unless structural damage is found during repairs. For Option 3, if the roof deck or structure is assessed, a registered professional engineer must be engaged, per Section 9. Ensure any engineering services comply with the Act.

Summary of Compliance

The roof at [REDACTED] Amaroo ACT 2914, is currently non-compliant with multiple regulations:

- **Australian Standards:** Fails AS 2050 and AS 1562.1 due to damaged tiles and leaking flashings.
- **Building Act 2004:** Fails Section 32 due to safety hazards from leaks.
- **NCC/BCA:** Fails P2.2.1 and Section 3.5.1 due to lack of weatherproofing.
- **Building Regulations 2008:** Fails Regulation 16 due to safety hazards.
- The Planning and Development Act 2007, Construction Occupations (Licensing) Act 2004, and PER Act 2019 are not directly violated by the current state but impose requirements for the repair work.

Recommendations for Compliance:

- Engage a licensed roofing plumber (Construction Occupations Act).
- Obtain necessary approvals (Building Act 2004, Planning and Development Act 2007).
- Ensure repairs meet AS 2050, AS 1562.1, and BCA/NCC weatherproofing standards—Option 3 (full replacement) is the most compliant long-term solution.
- If structural assessment is needed, involve a registered engineer (PER Act).

Conclusion

Your roof at [REDACTED] Amaroo ACT 2914, is in a state where action is necessary to prevent further damage, health risks, and costly repairs. The leaks in your lounge, dining, and living areas are caused by damaged tiles, failing flashings, and general wear, as detailed in our findings. We've provided four options—patching, partial repair, full replacement, and a temporary tarp—each with pros, cons, and risks, so you can choose what fits your budget and goals.



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As a roofer, we've seen how every home and owner is different. Some clients need a quick fix to get by, while others want a solution that lasts decades. My team and I have no bias toward any option—our job is to give you the facts and let you decide. If you're on a tight budget, Options 1 or 4 can work, but they come with risks of future leaks and higher costs down the line. If you can invest more, Options 2 or 3 will save you money and stress in the long run.

Please feel free to reach out with any questions or to discuss the next steps. We're here to help you protect your home, whatever path you choose.