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Roof Inspection Report

Property Address: [REDACTED] St Kilda VIC 3182

Date of Inspection: 06 May 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 [REDACTED] [REDACTED] St Kilda VIC 3182. This report provides a detailed, unbiased analysis of the roof's condition, including gutters, downpipes, flat deck roof, and garage roof. My findings are based on visual inspections, drone footage where access was limited, and compliance with relevant Australian regulations and standards.

Our goal is to provide you with comprehensive, expert information to make informed decisions about your property's roofing needs. We remain impartial, presenting all viable options, their pros, cons, and associated risks, allowing you to choose based on your preferences, budget, and priorities. This report also outlines the regulatory framework guiding my assessment and recommendations, ensuring compliance with Victorian and national standards.

Failure to address identified issues could lead to water ingress, structural damage, or safety hazards, potentially increasing repair costs over time. Below, I detail the findings, regulatory compliance, recommendations, and options to suit various budgets.



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Regulatory Framework

As a licensed roof plumber, I adhere to the following regulations and standards to ensure safety, compliance, and quality in my work and recommendations:

1. Building Act 1993 (Victoria)

- **Section 16:** Requires building work, including roofing, to comply with the Building Regulations 2018 and the National Construction Code (NCC). My inspection and recommendations ensure compliance with these requirements.
- **Section 37:** Mandates that building work, including repairs or replacements, must not compromise the safety of persons or property. Recommendations for safe access and maintenance address this.

2. Building Regulations 2018 (Victoria)

- **Regulation 10:** Adopts the Building Code of Australia (BCA), part of the NCC, as the primary technical standard for building work. My assessment aligns with BCA Volume Two for Class 1 and 10 buildings (residential and non-habitable structures).
- **Regulation 84:** Requires safe access for maintenance of roofs. My recommendation for a ladder access point addresses this.
- **Regulation 111:** Specifies that building work must comply with referenced Australian Standards, such as AS 3500 for plumbing and drainage.

3. National Construction Code (NCC) 2022

- **Volume Two, Part H4 (Health and Amenity):** Requires weatherproofing to prevent water ingress. My recommendations for sealing rain heads and addressing short tiles align with Part H4.2.
- **Volume Two, Part H5 (Safe Movement and Access):** Mandates safe access for maintenance. The proposed ladder access point complies with this requirement.
- **Volume Three (Plumbing Code of Australia):** Governs stormwater drainage systems, including gutters and downpipes. My findings on rain heads and overflows reference AS/NZS 3500.3 (Stormwater Drainage), a deemed-to-satisfy solution under the NCC.

4. Building Code of Australia (BCA)

- **Volume Two, Clause V2.2.1:** Specifies weatherproofing requirements for roofs, including adequate overhang into gutters (minimum 50 mm). My



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concerns about short tiles and sheets not meeting this standard are based on this clause.

- **Volume Two, Clause V2.4.1:** Requires safe access for maintenance, supporting the recommendation for ladder access and safety rails.
- 5. **Construction Occupations (Licensing) Act 2004 (ACT, referenced for best practice)**
 - **Section 84:** Requires licensed practitioners to perform work competently and in accordance with standards. As a VBA-licensed roof plumber, my work complies with this principle, ensuring recommendations meet industry standards.
- 6. **Professional Engineers Registration Act 2019 (Victoria)**
 - **Section 11:** Requires registered engineers to provide professional services within their competence. If structural or complex flashing repairs are needed, I recommend engaging a registered professional engineer to ensure compliance.
- 7. **Work Health and Safety Regulation 2011 (Victoria)**
 - **Regulation 305:** Mandates safe systems for working at heights. My recommendation for ladder access and safety rails aligns with this to protect workers during maintenance.
 - **Regulation 297:** Requires risk assessments for high-risk construction work, such as roofing. My inspection includes risk identification (e.g., unsafe access, popping nails) to mitigate hazards.
- 8. **Australian Standards**
 - **AS/NZS 3500.3:2018 (Stormwater Drainage):** Specifies design and installation requirements for gutters, downpipes, and rain heads. My concerns about unsealed rain heads and overflow provisions reference this standard.
 - **AS 1562.1:2018 (Design and Installation of Sheet Roofing):** Requires a minimum 50 mm overhang into gutters and proper flashing installation. Short sheets and tiles not meeting this standard are highlighted.
 - **AS 2050:2018 (Installation of Roof Tiles):** Guides tile installation, including valley and flashing details. My recommendations for replacing concrete tiles and addressing lead flashings align with this.

These regulations and standards ensure that my inspection and recommendations prioritize safety, compliance, and durability, protecting your property and its occupants.



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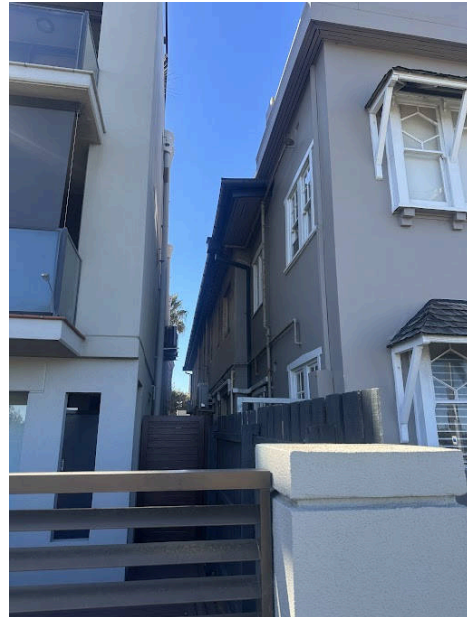
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Inspection Findings

Overview of the Building



FRONT



LEFT- HAND SIDE



RIGHT-HAND SIDE



REAR



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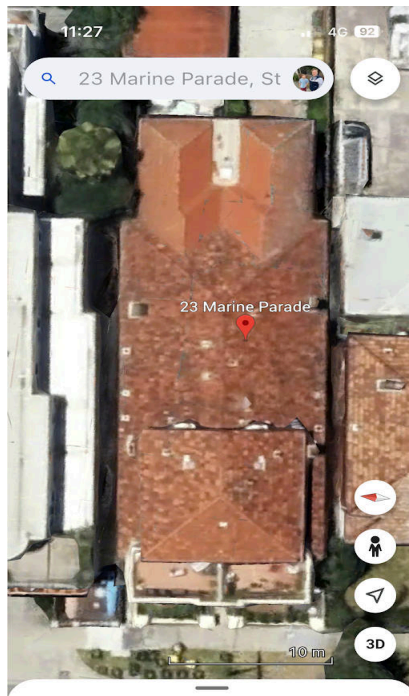
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REAR LEFT-HAND SIDE



REAR RIGHT-HAND SIDE



AERIAL VIEW



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Gutters, Downpipes, and Rain Heads

Video: [Gutters, Downpipes and Rain Heads](#)

Observations:

- **Gutters:** Recently upgraded to oversized half-round gutters with external brackets. The installation is generally well-executed, with fascia covers added to enhance aesthetics on this older building. However, there are gaps between the gutter and fascia due to bowing timber, which is typical in heritage structures.
- **Downpipes:** Upgraded to 100 mm x 75 mm, with inspection openings at the base for maintenance. Downpipes transition from internal to external routing, returning to the original building structure.
- **Rain Heads:** Installed at each downpipe with overflow provisions, which is a best-practice approach to manage excess stormwater. However, the rain heads are not sealed to the gutters, which could allow minor leakage during heavy rain.
- **Overflow Provisions:** The system includes rain heads and, in some areas, a 10 mm gap at the back of the gutter. This is compliant with AS/NZS 3500.3 but could be improved by sealing rain heads.
- **Tile-to-Gutter Distance:** The distance between the roof tiles and the gutter is insufficient in some areas, potentially allowing water to bypass the gutter during heavy rain.
- **Compliance:** The system meets NCC Part E3 and AS/NZS 3500.3 requirements for stormwater drainage but requires minor adjustments to ensure optimal performance (,).

Issues Identified:

- Unsealed rain heads may cause minor leaks, reducing system efficiency.
- Inadequate tile overhang risks water ingress under tiles, potentially damaging the roof structure.
- Gaps due to bowing timber are aesthetic but not critical, though they could be addressed for improved performance.

Flat Deck Roof



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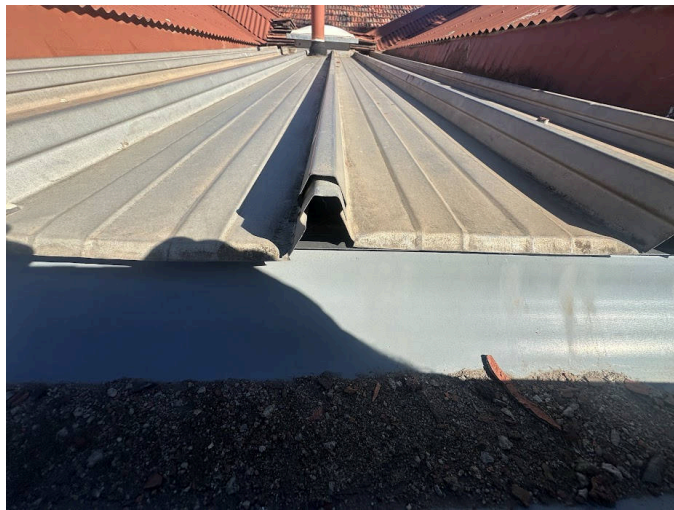
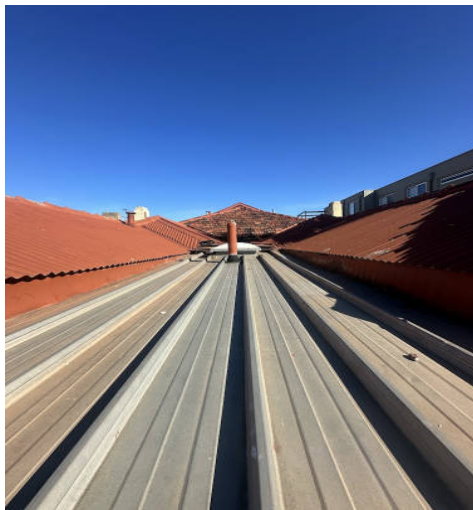
- **Condition:**

- The flat roof has adequate fall and a suitable profile for water runoff.
- A penetration (dectite) blocks an entire tray, reducing the roof's lifespan by impeding water flow.
- Roof sheets are short, with less than the required 50 mm overhang into gutters (AS 1562.1:2018).
- Concrete tiles on the flat deck roof are incorrectly positioned, interrupting water flow from the box gutter.
- A plastic flashing extends the roofline where tiles are short, which is suboptimal and not durable.
- Access is unsafe without a ladder bracket or tower, limiting close inspection (Work Health and Safety Regulation 2011, Regulation 305).

- **Compliance Issues:**

- Short sheets and tiles violate AS 1562.1:2018 and BCA Volume Two, Clause V2.2.1 (minimum 50 mm overhang).
- Improperly positioned tiles risk pooling and water ingress, contravening NCC Volume Two, Part H4.2.
- Lack of safe access breaches Work Health and Safety Regulation 2011, Regulation 305.

Video: [Flat Deck Roof](#)





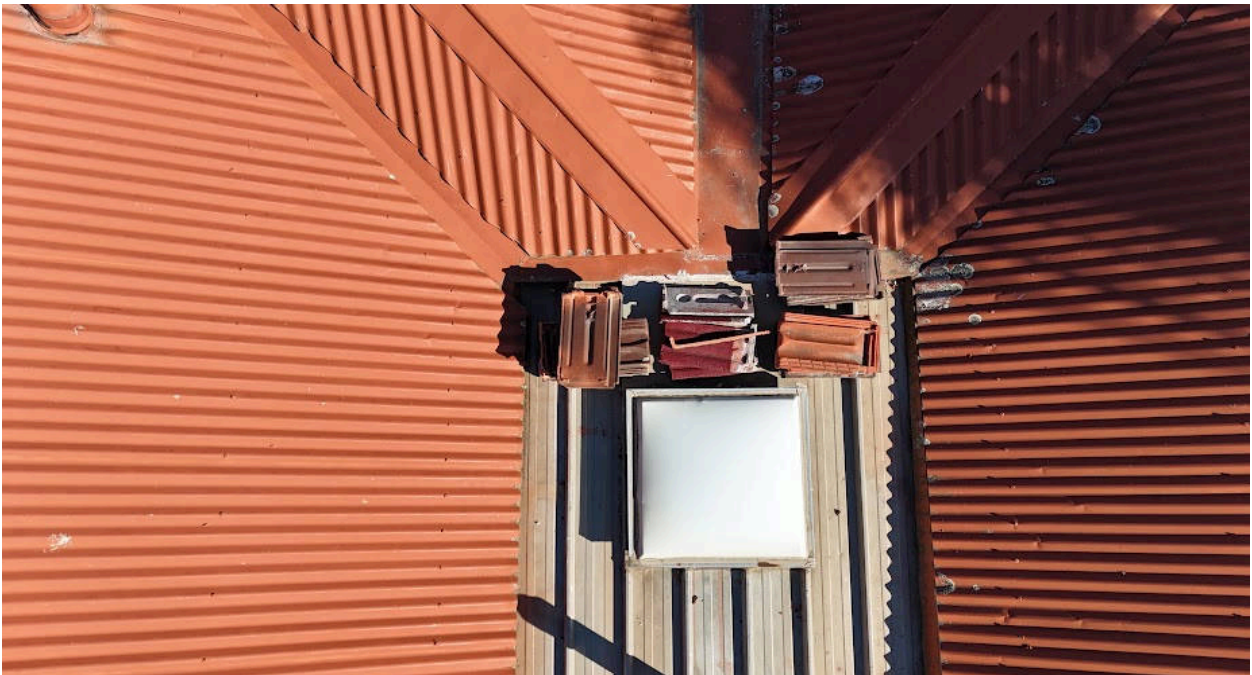
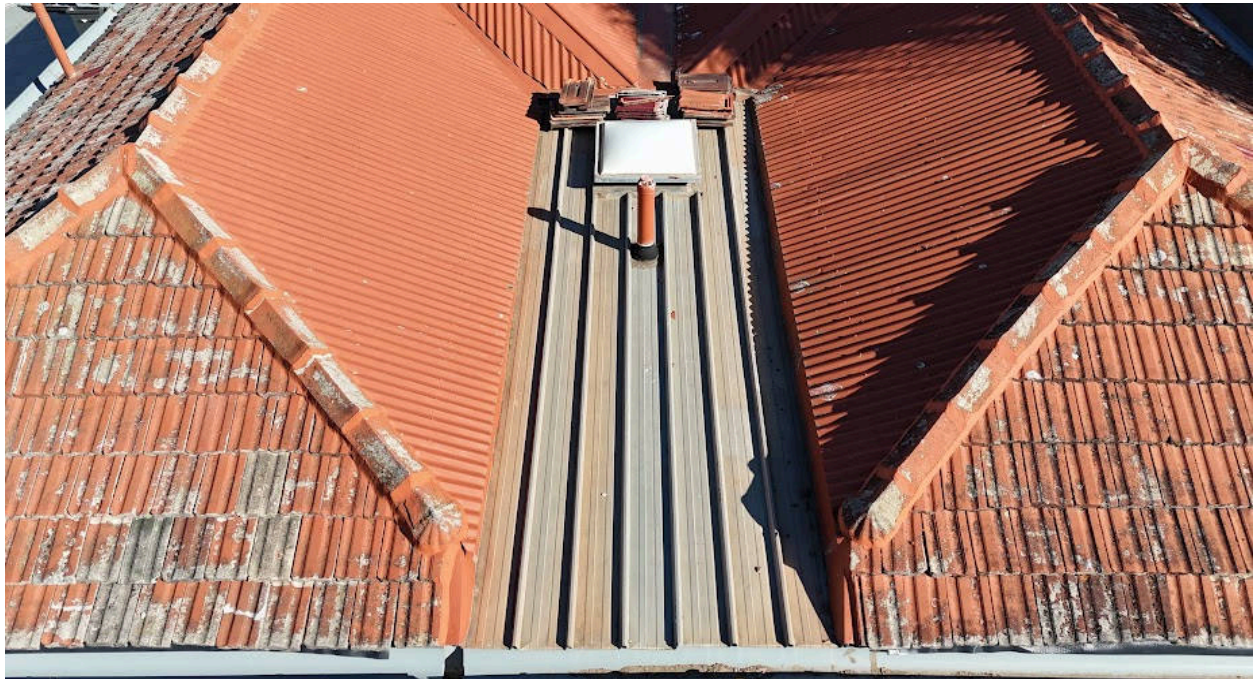
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Rear Roof



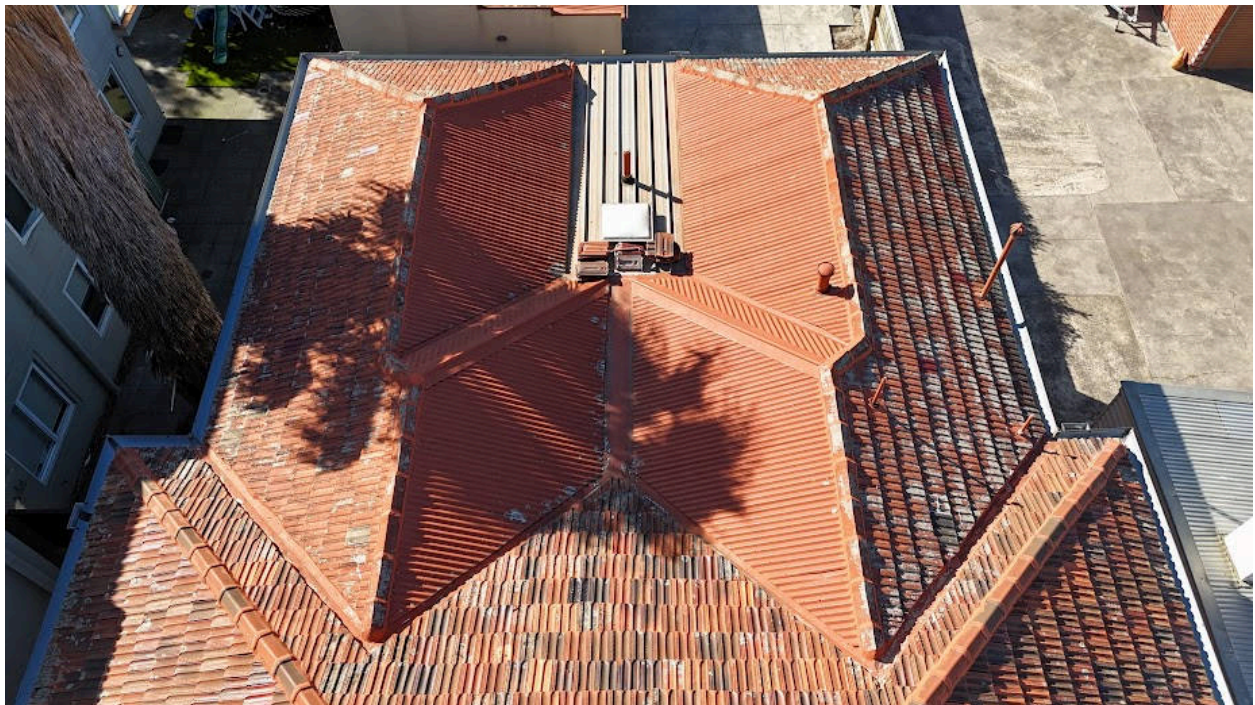
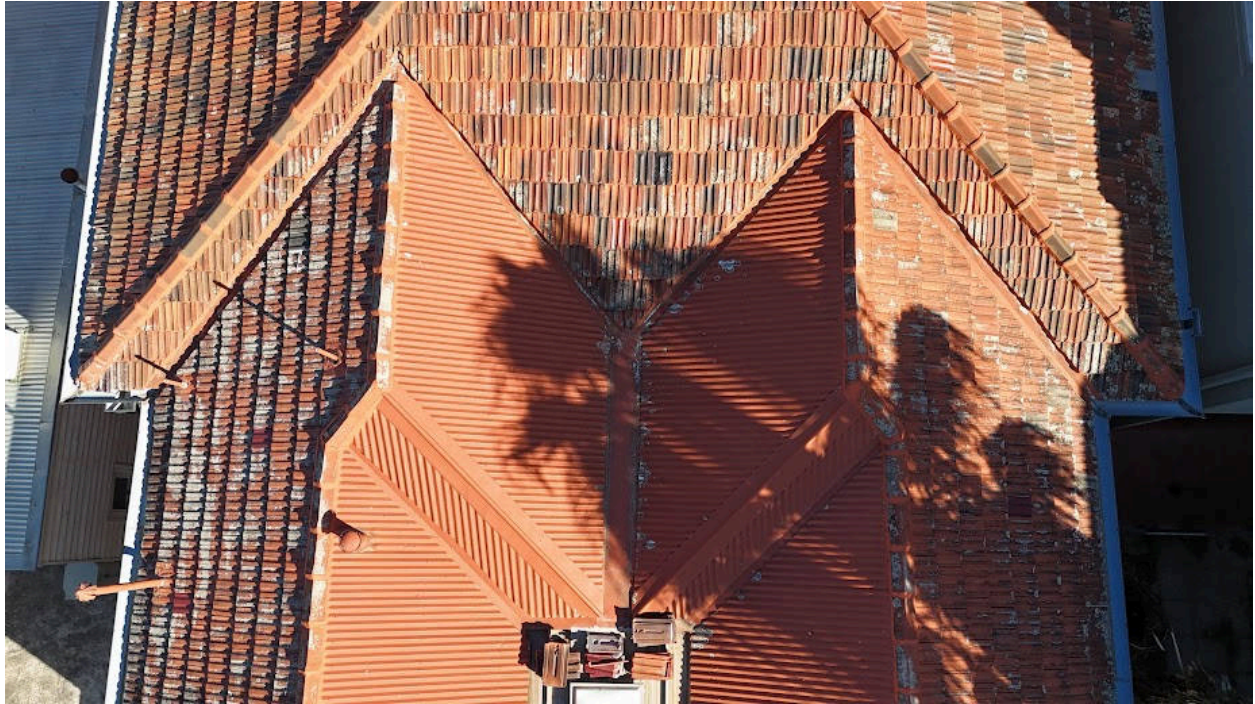


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The rear roof consists of a concrete tile on the external and a metal roof internally. There are valleys running into a box colour that then disperse onto a flat deck roof. There are spare tiles in front of the box scanner. This will interrupt the flow of water and cause pooling. The metal roof itself is in fair condition. The concrete tiles are in poor condition and are starting to break down to sand and cement. These tiles are also short running into the gutter and a plastic flashing has been installed to extend the roof line into the gutter.

- **Condition:**

- Comprises concrete tiles externally and a metal roof internally, with valleys feeding into a box gutter and onto the flat deck roof.
- Concrete tiles are in poor condition, breaking down into sand and cement, and are short, requiring plastic flashing to extend into the gutter.
- Spare tiles in front of the box gutter interrupt water flow, causing pooling.
- The metal roof is in fair condition with no immediate issues.

- **Compliance Issues:**

- Short tiles and plastic flashing do not meet AS 2050:2018 or BCA Volume Two, Clause V2.2.1.
- Pooling risks water ingress, violating NCC Volume Two, Part H4.2.

Front Lower and Upper Roof

The lower roof to the original building has terracotta tiles. These tiles are in fair condition with no breaks found on this roof. The lead flashings on this building are shifting and are in poor condition.

- **Condition:**

- Both roofs have terracotta tiles in fair condition with no breakages.
- Lead apron flashings on the front lower roof are slipping and in poor condition, risking water ingress.
- No signs of water ingress currently, but flashings require attention.

- **Compliance Issues:**

- Slipping lead flashings risk non-compliance with AS 2050:2018 and NCC Volume Two, Part H4.2 (weatherproofing).



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The upper roof is also terracotta tile and is in fair condition. No brakes were found on this roof.





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Video of Overall Roof Condition



[sp=sharing](#)

The overall condition of this roof is fair. There were no broken tiles on this roof. The penetrations are in fair condition, bedding appointing is in a good condition. The flat roof at the rear is in good condition although the sheets are short and do not overhang into the gutter to comply with 50 mm. The tiles on the flat deck roof are positioned in a way that they will restrict the flow of water from the box gutter. The concrete tiles at the rear are in poor condition although there is no sign of any part of this roof that would cause water ingress. The terracotta tiles are in fair condition with no signs of breakages. The only issue found here is lead apron flashings that have slipped. There are no signs of any problems on this roof that would cause water ingress.



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Garages

- Condition:
 - The garage roof is over 50 years old, with corrugated sheets showing surface rust and moss buildup.
 - Some sheets have been screwed down, reducing gaps, while others have popping nails, causing bounce and separation.
 - Flashings appear reusable but are not original to the roof's age.
 - The frame is structurally sound, with close rafters and sufficient battens.
- Compliance Issues:
 - Popping nails and rusting sheets risk water ingress, contravening NCC Volume Two, Part H4.2.
 - Lack of safe access for maintenance breaches Work Health and Safety Regulation 2011, Regulation 305.

Videos:

[Garage Video 1](#)

[Garage Video 2](#)



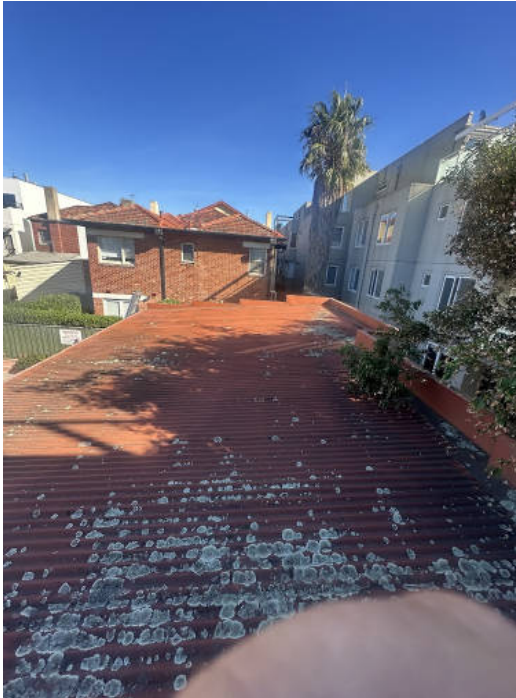


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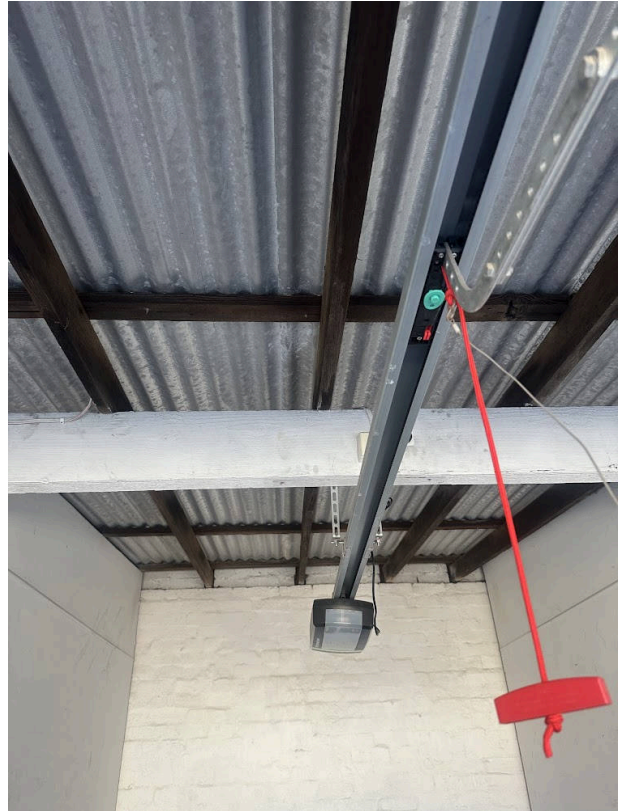


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Observations:

- **Profile and Fall:** The flat roof has been upgraded to a suitable profile with adequate fall, ensuring proper drainage. This complies with AS/NZS 3500.3 Section 3 for stormwater management.
- **Penetration Issue:** A dektite around a skylight penetration blocks an entire tray, which will reduce the roof's lifespan by trapping water and debris. This does not meet AS/NZS 3500.3 installation standards, as penetrations should be back-flashed to prevent water pooling.
- **Tile Condition:** Some tiles remain on the flat deck, likely for future repairs. However, the tiles are undersized and in poor condition, with some sheets having insufficient 50 mm overhang into the gutter. A plastic extension has been added to compensate, but this is not a durable solution.



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- **Safety:** Direct access to the flat roof was unsafe without a ladder bracket or tower, so inspection relied on drone footage, aligning with Work Health and Safety Regulation 2011, Regulation 297.
- **Compliance:** The roof partially complies with NCC Part E3 but fails to meet AS/NZS 3500.3 Section 4 due to the penetration issue and inadequate tile overhang (,).

Issues Identified:

- The dektite penetration obstructs drainage, risking water pooling and corrosion.
- Undersized tiles and plastic extensions are substandard and prone to failure.
- Poor tile condition may lead to leaks or structural damage if not addressed.

Consequences of Inaction

Failing to address the identified issues could lead to:

1. **Water Ingress:** Short tiles, unsealed rain heads, and slipping flashings risk water penetration, damaging internal structures, insulation, and finishes. This could lead to costly repairs, including ceiling replacements or mold remediation.
2. **Structural Damage:** Pooling water on the flat deck roof or rear roof could weaken roofing materials or the supporting structure, compromising the building's integrity (Building Act 1993, Section 37).
3. **Safety Hazards:** Popping nails and bouncy sheets on the garage roof pose risks to workers or occupants during maintenance or storms (Work Health and Safety Regulation 2011, Regulation 297).
4. **Increased Costs:** Delaying repairs often escalates damage, leading to higher costs for replacements rather than maintenance. For example, replacing concrete tiles now is cheaper than addressing water-damaged interiors later.
5. **Non-Compliance:** Ignoring issues like inadequate overhangs or unsafe access could result in non-compliance with the NCC and Building Regulations 2018, potentially affecting insurance claims or property sales.

Taking action now will protect your property's value, ensure occupant safety, and maintain compliance with Victorian regulations.



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Recommendations and Options

Below are tailored options to address the identified issues, ranging from budget-conscious to comprehensive solutions. Each option includes pros, cons, risks, and regulatory compliance details to help you make an informed decision. As a qualified roof plumber, my recommendations prioritize durability, safety, and compliance while offering flexibility for your budget.

Option 1: Minimal Maintenance (Budget-Conscious)

Description:

- Clean gutters and downpipes annually to prevent blockages (AS/NZS 3500.3:2018).
- High-pressure clean the garage roof to remove moss and screw down loose sheets to extend its life.
- Monitor concrete tiles on the rear roof for further deterioration.
- Seal rain heads to gutters with silicone sealant to improve weatherproofing.

Pros:

- Low upfront cost, ideal for tight budgets.
- Extends the garage roof's life by 5–10 years by addressing rust and loose sheets.
- Maintains gutter functionality, reducing overflow risks.
- Complies with AS/NZS 3500.3:2018 for stormwater drainage maintenance.

Cons:

- Does not address short tiles, slipping flashings, or flat roof issues, risking water ingress (non-compliant with BCA Volume Two, Clause V2.2.1).
- Concrete tiles will continue to deteriorate, requiring replacement sooner.
- Temporary fix for the garage roof; rust will progress.
- No safe access installed, limiting future maintenance safety (Work Health and Safety Regulation 2011, Regulation 305).



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Risks:

- Ongoing risk of water ingress from short tiles and slipping flashings, potentially causing internal damage.
- Continued deterioration of concrete tiles could lead to unexpected replacement costs.
- Unsafe access increases liability for workers during future maintenance.

Why Recommended: This option suits clients prioritizing immediate cost savings while addressing critical maintenance needs. However, it's a short-term solution, and you should budget for more comprehensive repairs within 3–5 years.

Option 2: Targeted Repairs (Balanced Approach)

Description:

- Replace short concrete tiles on the rear roof with new tiles, ensuring a 50 mm overhang into gutters (AS 2050:2018, BCA Volume Two, Clause V2.2.1).
- Reposition spare tiles on the flat deck roof to prevent pooling and replace short sheets with compliant lengths.
- Replace slipping lead flashings on the front lower roof with new lead or colorbond flashings.
- Install a ladder access point to the flat deck roof for safe maintenance (Work Health and Safety Regulation 2011, Regulation 305).
- Seal rain heads and clean gutters/downpipes.
- Screw down garage roof sheets and replace heavily rusted sheets, reusing existing flashings.

Pros:

- Addresses critical weatherproofing issues, ensuring compliance with NCC Volume Two, Part H4.2.
- Extends the life of the rear roof and garage roof by 10–15 years.
- Safe access improves worker safety and facilitates future inspections (Building Regulations 2018, Regulation 84).
- Balances cost and durability, suitable for mid-range budgets.



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Cons:

- Higher upfront cost than Option 1.
- Does not fully replace the garage roof, so rust may progress in older sheets.
- Concrete tile replacement is localized; remaining tiles may still deteriorate.
- No safety rails installed for upper roof inspections, limiting close-up flashing checks.

Risks:

- Remaining concrete tiles could fail sooner than expected, requiring further investment.
- Partial garage roof repairs may not fully prevent future leaks if rust is extensive.
- Without safety rails, upper roof inspections remain challenging.

Why Recommended: This option targets high-risk areas (short tiles, flashings, and access) while keeping costs manageable. It ensures compliance and significantly reduces the risk of water ingress, making it ideal for clients seeking a practical, long-term solution.

Option 3: Comprehensive Replacement and Upgrades (Premium Solution)

Description:

- Replace all concrete tiles on the rear roof with new colorbond metal roofing, ensuring a 50 mm overhang (AS 1562.1:2018).
- Replace short sheets on the flat deck roof and reposition tiles to ensure proper water flow.
- Install back flashing for the skylight penetration to prevent tray blockage.
- Replace all lead flashings on the front lower roof with colorbond flashings.
- Install a ladder access point and safety rails around the upper roof for safe maintenance (Work Health and Safety Regulation 2011, Regulation 305).
- Replace the garage roof with new colorbond sheets, reusing flashings where possible.
- Seal rain heads, upgrade overflows to slotted gutters, and establish an annual maintenance plan (AS/NZS 3500.3:2018).



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- Engage a registered professional engineer to verify flashing and structural details (Professional Engineers Registration Act 2019, Section 11).

Pros:

- Fully complies with NCC 2022, BCA Volume Two, and Australian Standards, ensuring long-term durability.
- Eliminates water ingress risks by addressing all identified issues.
- Safe access and rails minimize worker risks and facilitate ongoing maintenance (Building Regulations 2018, Regulation 84).
- New roofing materials extend the roof's life by 20–30 years.
- Enhances property value and insurability due to full compliance.

Cons:

- High upfront cost, which may strain budgets.
- Extensive work requires longer project timelines and potential disruption.
- Overkill for clients not planning to retain the property long-term.

Risks:

- Minimal risks, as this option addresses all issues comprehensively.
- Potential for minor delays due to material availability or weather.

Why Recommended: This option is ideal for clients prioritizing longevity, safety, and compliance. It eliminates future repair needs and ensures the roof withstands Melbourne's variable weather, including heavy rain and coastal corrosion risks.

Option 4: Monitor and Defer (Not Recommended)

Description:

- Conduct annual gutter cleaning and monitor the condition of concrete tiles, flashings, and garage roof without immediate repairs.

Pros:



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- Minimal immediate cost, appealing for very tight budgets.
- Allows time to save for future repairs.

Cons:

- Does not address any compliance issues (e.g., BCA Volume Two, Clause V2.2.1; Work Health and Safety Regulation 2011, Regulation 305).
- Risks water ingress, structural damage, and safety hazards, increasing long-term costs.
- Concrete tiles and garage roof will continue to deteriorate, likely requiring full replacement sooner.
- Non-compliance may affect insurance or property sales.

Risks:

- High risk of water ingress leading to costly internal repairs.
- Popping nails and rusting sheets on the garage roof could cause leaks or collapse during storms.
- Lack of safe access poses ongoing safety risks for workers.

Why Not Recommended: While cheapest initially, this option defers critical issues, likely leading to higher costs and risks. It's only suitable if you plan to sell the property soon and disclose the roof's condition to buyers.

Our Commitment to Unbiased Advice

As a qualified roof plumber with 30 years of experience, my role is to provide you with an honest, expert assessment of your roof's condition, grounded in regulatory compliance and industry best practices. We have no vested interest in which option you choose—our goal is to empower you with clear, detailed information to make the best decision for your property and budget.

Each option is tailored to address the specific issues observed, from minor maintenance to full replacement, with transparent pros, cons, and risks. For example, budget-conscious options like cleaning and monitoring save money now but carry risks of future damage, while comprehensive upgrades ensure long-term protection at a



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higher cost. By presenting all possibilities, we ensure you can weigh your priorities—whether cost, durability, or safety—and choose what aligns with your needs.

Why Action Is Necessary

Melbourne's coastal climate, with its heavy rainfall, strong winds, and salt exposure, accelerates roofing wear, especially on older properties like yours. The concrete tiles' deterioration, short overhangs, and slipping flashings are early warning signs of potential water ingress, which could damage internal structures, insulation, or electrical systems. The garage roof's rust and popping nails indicate structural weaknesses that could worsen, posing safety risks during storms or maintenance.

The NCC 2022 and Building Regulations 2018 emphasize weatherproofing and safe access to protect occupants and property. Addressing these issues now ensures compliance, prevents costly repairs, and maintains your property's value.