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10/238 Edwardes St. Reservoir VIC 3073, Australia

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Roof Inspection Report

Property Address: [REDACTED] Box Hill VIC 3128

Date of Inspection: 08 May 2025

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] Box Hill VIC 3128. This report provides a detailed analysis of the roof's condition, identifies areas requiring attention, and offers multiple repair and maintenance options tailored to your preferences and budget.

Our goal is to present an unbiased, professional assessment based on the inspection findings, allowing you to make an informed decision. We have no preference for the course of action you choose; our role is to provide expert advice grounded in industry standards and regulations, ensuring transparency and clarity. The recommendations in this report comply with relevant Australian laws and standards, including the **Building Act 1993 (Vic)**, **Building Regulations 2018 (Vic)**, **National Construction Code (NCC) 2022**, **Building Code of Australia (BCA)**, **Australian Standards**, **Construction Occupations (Licensing) Act 2004 (ACT)** (where applicable for cross-jurisdictional standards), **Professional Engineers Registration Act 2019 (Vic)**, and **Work Health and Safety Regulation 2011 (Cth)**.

This report outlines the condition of the roof, regulatory compliance, recommended actions, and the risks of inaction. For each recommendation, we provide multiple options, including cost-effective solutions for budget-conscious clients, along with the pros, cons, and risks of each. We aim to ensure you feel confident and well-informed about the state of your property and the steps needed to maintain its integrity.



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Regulatory Framework

As a licensed roof plumber, I adhere to the following regulations and standards to ensure compliance and safety:

1. **Building Act 1993 (Vic):** This Act governs building construction and maintenance in Victoria, requiring compliance with the NCC and BCA. Section 16 stipulates that building work must comply with the Act, regulations, and the NCC. Our recommendations align with this requirement to ensure the roof meets safety and performance standards.
2. **Building Regulations 2018 (Vic):** Regulation 10 adopts the BCA as part of the NCC, mandating compliance with its technical provisions for roofing systems. Regulation 229 requires registered practitioners like myself to carry out work competently and in accordance with the NCC.
3. **National Construction Code (NCC) 2022:** The NCC sets minimum standards for building design and construction. Volume Two, Part 3.5.1, specifies requirements for roof cladding, flashings, and gutters to ensure weatherproofing and structural integrity. Section F1P1 requires roofs to prevent water ingress, which informs our recommendations for addressing rust and poor flashings.
4. **Building Code of Australia (BCA):** As part of the NCC, the BCA (Volume Two) outlines Deemed-to-Satisfy (DTS) provisions for roofing, including AS 1562.1 (Design and Installation of Sheet Roof and Wall Cladding). Our recommendations for flashings and gutter replacements comply with these standards.
5. **Australian Standards:**
 - **AS 3500.3:2021 (Plumbing and Drainage – Stormwater Drainage):** This standard governs the design and installation of roof drainage systems, including box gutters and downpipes. Our recommendations for gutter replacements and overflow provisions align with Clause 3.5.2.
 - **AS 1562.1:2018:** Specifies requirements for metal roofing installation, including flashings and corrosion protection, which we reference for apron flashing repairs.
 - **AS 3740:2021 (Waterproofing of Domestic Wet Areas):** Relevant for balcony waterproofing to prevent water damage, as per Clause 2.4.
6. **Construction Occupations (Licensing) Act 2004 (ACT):** While primarily applicable in the ACT, this Act informs national licensing standards for roof



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plumbers, emphasizing competency and compliance with the NCC. We apply these principles to ensure high-quality workmanship.

7. **Professional Engineers Registration Act 2019 (Vic):** If structural modifications are required, we may consult a registered engineer, as per Section 24, to certify compliance with NCC performance requirements.
8. **Work Health and Safety Regulation 2011 (Cth):** Regulation 291 requires safe work practices for high-risk construction work, such as roofing at heights. We propose using Elevated Work Platforms (EWP) for safe access, complying with Clause 299, which mandates safe systems of work.

These regulations guide our inspection, recommendations, and proposed solutions to ensure your roof is safe, compliant, and durable.

Inspection Findings

The roof at [REDACTED] is a commercial roofing system with metal cladding, box gutters, flashings, and a balcony. Overall, the roof is in fair condition but exhibits several issues that require attention to prevent water ingress, structural damage, and safety hazards. Below is a detailed summary of the findings, organized by area:

Overall Roof Condition:

- The roof is generally in good condition but shows signs of wear, particularly in flashings and box gutters.
- Poorly installed flashings, especially apron flashings, are at risk of leaking (NCC Volume Two, F1P1).
- Box gutters show early rust and debris accumulation, which can lead to blockages and corrosion (AS 3500.3:2021, Clause 3.5.2).
- Roof sheets near cooling towers exhibit rust due to electrolytic corrosion from runoff (AS 1562.1:2018, Clause 2.3).
- Liquid flashing and sealant applications are temporary and not compliant with long-term BCA weatherproofing requirements.



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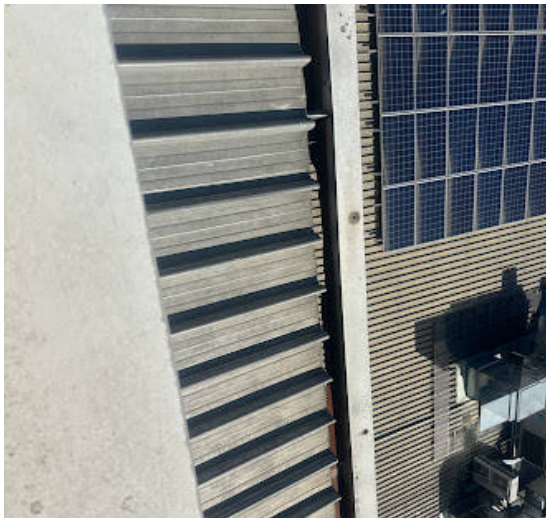
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Video: [Entire Roof Assessment Video](#)

Right-Hand Side Awning and Box Gutter:

- The box gutter is heavily rusted and lacks downpipes, allowing water to enter the eaves (non-compliant with AS 3500.3:2021).
- The awning has a 10° fall, posing access challenges for repairs, requiring EWP for safety (WHS Regulation 2011, Clause 299).

Video: [Right Hand Side Awning and Box Gutter Assessment](#)



Right-Hand Side Apron Flashing:

- Newly installed apron flashing is poorly executed, lacking coverage over an additional rib, leading to water pooling and rust (AS 1562.1:2018, Clause 3.4).



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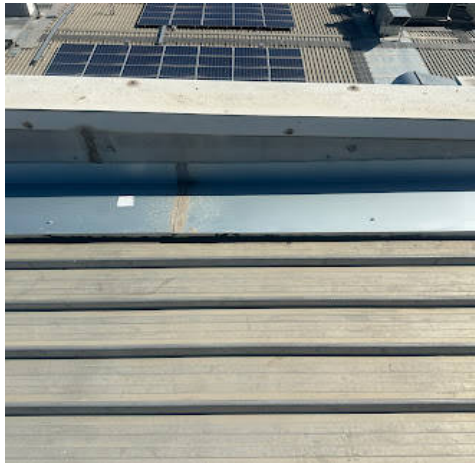
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- Excessive sealant use indicates multiple repair attempts, which are not a permanent solution (NCC F1P1).

Video: [Right Hand Side Apron Flashing Assessment](#)





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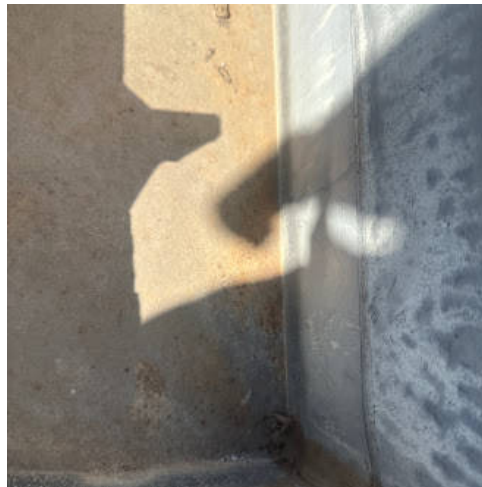
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Box Gutter Behind Services and Stairwell:

- Heavy rust in the box gutter and adjacent trays requires replacement (AS 3500.3:2021).
- Poor flashing design allows water to pool, risking leaks (BCA Volume Two, Part 3.5.1).

Video: [Box Gutter Behind Services and Stairwell Assessment](#)





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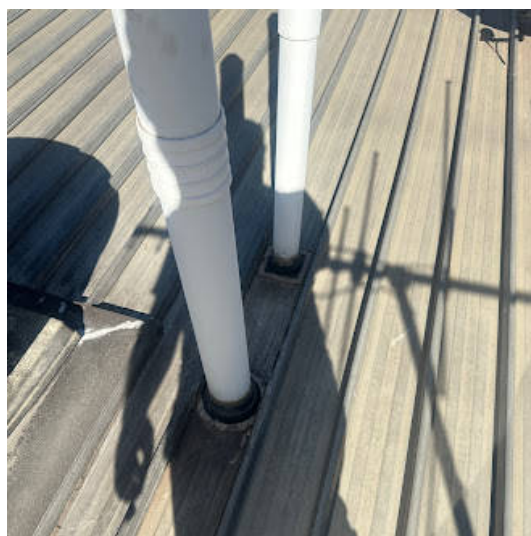
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Penetrations on Left-Hand Side:

- Penetrations rely on poorly applied silicone, which is deteriorating and non-compliant with BCA weatherproofing standards.
- Lack of back flashing increases the risk of rust and leaks (AS 1562.1:2018).

Video: [Penetrations on Left-hand Side of Services and Stairwell](#)





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Left-Hand Side Box Gutter:

- Minimal water flow in this gutter, but debris accumulation and grates reduce efficiency (AS 3500.3:2021).
- Liquid flashing is a temporary fix and not a long-term solution.

Video: [Box Colour on Left-hand Side Assessment](#)



Main Box Gutter at Rear:

- Significant dirt and rust, exacerbated by undersized overflows and non-compliant sumps (AS 3500.3:2021, Clause 4.2).
- Cooling tower runoff accelerates corrosion, requiring anti-corrosion measures (AS 1562.1:2018).

Video: [Main Box Gutter at Rear Assessment](#)

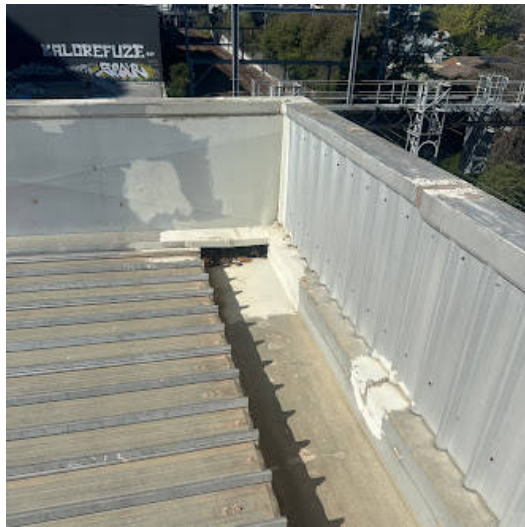


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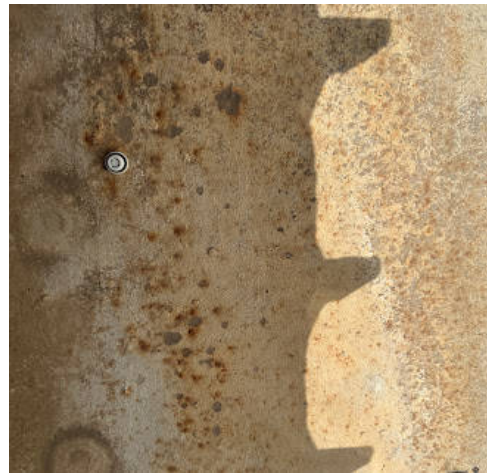


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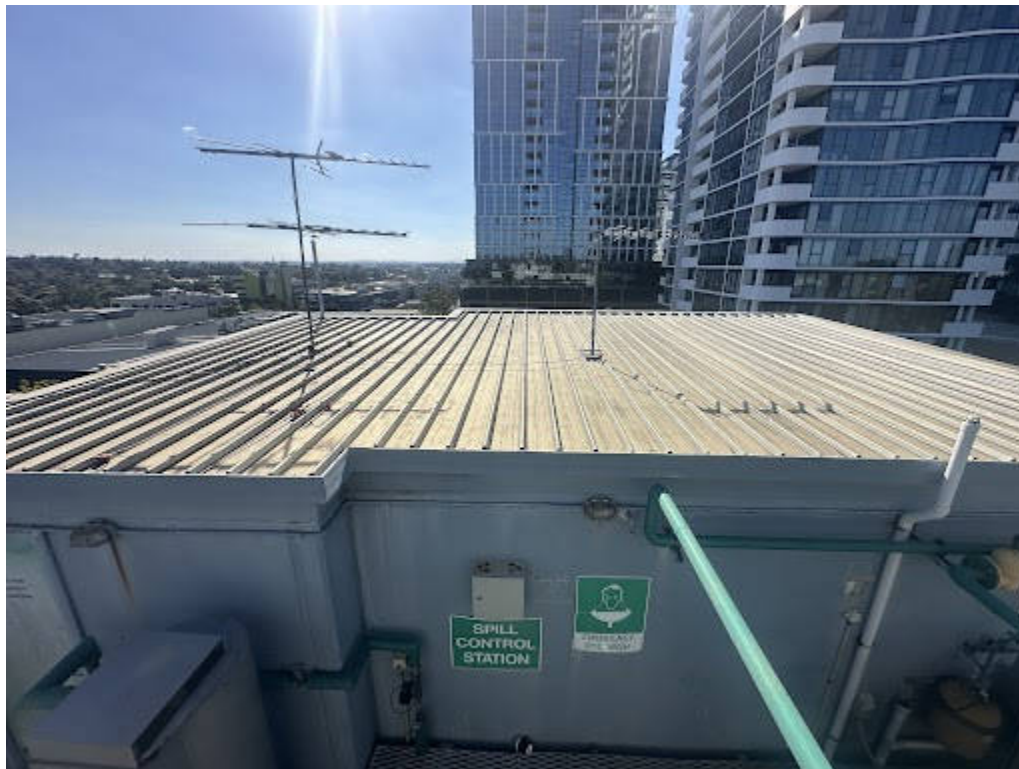
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Stairwell Roof:

- In good condition, with no immediate issues. The simple design ensures compliance with BCA weatherproofing requirements.

Video: [Stairwell Roof Assessment](#)



Balcony at Front of the Building:

- Multiple repair attempts with silicone and epoxy indicate underlying waterproofing issues (AS 3740:2021).
- Cracked tiles, lifting seals, and poor preparation risk water ingress into the structure (NCC F1P1).



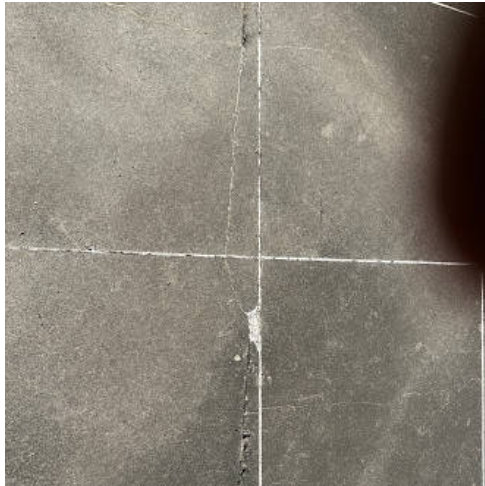
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Video: [Balcony at Front of the Building Assessment](#)





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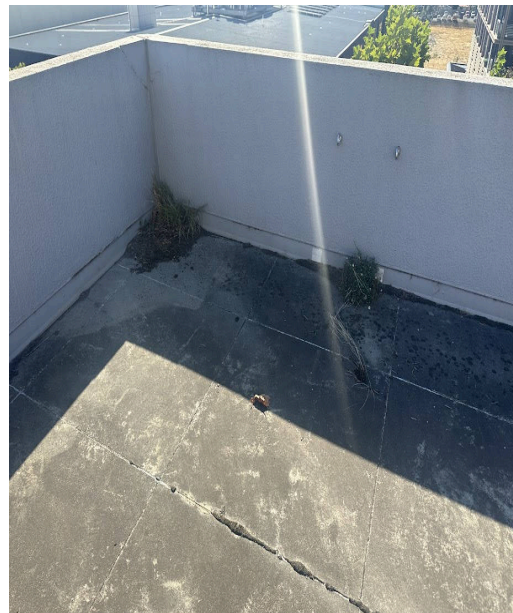


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Why Action Is Needed

Failing to address the identified issues could lead to serious consequences:

- **Water Ingress:** Poor flashings, rusted gutters, and inadequate balcony waterproofing risk leaks, which can damage internal structures, cause mould growth, and compromise occupant health (NCC F1P1, AS 3740:2021).
- **Structural Damage:** Rust and corrosion weaken roof sheets and gutters, potentially leading to costly repairs or replacement (AS 1562.1:2018).
- **Safety Hazards:** Accumulated debris and rusted components increase the risk of gutter collapse or water pooling, posing safety risks to occupants (WHS Regulation 2011, Clause 291).
- **Non-Compliance:** The current state of the roof, particularly the box gutters and flashings, does not fully comply with NCC 2022 and AS 3500.3:2021, which could result in enforcement actions by the VBA (Building Regulations 2018, Reg 229).
- **Increased Costs:** Delaying repairs allows minor issues to escalate, leading to higher costs for full replacements or structural remediation.

Prompt action will extend the roof's lifespan, ensure compliance, and protect the property's value and safety.

Recommendations and Options

Below are tailored recommendations for each issue, with multiple options to suit different budgets. Each option includes pros, cons, and risks, ensuring you can make an informed decision based on your priorities. All recommendations comply with the regulatory framework outlined above.

1. Poorly Installed Apron Flashings

Issue: The apron flashing is inadequately installed, lacking rib coverage, leading to water pooling and rust (AS 1562.1:2018).



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Option 1: Replace Apron Flashing

- **Description:** Remove the existing flashing and install new Colorbond flashing, extending over an additional rib, as per AS 1562.1:2018, Clause 3.4. Seal with compliant butyl rubber sealant.
- **Pros:**
 - Ensures long-term weatherproofing (NCC F1P1).
 - Prevents rust and leaks, extending roof lifespan.
 - Compliant with BCA and Australian Standards.
- **Cons:**
 - Higher upfront cost than temporary fixes.
 - Requires EWP for safe access, adding to costs (WHS Regulation 2011).
- **Risks:**
 - Minimal, as this is a permanent solution.
 - Delaying replacement risks further rust and water ingress.

Option 2: Reseal Flashing

- **Description:** Clean and reseal the existing flashing with high-quality silicone sealant as a temporary measure.
- **Pros:**
 - Cost-effective for clients on a tight budget.
 - Quick to implement, minimizing disruption.
- **Cons:**
 - Temporary fix, lasting 1–2 years, not compliant with BCA long-term standards.
 - Does not address underlying rust, which may worsen.
- **Risks:**
 - Ongoing leaks and corrosion, leading to higher costs later.
 - Non-compliance with NCC F1P1, risking VBA enforcement.

Why We Recommend: Replacing the flashing is the best option to ensure compliance and durability, but resealing is a viable short-term solution for budget constraints.



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2. Rusted Box Gutters

Issue: Box gutters show heavy rust and debris, with undersized overflows and non-compliant sumps (AS 3500.3:2021).

Option 1: Full Gutter Replacement

- **Description:** Replace rusted box gutters with new Colorbond steel gutters, ensuring compliant overflows and downpipes (AS 3500.3:2021, Clause 4.2). Clean and coat adjacent trays with anti-corrosion paint.
- **Pros:**
 - Permanent solution, compliant with NCC and AS 3500.3:2021.
 - Prevents leaks and structural damage.
 - Enhances roof longevity.
- **Cons:**
 - Significant upfront cost.
 - Requires EWP and coordination for safe access.
- **Risks:**
 - Minimal, as this addresses all issues comprehensively.
 - Delaying replacement risks gutter collapse and water ingress.

Option 2: Partial Replacement and Coating (Mid-Range)

- **Description:** Replace only heavily rusted sections and apply anti-corrosion coating to remaining gutters. Install compliant overflows.
- **Pros:**
 - Balances cost and durability.
 - Extends gutter life by 5–10 years.
 - Partially compliant with AS 3500.3:2021.
- **Cons:**
 - Not a permanent fix; remaining sections may rust later.
 - Requires ongoing maintenance.
- **Risks:**
 - Future rust in untreated areas, leading to additional repairs.
 - Partial compliance may attract VBA scrutiny.



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Option 3: Cleaning and Coating

- **Description:** Clean gutters thoroughly, remove debris and grates, and apply liquid flashing or anti-corrosion coating.
- **Pros:**
 - Affordable and quick.
 - Reduces immediate risk of blockages.
- **Cons:**
 - Temporary fix, lasting 1–3 years.
 - Does not address structural rust, risking leaks (non-compliant with NCC F1P1).
- **Risks:**
 - Ongoing corrosion and potential gutter failure.
 - Non-compliance with AS 3500.3:2021, risking enforcement.

Why We Recommend: Full replacement is ideal for compliance and longevity, but partial replacement or coating suits tighter budgets, with the caveat of shorter-term benefits and higher future costs.

3. Penetrations on Left-Hand Side

Issue: Poorly sealed penetrations rely on deteriorating silicone, risking leaks and rust (AS 1562.1:2018).

Option 1: Install Back Flashing

- **Description:** Install Colorbond back flashing over ribs, directing water away from penetrations, as per AS 1562.1:2018, Clause 3.4.
- **Pros:**
 - Permanent, compliant solution (NCC F1P1).
 - Prevents leaks and rust.
- **Cons:**
 - Higher cost than resealing.
 - Requires skilled installation.



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- **Risks:**
 - Minimal, as this is a durable fix.
 - Delaying action risks water ingress and corrosion.

Option 2: Reseal Penetrations

- **Description:** Clean and reseal penetrations with high-quality silicone.
- **Pros:**
 - Cost-effective and quick.
 - Temporarily reduces leak risk.
- **Cons:**
 - Lasts 1–2 years, not compliant with BCA long-term standards.
 - Does not prevent rust progression.
- **Risks:**
 - Ongoing leaks and corrosion, leading to costly repairs.
 - Non-compliance with NCC F1P1.

Why We Recommend: Back flashing ensures compliance and durability, but resealing is a short-term option for budget-conscious clients, with higher long-term risks.

4. Balcony Waterproofing

Issue: Cracked tiles, lifting seals, and poor repairs indicate failing waterproofing, risking water ingress (AS 3740:2021).

Option 1: Full Waterproofing Replacement

- **Description:** Remove tiles, high-pressure clean, apply a two-part epoxy waterproofing membrane (traffickable and UV-stable), and reinstall tiles (AS 3740:2021, Clause 2.4).
- **Pros:**
 - Permanent solution, compliant with NCC F1P1 and AS 3740:2021.
 - Prevents water damage and mould.
 - Enhances balcony aesthetics and value



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- **Cons:**
 - High upfront cost.
 - Disruptive, requiring temporary balcony closure.
- **Risks:**
 - Minimal, as this addresses all issues.
 - Delaying action risks structural damage and mould.

Option 2: Partial Repair and Coating (Mid-Range)

- **Description:** Replace cracked tiles, clean, and apply a single-coat waterproofing membrane.
- **Pros:**
 - More affordable than full replacement.
 - Extends balcony life by 5–7 years.
- **Cons:**
 - Not as durable as full replacement.
 - May not address underlying membrane issues.
- **Risks:**
 - Future leaks if underlying issues persist.
 - Partial compliance with AS 3740:2021.

Option 3: Clean and Reseal

- **Description:** High-pressure clean, replace cracked tiles, and reseal joints with silicone.
- **Pros:**
 - Affordable and quick.
 - Temporarily reduces leak risk.
- **Cons:**
 - Lasts 1–3 years, not compliant with AS 3740:2021.
 - Does not address underlying waterproofing failure.
- **Risks:**
 - Ongoing leaks, mould, and structural damage.
 - Non-compliance with NCC F1P1.



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Why We Recommend: Full waterproofing ensures compliance and protects the structure, but partial repairs or resealing are cost-effective options with higher long-term risks.

5. Rust on Roof Sheets Near Cooling Towers

Issue: Electrolytic corrosion from cooling tower runoff is causing rust on roof sheets (AS 1562.1:2018).

Option 1: Replace Affected Sheets and Apply Coating

- **Description:** Replace rusted sheets with Colorbond steel and apply anti-corrosion coating to adjacent areas (AS 1562.1:2018, Clause 2.3).
- **Pros:**
 - Permanent solution, compliant with NCC and AS 1562.1:2018.
 - Prevents further corrosion and leaks.
- **Cons:**
 - High cost and labor-intensive.
 - Requires EWP for safe access.
- **Risks:**
 - Minimal, as this is a comprehensive fix.
 - Delaying action risks widespread corrosion.

Option 2: Clean and Coat

- **Description:** Wire-brush rust, clean, and apply anti-corrosion paint.
- **Pros:**
 - Affordable and extends sheet life by 3–5 years.
 - Quick to implement.
- **Cons:**
 - Temporary fix, not addressing severe rust.
 - Non-compliant with BCA long-term standards.
- **Risks:**
 - Ongoing corrosion, leading to sheet replacement.
 - Non-compliance with NCC F1P1.



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Why We Recommend: Replacing sheets is the best long-term solution, but coating is a cost-effective interim measure, with the risk of future replacement.

Our Commitment to Unbiased Advice

As qualified roof plumbers, our priority is to provide you with a comprehensive, honest assessment of your roof's condition. We have no vested interest in the option you choose—whether you opt for permanent repairs, budget-friendly fixes, or a combination. Our role is to present all viable solutions, backed by regulatory compliance and industry expertise, so you can decide based on your budget, timeline, and priorities. Each option above includes clear pros, cons, and risks to ensure transparency. We encourage you to consult with your building surveyor or a registered engineer (as per the Professional Engineers Registration Act 2019) for complex repairs to validate compliance with NCC 2022.

Conclusion

The roof at [REDACTED] Box Hill VIC 3128, is in fair condition but requires targeted repairs to address rust, poor flashings, and balcony waterproofing issues. By acting promptly, you can prevent costly damage, ensure compliance with Victorian regulations, and maintain the property's value. Our recommendations comply with the **Building Act 1993, Building Regulations 2018, NCC 2022, BCA, Australian Standards**, and **WHS Regulation 2011**, ensuring safety and durability.

We have provided multiple options to suit various budgets, with clear explanations of their benefits and risks. Our goal is to empower you with the information needed to make the best decision for your property. Thank you for entrusting us with this inspection, and we look forward to assisting you further.