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19 Chivers Rd, Templestowe VIC 3106
10/238 Edwardes St. Reservoir VIC 3073

Newborough , [REDACTED] Newborough
VIC - JN 6151

Status: Temporary Mitigation Completed / Permanent Repairs Pending

An inspection was conducted to identify the source of water penetration affecting the hallway entry. The investigation revealed a combination of compromised roofing materials and a structural blockage in the valley drainage system. Temporary measures have been installed to stabilize the area.

Identified Defects

The following issues were identified as the primary causes of water ingress:

- Porous Roof Tiles: The tiles above the hallway have become porous, allowing moisture to seep through the material.
- Damaged Sarking: The protective sarking layer beneath these tiles is torn and contains multiple holes (as seen in images IMG_3326 and IMG_3330), failing to act as a secondary water barrier.
- Valley Blockage: A roof valley was found to be "over-bedded" with excess mortar. This created a damming effect, causing water to pool and backflow under the tiles during heavy rain.

Works Completed

To prevent further internal damage, the following corrective actions were taken:



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1. **Valley Restoration:** Excess bedding was manually removed from the valley to clear the drainage path.
2. **Storm Sealing:** The area was storm-sealed to ensure water flows correctly toward the guttering and cannot become entrapped.
3. **Emergency Tarping:** A heavy-duty blue tarp was installed over the affected hallway section (see image IMG_3337) to provide immediate protection against upcoming weather events.

Recommended Next Steps

The current tarping is a **temporary solution only**. To permanently resolve the issue, the following is recommended:

- **Tile Replacement:** Removal of porous tiles and installation of new, non-porous matching units.
- **Sarking Repair:** Replacing the damaged section of sarking to restore the home's secondary waterproof membrane.
- **Final Pointing:** Professional repointing of the valley and ridge caps to ensure long-term structural integrity.

Before Photos





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Before Photos





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After Photos





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