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ROOF CONDITION ASSESSMENT & COMPLIANCE REPORT

Property: Chargrill Charlies, [REDACTED] Elsternwick VIC 3185

Inspection Date: 21 July 2026

Report Date: 28 July 2026

Client: [REDACTED] CEO & Principal Consultant, Roof Inspection Australia

T: [REDACTED] | E: [REDACTED] | W: riax.com.au

Inspected & Reported by: Victor C, Compliance Manager

Company: HolyMess Repairs

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Evidence folders (click to view all photos and videos):

- Link 1: [REDACTED]
[usp=sharing](#)
- Link 2: [REDACTED]
[usp=sharing](#)
- Link 3: [REDACTED]
[usp=sharing](#)
- Link 4: [REDACTED]
[usp=drive_link](#)
- Link 5: [REDACTED]
[usp=drive_link](#)
- Link 6: [REDACTED]
[usp=drive_link](#)

This independent roof condition assessment was prepared strictly in accordance with the client's stated requirements for a fairly small commercial metal roof. It covers every inspection area, standard, regulatory expectation and report requirement listed in the original briefing, including (but not limited to) metal cladding condition and workmanship, all flashings and cappings, valleys, gutters and drainage, downpipes, penetrations, roof-to-wall and parapet junctions, visible weatherproofing risks, incomplete or defective works, and clear separation of roof-plumber versus other-trade items.

All observations are limited to areas that were reasonably accessible and visible on the day of inspection. Photographs and video were recorded with tape measurements where practical. No



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destructive investigation, cavity inspection, infrared thermography or formal water testing was performed.

1. Executive Summary

The roof is a multi-plane corrugated metal system serving a commercial food-service tenancy. It consists of a mixture of original heavily oxidised galvanised/Zincalume sheets and later replacement or painted ColorBond-style sections.

Overall condition: Poor.

Multiple active and imminent water-ingress pathways exist. Widespread advanced corrosion, failed flashings, non-compliant penetrations, degraded sealants, debris and inadequate drainage detailing were recorded.

Urgent weatherproofing and compliance rectification is required. Patch repairs alone will not achieve durable compliance with current Australian Standards, the National Construction Code (Victorian variations) or manufacturer installation requirements. Full re-sheeting of the corroded planes, together with complete renewal of flashings, penetrations and drainage components, is the only reliable long-term solution.

All defects listed below fall primarily within the scope of a licensed roof plumber / metal-roofing contractor. Clear statements are provided on whether each item should be rectified before any payment is released to the roofing contractor.

2. Scope of Inspection, Standards Hierarchy & Methodology

Inspection areas covered (where reasonably accessible and visible):

- Roof cladding condition, installation, cuts, alignment, fixings, side and end laps, turn-ups/turn-downs, thermal-expansion provision and general workmanship.
- Ridge, hip and barge cappings.
- Valleys and valley discharge (where present).
- All flashings (apron, step, tray, parapet, wall and junction flashings).
- Gutters (eaves and any box/internal), outlets, overflows, falls and drainage performance.
- Downpipes, spreaders and discharge points.
- Roof penetrations (HVAC units, kitchen exhausts, vents, flues, pipe penetrations, electrical conduits and boxes).
- Roof-to-wall, parapet/wall junctions, abutments, barges, edges and terminations.
- Visible sarking/underlay and any observable water-ingress risks.



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- Incomplete works, defective works, poor workmanship, visible damage, non-compliance and items requiring rectification.
- Any issue identifiable as relating to the roof plumber or other trades.

Mandatory standards and regulatory hierarchy applied (Victoria):

- AS/NZS 3500.3 – Plumbing and drainage, Part 3: Stormwater drainage (prevails over SA HB 39 where any conflict exists – NCC Volume 3 VIC E3D2).
- SA HB 39:2015 (including Amendment 1) – Installation code for metal roof and wall cladding.
- AS 1562.1 – Design and installation of sheet roof and wall cladding – Metal.
- AS/NZS 4200.2 – Pliable building membranes and underlays – Installation.
- National Construction Code (NCC) / Building Code of Australia – Volume 1 and Volume 3 (Plumbing Code of Australia), including all Victorian variations (particularly VIC Part E3 Stormwater – Roof drainage systems and performance requirements VIC E3P1 to E3P4).
- Victorian Plumbing Regulations 2018 and Building and Plumbing Commission (BPC / VBA) expectations and practice notes (RP series covering gutters, box gutters, eaves gutters, flashings and downpipes).
- Manufacturer installation manuals and technical bulletins (BlueScope / Lysaght ColorBond, Custom Orb and equivalent profiles) – coating class for environment, minimum pitch, fixing schedules, dissimilar-metal isolation, expansion joints, turn-ups and turn-downs.
- Good building practice and current VBA audit expectations for commercial metal roofs.

Methodology:

Visual and tactile inspection from the roof surface, dimensional measurement with tape where critical details were accessible, high-resolution photographic and video recording with location context, and systematic assessment against the hierarchy above. No approved drawings, hydraulic calculations or previous compliance certificates were supplied for this site; therefore catchment-area and design-flow verification is limited to visual assessment of existing drainage capacity.

3. Property & Roof Description

Commercial tenancy roof at [REDACTED] Elsternwick. Low-to-medium pitch multi-plane corrugated metal roof with numerous mechanical-plant penetrations (kitchen exhaust systems, air-conditioning units, vents and electrical services). The roof abuts higher brick and rendered walls/parapets and is overlooked by neighbouring commercial buildings. Adjacent timber framing is visible on one elevation (Link 1). Street-level context confirms the location opposite Commonwealth Bank and Discount Chemist premises (Link 4).



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The cladding comprises a mixture of original heavily corroded galvanised/Zincalume sheets and later replacement or over-painted sections. This partial re-sheeting has left incompatible interfaces and incomplete detailing.

4. Detailed Findings

4.1 Roof Cladding / Sheeting Installation (Roof Plumber items)

Severe corrosion and loss of protective coating

Extensive advanced rust, pitting, flaking and coating breakdown is present across multiple roof planes. In several areas the corrosion has progressed through the full thickness of the sheet or is imminent. Newer white or ColorBond-style sheets remain relatively clean but directly abut heavily oxidised material, creating galvanic-corrosion and contaminated-runoff risks.

Evidence: Link 1 (overall planes and edges), Link 3 (video sequences of rusted slopes and ridges), Link 5 and Link 6 (close-up transitions and heavily oxidised sheets).

Standards breached:

- AS 1562.1 and BlueScope/Lysaght manufacturer requirements – cladding must retain its protective coating and structural integrity for the service environment.
- SA HB 39 – sheets must remain free of excessive corrosion and damage that compromises weathertightness.
- NCC performance requirements for weatherproofing of the building envelope.

Likely causation: Age of original sheeting, incomplete previous re-sheeting, possible micro-climate influences, failure to isolate dissimilar metals and inadequate swarf removal during earlier works.

Required rectification: Full strip and replacement of all corroded planes with new ColorBond (or equivalent) sheeting of the correct coating class for the location, installed to manufacturer tables and SA HB 39. Partial patching will create new failure interfaces and is not recommended.

Priority: Urgent (active and imminent water-ingress risk + progressive structural thinning).

Rectify before payment release? Yes.

End laps, side laps, fixings and general workmanship

End-lap sealants are degraded, fibrous/brown and failing. Fixings show surface rust; some appear over-driven or under-driven. Timber offcuts, wire, leaves and general debris remain on the surface. Sheet alignment and fanning are inconsistent in places.



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Evidence: Link 2 (end-lap and debris detail), Link 3 videos, Link 6.

Standards breached: SA HB 39 end-lap and fixing requirements, manufacturer fixing schedules and cleanliness rules, AS 1562.1, good building practice.

Rectification: Complete re-sheeting with correct end-lap detailing, new compatible Class 3 or Class 4 fasteners (as required by environment), full progressive swarf and debris removal.

4.2 Flashings, Cappings, Ridges, Barges, Parapet & Wall Junctions (Roof Plumber items)

Multiple flashings are inadequate, corroded or failed. Gaps exist at wall and parapet junctions. Black sealant is heavily degraded and contains organic debris. Metal flashings show advanced rust. Upstands and covers are insufficient in several locations; anti-capillary folds are absent or ineffective.

Evidence: Link 1 (edge and junction details), Link 2 (valley/gutter interface with degraded sealant), Link 4 (parapet wall showing rust staining and poor termination), Link 5 (parapet and penetration flashings), Link 3 and Link 6 video sequences.

Standards breached:

- SA HB 39 – minimum dimensions, overlaps, anti-capillary breaks, fall and fixing of longitudinal and transverse flashings.
- AS/NZS 3500.3 – flashings must prevent water entry.
- VBA practice notes on flashings.
- Manufacturer proprietary or site-fabricated flashing requirements.

Likely causation: Age, thermal movement, inadequate original detailing and incomplete previous repairs.

Rectification: Strip all existing flashings and renew to current SA HB 39 and manufacturer standards with correct upstands, covers, sealed joints in the direction of fall, and compatible materials throughout.

Priority: Urgent.

Rectify before payment release? Yes.

4.3 Roof Penetrations – HVAC, Exhausts, Vents, Flues, Pipes & Electrical (Roof Plumber + coordination with other trades)

Numerous penetrations lack proper proprietary or fabricated flashings. High-side water-diversion trays are absent or inadequate. Sealant around bases is cracked, missing or heavily degraded. Ponding potential exists around several units. Electrical conduits and junction boxes are poorly sealed.



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Evidence: Link 2, Link 3 videos, Link 5 (white mechanical unit and surrounding seals), Link 6 and multiple close-ups in Link 4 and Link 5.

Standards breached:

- SA HB 39 and AS 1562.1 – penetrations require mechanical support, soaker trays and high-side diversion trays; sealant alone is non-compliant.
- AS/NZS 3500.3 weatherproofing requirements.

Rectification: Re-flash every penetration correctly. Coordinate with mechanical and electrical contractors for any required support frames, relocations or sealing of services.

Priority: Urgent (direct pathways for water entry into a commercial kitchen environment).

Rectify before payment release? Yes.

4.4 Gutters, Drainage, Falls & Overflow Devices (Roof Plumber items)

Debris and organic matter are present in gutters. Visible falls appear inconsistent; reverse falls or localised ponding cannot be ruled out without laser survey. Compliant overflow provision is not clearly present or functional on the inspected runs.

Evidence: Link 1, Link 2, Link 3 videos, Link 5, Link 6.

Standards breached:

- AS/NZS 3500.3 – eaves gutters sized for 5 % AEP (20-year ARI), continuous fall of not less than 1:500 (1:200 preferred), mandatory overflow measures (Appendix F and Victorian requirements).
- Box gutters (if any internal) require 1 % AEP design, minimum sole width, continuous fall 1:200 to 1:40, adequate freeboard and open-front rainheads only.
- NCC VIC E3P2 overflow performance requirement.
- VBA practice notes RP-02 (box gutters) and RP-03 (eaves gutters).

Rectification: Thorough cleaning, laser verification and correction of falls, installation of compliant overflow devices, and upgrade of any undersized or non-compliant sections. Dynamic water testing is strongly recommended after works.

Priority: High.

Rectify before payment release? Yes.

4.5 Downpipes, Spreaders & Stormwater Discharge



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Limited visibility of full vertical runs. Some PVC pipework and discharge points are visible. No obvious uncontrolled discharge onto neighbouring property was observed from accessible areas, but capacity relative to actual catchment cannot be verified without drawings.

Evidence: Link 1, Link 2, Link 3.

Standards risk: AS/NZS 3500.3 downpipe sizing, support, offsets and spreader rules (if any upper-roof discharge onto lower planes exists).

4.6 Incomplete Works, Debris & Previous Defective Repairs

Timber offcuts, electrical wire, old sealant residue, mismatched sheet patches and general construction debris remain on the roof surface. Previous repair works are incomplete and create non-compliant interfaces.

Evidence: Link 2, Link 3, Link 6.

Standards breached: Manufacturer cleanliness requirements, SA HB 39, good building practice and VBA expectations for finished work.

Rectification: Complete removal of all debris and rectification of all incomplete interfaces as part of the full re-sheeting works.

5. Clear Defect / Rectification List

(Suitable for direct issue to the roofing contractor)

No.	Description	Location / Evidence	Standard / Regulation	Trade Responsibility	Priority	Rectify before payment?
1	Advanced corrosion and coating failure of cladding	Multiple planes – Links 1, 3, 5, 6	AS 1562.1, SA HB 39, BlueScope, NCC	Roof plumber	Urgent	Yes
2	Degraded end-lap sealants and poor lap detailing	End laps – Links 2, 3	SA HB 39, manufacturer	Roof plumber	High	Yes
3	Inadequate,	Junctions &	SA HB 39,	Roof plumber	Urgent	Yes

	corroded or missing flashings and wall/parapet junctions	parapets – Links 1, 2, 4, 5	AS/NZS 3500.3, VBA			
4	Non-compliant penetrations (no proper trays or durable seals)	HVAC, vents, electrical – Links 2, 3, 5, 6	SA HB 39, AS 1562.1, AS/NZS 3500.3	Roof plumber (+ mech/elec coordination)	Urgent	Yes
5	Inconsistent gutter falls, debris and inadequate overflow provision	Gutters – Links 1, 2, 3, 5	AS/NZS 3500.3, NCC VIC E3, VBA RP notes	Roof plumber	High	Yes
6	Debris and incomplete previous repair works	Throughout – Links 2, 3, 6	Manufacturer, SA HB 39, good practice	Roof plumber	Medium	Yes

Every item requires photographic evidence of rectification and a Compliance Certificate (Roofing / Stormwater) issued by a licensed plumber before final payment is released.

6. Areas Not Inspected, Access Restrictions, Safety Limitations, Assumptions & Items Requiring Further Investigation

- Underside of cladding, roof cavity and condition of any sarking/underlay (no access panels opened).
- Exact hydraulic design calculations (no plans, catchment drawings or site-specific rainfall-intensity data supplied).
- Any internal or concealed box gutters.
- Formal dynamic water testing, infrared moisture mapping or electronic leak detection.
- Structural capacity of purlins/battens beyond visual observation.
- Possible asbestos-containing materials in older building elements (none disturbed during inspection).



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- Any existing performance solutions, approved drawings or previous compliance certificates.

Assumptions: The existing supporting structure is capable of carrying compliant new cladding and live loads; the client will supply any available drawings for final design verification.

7. Recommendations

1. **Immediate / urgent:** Temporary weatherproofing of any known active leak paths if internal damage is occurring.
2. **Primary recommendation:** Complete strip and re-sheet of all corroded planes together with full renewal of flashings, penetrations, gutters and overflows to current AS/NZS 3500.3, SA HB 39, AS 1562.1 and manufacturer standards. Include laser fall verification and compliant overflow devices.
3. **Documentation required before payment release:** Completed inspection checklist, dated photographic record with measurements, Compliance Certificate, and written confirmation that every defect listed above has been rectified.
4. **Best-practice addition:** Post-installation dynamic water test and optional infrared scan.

A fully costed quotation for compliant rectification can be prepared by HolyMess Repairs upon request.

8. Company Credentials – Why Choose HolyMess Repairs

HolyMess Repairs is a fully licensed Victorian roofing and repairs company (Licence No. 32176, ABN 31 666 327 813) that takes **full ownership** of every project from first enquiry through to Compliance Certificate and ongoing warranty support. We do not simply refer work; we project-manage licensed, insured trades, enforce Australian Standards and VBA requirements, and remain accountable for the outcome.

- Transparent pricing with a 10 % price-beat guarantee on comparable quality work.
- Satisfaction guarantee – if you are not ecstatic with our advice we will pay \$99 to you or a charity of your choice.
- 24/7 emergency capability.
- Verified Google reviews: <https://g.co/kgs/ezuh8bk>
- Company approach and why many traditional trade models fail clients: <https://youtu.be/4GoaRAOMo2o>
- Overview video: <https://youtu.be/6YKaP0SJDf0>
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