

- 1. Roof pitch not achieved as per approved plans. Roof sheets are damaged/creased causing ponding on the roof sheets.
- 2. Flashings not free draining as screws have flattened the flashing.

Refer to AS 3500.3: Plumbing and drainage Part 3: Stormwater drainage section 4.4.3 Corrosion due to crevices:

"Metal roof drainage systems and support systems shall be designed and installed to achieve complete drainage or drying. Shielded areas capable of causing permanent ponding shall be avoided to prevent the possibility of intense localized corrosion known as crevice corrosion.

NOTE: This type of attack results from contact of metal with moisture and salts under oxygen-deficient conditions in which trapped moisture cannot readily evaporate. It can be caused by lap joints, absorbent gaskets, holes, crevices under bolt or rivet heads, or surface deposits, including non-metallic materials such as elastomeric materials, plastics, fabrics, lifted paint films or accumulated solids"

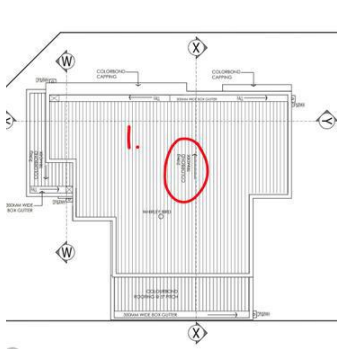


Photo 124

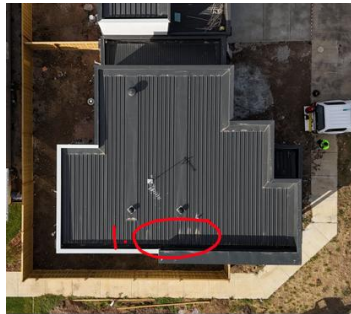


Photo 125

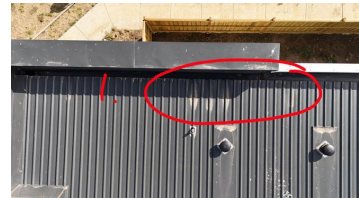


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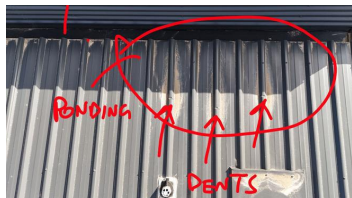


Photo 127



Photo 128

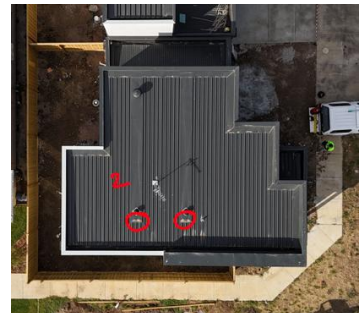
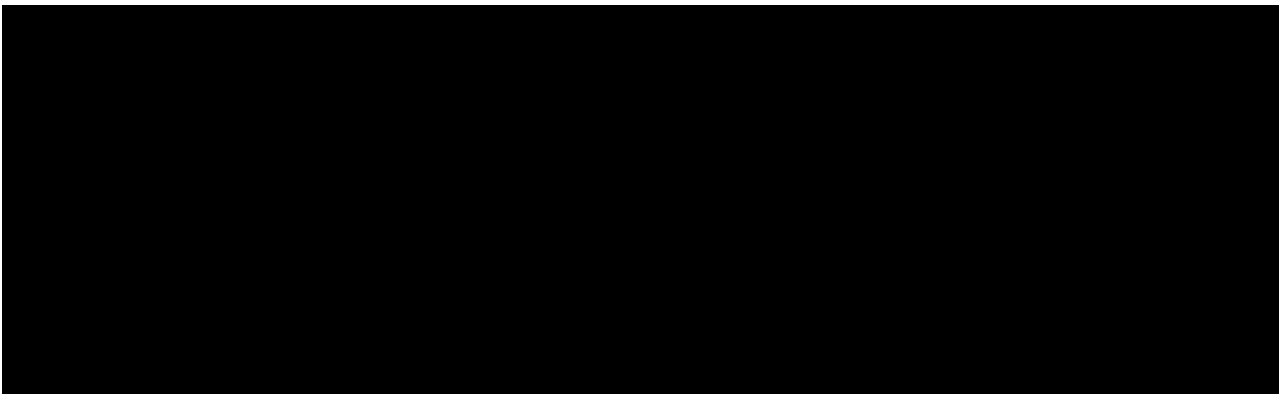


Photo 129



Photo 130





2.4.2: Windows sealed

SIGNIFICANT DEFECT

Numerous gaps to all windows, all to be reviewed

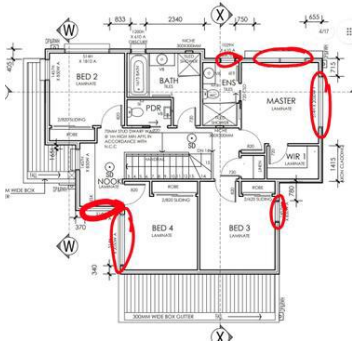
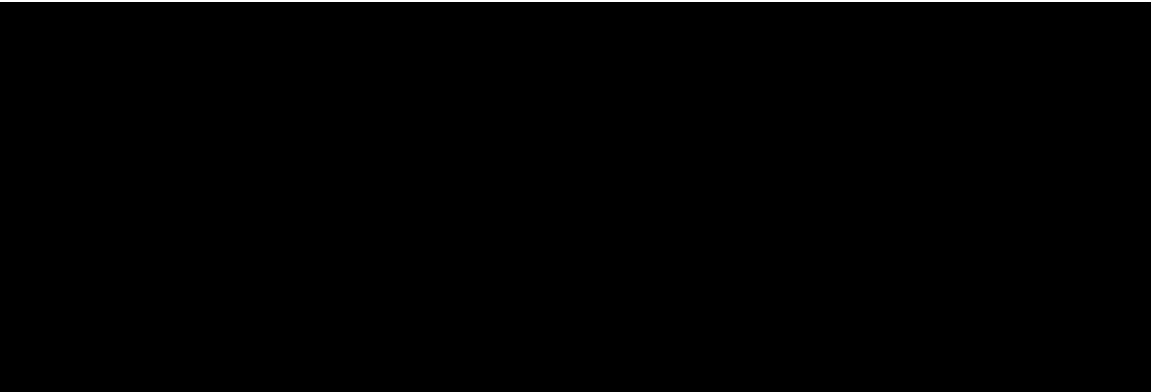


Photo 77



Photo 80



Photo 83



Photo 78



Photo 81



Photo 79



Photo 82

Windows not sealed.

2.6: SHEET ROOF

4 flagged

Applicable?

YES

+2.6.2: Gutters clean

DEFECT

Debris visible in gutters.



Photo 64



Photo 65

AS 3500.3: Plumbing and drainage Part 3: Stormwater drainage section 4.5.1 Installation:
"Installation of each new, or altered section of the roof drainage system shall be in compliance with the following:

- (a) There shall be no restrictions to the free flow of stormwater due to—
 - (i) protrusions or other obstructions; or
 - (ii) debris, e.g., cement, mortar, clippings, and similar.
- (b) All accessories shall be effectively fixed and securely anchored."

2.4: TILE ROOF

5 flagged

Apply?

YES

2.4.1: Visible leaks in roofing, flashings and accessories

SIGNIFICANT DEFECT

Overflashings not installed X2 where soaker tray upstands penetrate through the roof tiles.

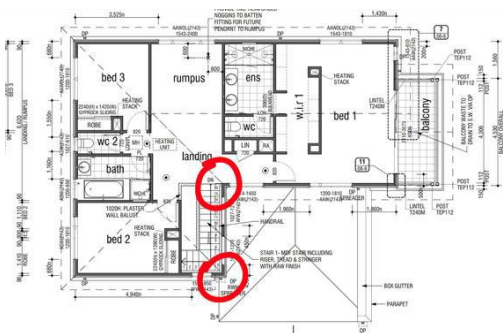


Photo 10

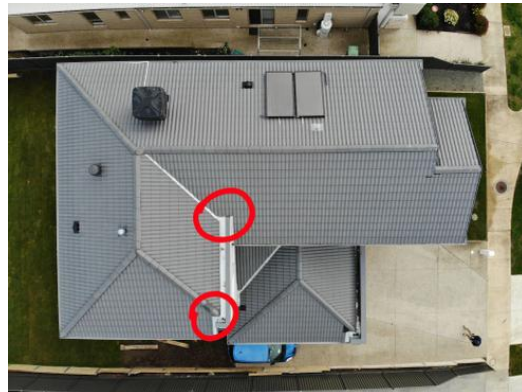


Photo 11



Photo 12

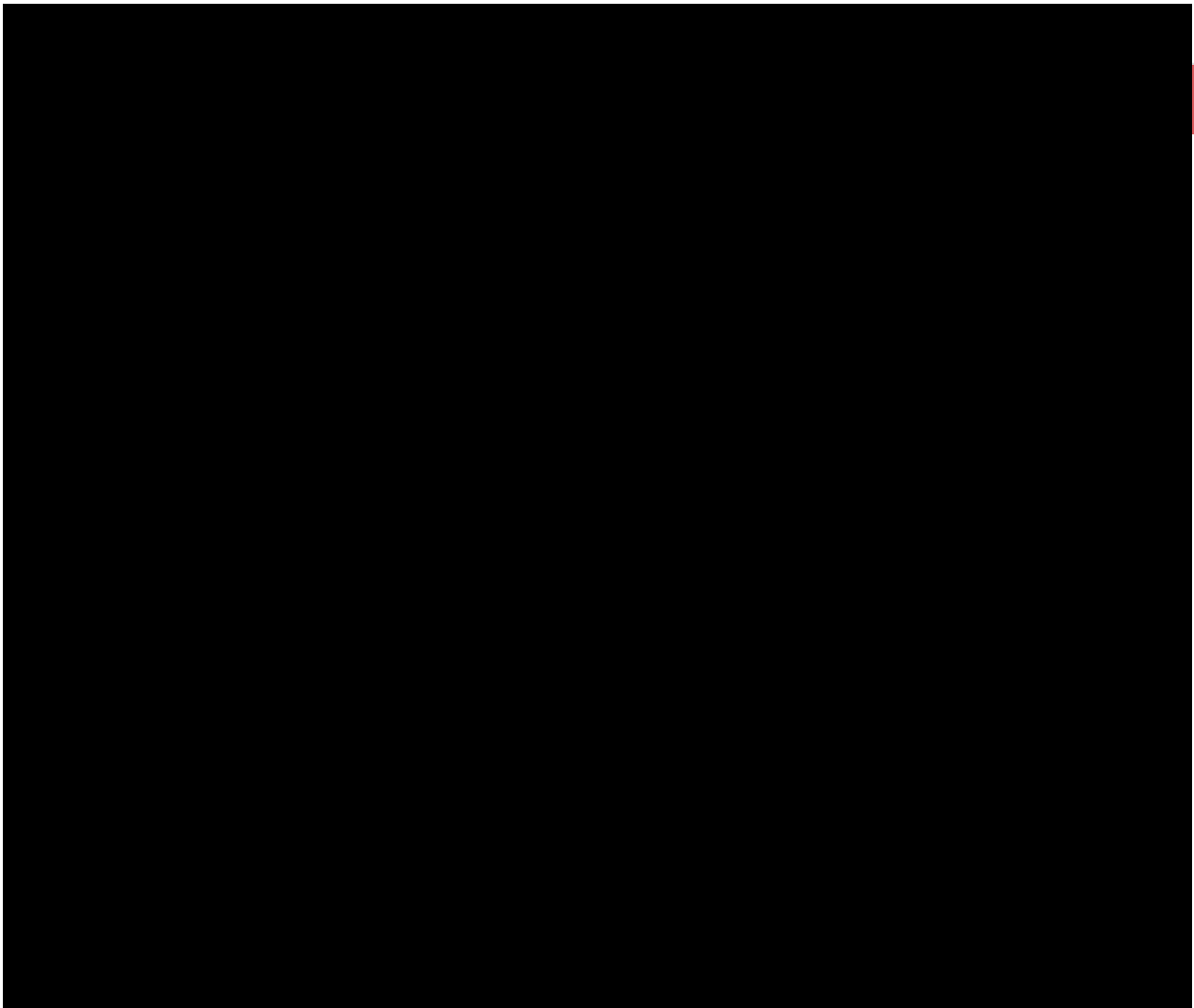


Photo 13

The Building Code of Australia Volume 2, Performance Requirement P2.2.2 Weatherproofing: "A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—
(a) unhealthy or dangerous conditions, or loss of amenity for occupants; and
(b) undue dampness or deterioration of building elements."

Other item 2.4.3.

4 flagged



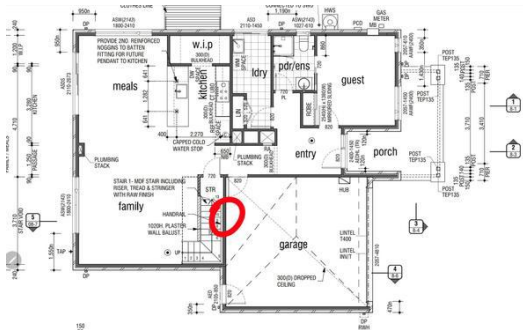


Photo 20



Photo 21

Other item 2.4.3. 4

1 flagged

SIGNIFICANT DEFECT

Parapet capping minimum cover of 50mm not achieved and capping is gapped to wall allowing rainwater to enter.

Refer to Australian Standard HB39 Installation code for metal roof and wall cladding 8.1.4 Sizes and covers:

"The minimum cover over other materials and structures for roof flashings and cappings is given in Table 8.1.4. For jointing, see Clause 5.8."

And

Refer to the National Construction Code, performance requirement P2.2.2 Weatherproofing:

"A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause— (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and (b) undue dampness or deterioration of building elements."

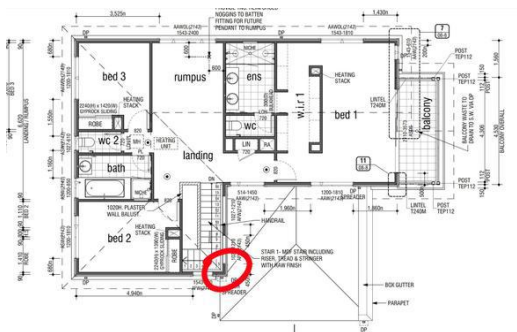


Photo 22



Photo 23