



ROOF/GUTTER REPORT

Site Address: 93-95 CASTELEREAGH STREET, LIVERPOOL NSW 2170

Instructions: Assess the condition of the roof, gutters and downpipes, and report any repairs required.

INSPECTION:

Date of inspection: 9th December 2025

Roof Inspection:

1. Access to the roof was via the CA ceiling hatch.
2. No obvious defects were detected from inside the roof cavity.
3. It was noted that no ceiling insulation batts exist.
4. It was also noted that no sarking (sisilation) exists.
5. The roof is pitched at approx. 23° and is covered with the original concrete roof tiles - (Boral Windsor profile).
6. The roof is a hip/valley design, with a large roof area, covering approx. 600m².
7. Eleven copper flue & vent pipe penetrations exist; all have been weatherproofed with Lead soaker flashings.
8. A TV antenna pole penetrates through the top ridge, secured to the main ridge plate underneath.
9. A satellite dish pole penetrates through the roof tiles on the rear roof face, secured to a rafter underneath.

Roof Assessment/recommendations:

1. The absence of ceiling insulation and roof sarking indicates the top floor tenants would find it difficult to regulate the temperature inside their Units. It's likely the top floor Units would also experience mould issues in colder months. And so, it is recommended R3 ceiling insulation batts be installed above all top floor Units.
2. Although no obvious leak issues were detected, numerous broken roof tiles were found. A few had been sealed with silicone in the past, others had broken/missing corner pieces. Approx 20 roof tiles should be replaced.
3. One broken hip cap should also be replaced (front elevation).
4. Numerous loose tiles across the roof should also be re-fixed.
5. Valley tiles on the front RHS valley are unprofessionally finished. All valley tiles should be removed and re-cut.
6. Valley clips should also be installed to secure valley cut tiles on both front valleys.
7. Mortar along all hips and the top ridge is in poor condition. All ridge and hip caps should be re-bedded/re-pointed to ensure the roof remains watertight in the long term.
8. Flashing at the base of penetrations, incl the TV antenna and satellite dish, should be re-dressed & re-sealed.
9. Nine of the eleven flue/vent pipe penetrations need wired cowls installed to prevent birds nesting in the pipes.

Gutter Inspection:

1. All eaves gutters appear to be original Galvanised steel components (painted).
2. The gutters are standard Quad profile, soldered at all joins and corners.
3. All gutters were clean (free of any blockages) at the time of inspection.
4. No leaking joins found; however several gutter sections are severely corroded (front & side elevations).
5. Ten downpipes exist. Six galvanised steel downpipes are original components. Two gal downpipes are located at the front of the building; two other gal downpipes are on the front LHS and RHS and two more are located on the rear LHS and rear RHS of the building. All are (100 x 75) profile and all are in fair condition.
6. The remaining four downpipes (middle LHS and Middle RHS of the building) are in Colorbond material. All are (100 x 50) profile and all drain directly onto the ground – indicating all four middle downpipes have been added as an afterthought, to assist with roof drainage. All four Colorbond downpipes are in satisfactory condition, however the Colorbond material is incompatible with runoff from the Galvanised eaves gutters and as such, accelerated corrosion can be expected.

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Gutter Assessment/recommendations:

1. Due to the extent of corrosion that exists, all eaves gutters should be replaced as soon as possible with new Colorbond components. Approx. 98Lm of new gutter will be needed. Due to the height factor, a boom or scissor lift will be required as a minimum safety measure – ie to comply with WHS Regulations.
2. All ten downpipes should also be replaced with new Colorbond downpipes (100 x 75) profile.
3. Consideration should also be given to connecting the four middle downpipes to the existing stormwater system.

COST ESTIMATES:

Insulation:

Roofing:

SOR Code	Details	Qty	Cost ex GST
CHGRF01150	Replace broken roof tiles (incl front RHS valley)	30	
CHGRF01440	Replace broken ridge/hip cap	1	
CHGRF01250	Re-fix displaced roof tiles (whole roof) incl front RHS valley	4	
CHGRF01850	S & F clips to secure valley cut tiles (both front valleys)	2	
CHGRF01430	Re-bed/Re-point ridge/hip caps (whole roof) – UOM = per cap	182	
CHGRF01450	S & F flashing under starter caps (after gutter replacement work)	6	
CHGRF00500	Repair flashing to flue pipe (includes TV antenna & satellite dish)	13	
CHGRF00700	S & F wired cowl to flue/vent pipe (9 of 11 pipes need cowls)	9	
CHMANUAL*	Allowance for roof access tower (1 bay scaffold) - Roofing & Insulation	1	
TOTAL (Roofing)			

Guttering:

SOR Code	Details	Qty	Cost ex GST
CHPLU00300	Replace eaves gutters – UOM = per Lm	98	
CHPLU00600	Replace downpipes	10	
CHMANUAL	Allowance to S & F downpipes (Each downpipe exceeds 6m)	1	
CHMANUAL	Allowance for boom/scissor Lift (Gutter and downpipe works)	1	
CHQTE00100	Plumber to quote on connecting 4 x middle downpipes to the existing stormwater system, including concrete cutting and excavation work.	1	
TOTAL (Gutters & downpipes)			

CONCLUSION:

1. In its current condition, the roof cannot be guaranteed to remain watertight for any more than 12months. If the recommended roof repairs are approved, the roof will remain watertight for an estimated ten (10) years.
2. The existing gutters have failed due to extensive corrosion. The gutters are beyond economical repair. If new gutters and downpipes are installed, as recommended above, there should be no need for any maintenance for at least fifteen (15) years.
3. Installation of ceiling insulation batts is recommended, but not essential from an asset maintenance perspective.

Inspection and report completed by:

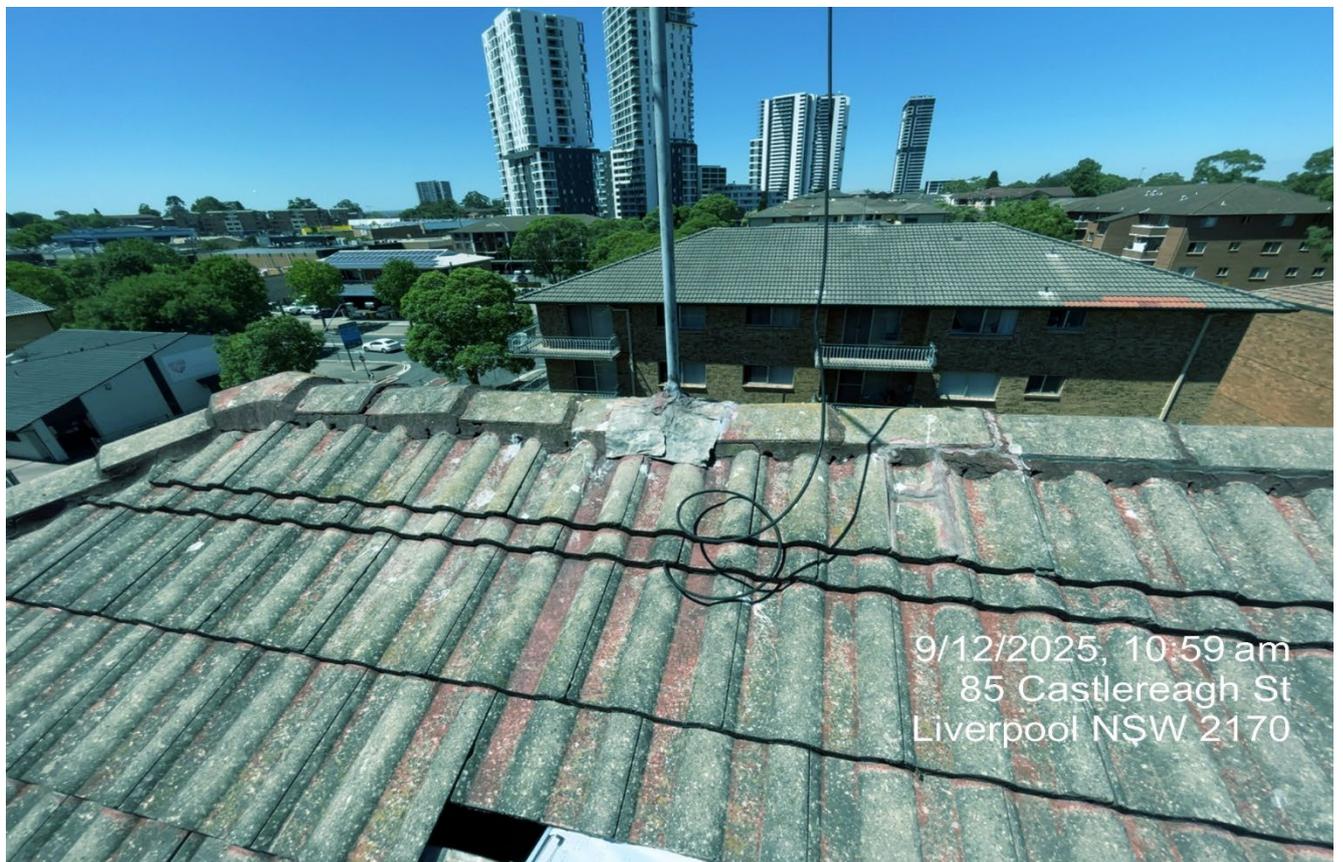


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Photos – 93-95 Castlereagh St Liverpool:

1. Main top ridge and TV antenna pole penetration.

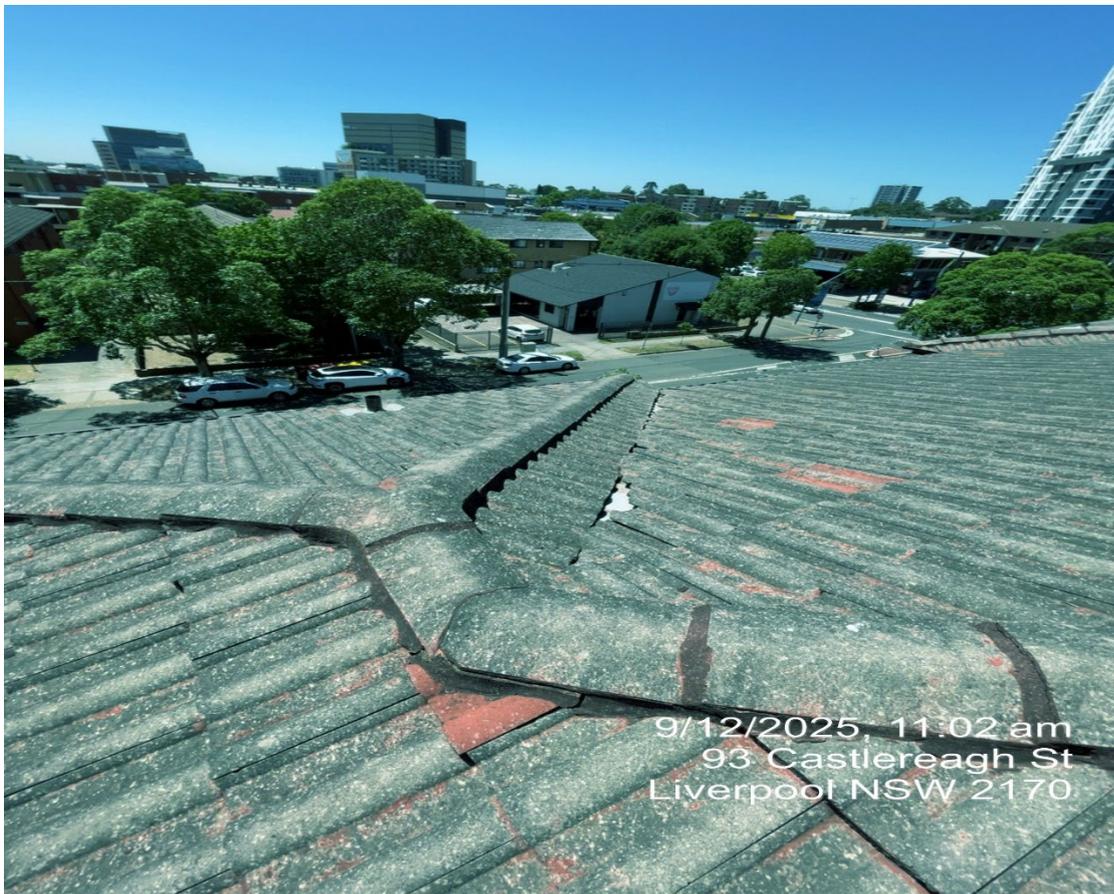


2. View of broken and displaced roof tiles



Photos – 93-95 Castlereagh St Liverpool:

3. View of hip mortar and front valley tiles.



9/12/2025, 11:02 am
93 Castlereagh St
Liverpool NSW 2170

4. View of broken tile and corroded gutter.



9/12/2025, 11:03 am
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Photos – 93-95 Castlereagh St Liverpool:

5. Photo of original downpipe:



6. Photo of middle Colorbond downpipe (not connected to S/Water drain):

