

Site Assessment Report

Prepared for: Cape Cod Australia Pty. Limited
Job address: 107 Haig Street, Maroubra NSW 2035
Property Owner: Ms. G. Renshaw
Report reference: Photographic report on the condition of the terra cotta roofing tiles to the above property prior to the construction of a first floor addition to the adjoining attached property: No. 109 Haig Street
Date of assessment: 22nd March 2016

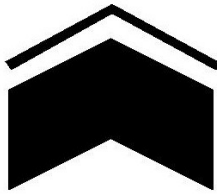


Shows the front northern elevation of this property: No.107 Haig Street, Maroubra

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This report is **not a guarantee** or an all-encompassing report dealing with the above property from every aspect. It is based on the condition of the property and the prevailing structural, soil and the weather conditions at the time of assessment. It is a reasonable attempt to identify any significant defects **visible** at the time of assessment.

This report, based on visual assessment, will not disclose defects in inaccessible areas; latent defects or defects which may be apparent in weather conditions that differ from those at the time of assessment.



JONSPIN

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28 March 2016

The Construction Manager,
Cape Cod Australia Pty. Limited,
PO Box 2002,
NORTH PARRAMATTA NSW 1750

Attention: Mr. Gary Klomp

Dear Sir,

Re: Tiled Roof Assessment – No. 107 Haig Street, Maroubra

We refer to your written instructions of the 18th March 2016 in which you requested us to inspect and to prepare a photographic dilapidation report on the condition of the tiled roof surfaces to above property.

We confirm that we attended the property on the 22nd March 2016 at 9.30am, in the presence of and with the permission of the property Owner, Ms. Glenda Renshaw and Mr. Jonathon Stewart representing Cape Cod Australia Pty. Ltd.

BACKGROUND

We confirm that that we previously assessed the roofing surfaces from ground level during our assessment of the 7th November 2015 when we noted *“that the tiles are generally interlinked and securely bedded, in our opinion forming a weather resistant cover to the residence”*.

During our internal inspection of the property of the 7th November 2015 *“we found no evidence to suggest that the roof was not weather tight”*.

Prior to our site assessment we were informed by Ms. Renshaw that *“the original terra cotta roofing tiles were replaced with new terra cotta roofing tiles in 2013”*.

SITE ASSESSMENT

The sole purpose of the report is to identify the condition of the terra cotta roofing tiles including any existing visible defects to the roof surfaces and to produce a photographic record of the assessment.

Due to concealment by the tiles and the sarking installed under the tiles, we are unable to provide comment as to whether the installation of the tiles complies with the requirements of Australian Standard AS2050 - 2002 including amendment 2 - 2012.

Observations and Notes Taken

We noted that the *common* hipped and valley roof to the adjoining properties is a traditional cut and pitched timber structure with terra cotta roofing tiles.

We observed that there is a difference in colour to the terra cotta roof tiles between this property and the adjoining property; No. 109 Haig Street. We noted that the tiles are of the same “marseille” profile. **[Photograph 1]**

We noted that the tiles at the junction between this property and the adjoining property No. 109 Haig Street are interlinked and securely bedded, in our opinion forming a weather resistant cover to the property. **[Photographs 1 and 2]**

We did not note any cracked or chipped tiles over all the roof surfaces. We noted that the surface of the tiles is clean and free of loose particles of mortar [pointing]. **[Photographs 1, 2, 3 and 4 - typical]**

We noted that there is a straight regular line to the ridge and hip tiles. **[Photographs 5, 6 and 7]**

We noted that the pointing to the ridge and hip tiles is full, regular in appearance, uniform in colour and texture and neat in appearance. **[Photograph 8 - typical]**

We noted that the cutting of tiles at the hips and front valley is neat and in a regular straight line. **[Photograph 2 and 9]**

We noted that the base of the front valley over Bedroom 1 discharges directly onto the roof tiles of the adjoining property; No. 109 Haig Avenue. **[Photograph 2]**

We noted that there is hairline shrinkage cracking to the pointing at the southwestern hip. **[Photograph 10]**

We also noted that there is hairline shrinkage cracking at the junction between the broken hip and ridge over front Bedroom 1 and Sunroom. **[Photograph 11]**

We observed that a television antennae is located on the western elevation roof surface. We noted that the post supporting the antennae is sealed to the roof surface with a nominal 300mm x 300mm lead flashing and a proprietary synthetic rubber collar flashing. We also noted that the lead flashing is not fully moulded to the tile profile. We noted that the arms of the antennae overhang the ridge over the *common party / separation* wall between the adjoining properties. **[Photograph 6]**

Trusting these observations and information is of assistance in the matter.

Yours faithfully,



John Spindler,

for and behalf of
JONSPIN Building Services Pty. Ltd.

Attached: Photographic Survey – Photographs 1 - 11 inclusive



Photograph 1 shows the tiles are interlinked and securely bedded to the rear southern roof surface



Photograph 2 shows the junction of the northern elevation roof surfaces – Note: the valley gutter flashing discharging onto the roof surface of the adjoining property



Photograph 3 shows the western roof surface – Note: tiles are interlinked and securely bedded



Photograph 4 shows the western elevation of the roof surface viewed from the north to the south [rear]



Photograph 5 shows the line of the ridge over the *common party / separation wall* – Note: the tiles are interlinked and securely bedded to the western roof surface



Photograph 6 shows the line of the ridge tiles over the *common party / separation wall*



Photograph 7 shows the line of the southwest hip



Photograph 8 shows the pointing is complete to the southwest hip



Photograph 9 shows the broken hip and ridge over Bedroom 1 and the Sunroom – Note: straight line of the valley tiles



Photograph 10 shows hairline shrinking cracking to the hip pointing to the southwestern hip over the Laundry



Photograph 11 shows the broken hip and ridge over Bedroom 1 and the Sunroom – Note: hairline shrinkage crack to the junction between the broken hip / ridge and the valley