



Roof Inspection Checklist

Mr. Seonil Jung / Potts Point / 21 Sep 2020 / Riley
Bautista

Complete

Score	80.56%	Failed items	20	Actions	0
Client / Site	Mr. Seonil Jung / Potts Point				
Conducted on (Date and Time)	21st Sep, 2020 10:00 AM +08				
Inspected by	Riley Bautista				
Location	57 Victoria St, Potts Point NSW 2011, Australia (-33.8692466, 151.223138)				

Failed Items

20 failed

Audit / General Roof Conditions

Physical Damage

×

Audit / General Roof Conditions

Structural Deformation

×

Audit / Flat / Membrane Roof

Granular Loss

×

Audit / Flat / Membrane Roof

Punctures

×

Audit / Flat / Membrane Roof

Cracks / Alligating

×

Audit / Flat / Membrane Roof

Blisters / Fishmouths

×

Audit / Flat / Membrane Roof

Ponding

×

Audit / Sloped Roof

Deformed Edges

×

Audit / Roof Features Condition

Gutters / Drains, etc.

Damaged

Gutter is clogged with tree leaves and sticks

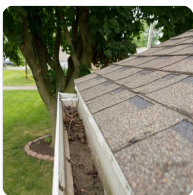


Photo 4

Audit / Ceiling Conditions

Water Staining

×

Audit / Ceiling Conditions

Water Leaks

×

Audit / Ceiling Conditions	
Seasonal Change	×
Audit / Exterior Wall Surfaces	
Deformed Finish	×
Audit / Exterior Wall Surfaces	
Surface Deterioration	×
Audit / Exterior Wall Surfaces	
Staining	×
Audit / Interior Wall Surfaces	
Cracks	×
Audit / Interior Wall Surfaces	
Water Staining	×
Audit / Interior Wall Surfaces	
Water Leaks	×
Audit / Interior Wall Surfaces	
Seasonal Change	×
Audit / Interior Wall Surfaces	
Door/Window Alignment	×

Audit

20 failed, 80.56%

General Roof Conditions

2 failed, 75%

Debris on Roof

✓

Leaves were found on one corner of the roof

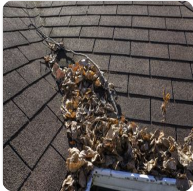


Photo 1

Damaged drainage

×

Physical Damage

×

Attic Conditions

Wood beams are ok. The place is well-cleaned and there are no signs of rodent infestation.
Insulation is ok too.

Structural Deformation

×

Other

N/A

Flat / Membrane Roof

5 failed, 100%

Condition of Coating

The type of coating used is polyurethane. It seems to have been applied with just the right amount of thickness, which helped protect most of the roof from the recent storm.

Granular Loss

×

Punctures

×

Cracks / Alligatoring

×

Blisters / Fishmouths

×

Ponding

×

Other

N/A

Sloped Roof

1 failed, 50%

Roof Material

Wood Shingles

Condition of Surface

There are no sagging/ uneven slopes. The roof ridge is also level. There was an observed small gap below the shingle edge at the right side of the house.

Deformed Edges

×

Shingle

✓

Type of Shingle

Other



Photo 2

Please specify

A cracked shingle was discovered at the left side of the house. It was probably caused by the recent storm in the area

Metal Corrosion

✓

The roof of the dog's house at the backyard was found to be rusty



Photo 3

Defective fasteners

×

Other

N/A

Roof Features Condition

1 failed, 88.89%

Fascia

Good

Soffit

Good

Flashing

Good

Gutters / Drains, etc.

Damaged

Gutter is clogged with tree leaves and sticks



Photo 4

Skylights	Good
Chimneys / Vents	Good
Fall Arrest Anchors	Good
Control Zone Access	Good
Drains / Vents	Good
Other	N/A

Ceiling Conditions

3 failed, 75%

Cracks	✓
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Photo 5

Water Staining	×
Water Leaks	×
Seasonal Change	×
Other	N/A

Exterior Wall Surfaces

3 failed, 100%

Deformed Finish	×
Surface Deterioration	×
Staining	×
Other	N/A

Interior Wall Surfaces

5 failed, 71.43%

Cracks	×
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Water Staining

×

Water Leaks

×

Deformed Finish

✓



Photo 6

Seasonal Change

×

Window Leaks

✓



Photo 7

Door/Window Alignment

×

Other

N/A

Completion

Summary (Highlight areas of concern and any rapid degradation in roof system)

There were some minor findings seen on the roof, mainly due to the current season and the recent storm that came. These were already raised to the property owner and the proper remedial actions have already been identified.

Take a photo of degradation in roof system



Photo 8

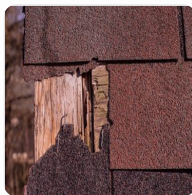


Photo 9

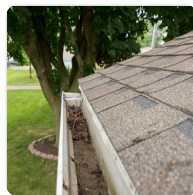


Photo 10

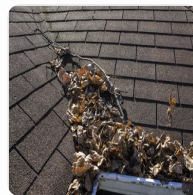


Photo 11

Full Name and Signature of the Inspector



Riley Bautista

28th Sep, 2020 2:17 AM +08

Appendix



Photo 1

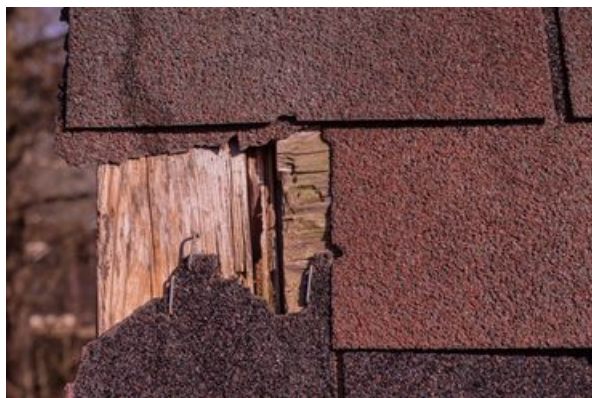


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11