



# Roof Inspection Checklist

Mr. Seonil Jung / Potts Point / 30 May 2023 / Riley Bautista

**Complete**

Score	<b>80.56%</b>	Flagged items	<b>8</b>	Actions	<b>0</b>
<b>Client / Site</b>	Mr. Seonil Jung / Potts Point				
<b>Conducted on (Date and Time)</b>	30.05.2023 08:52 PST				
<b>Inspected by</b>	Riley Bautista				
<b>Location</b>	57 Victoria St, Potts Point NSW 2011, Australia (-33.8692466, 151.223138)				

**Flagged items**

8 flagged

Audit / General Roof Conditions

**Physical Damage**



Audit / General Roof Conditions

**Structural Deformation**



Audit / Sloped Roof

**Shingle**



Audit / Sloped Roof

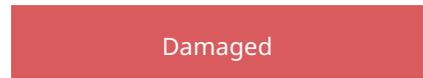
**Metal Corrosion**



Photo 3

Audit / Roof Features Condition

**Gutters / Drains, etc.**



Gutter is clogged with tree leaves and sticks



Photo 4

Audit / Ceiling Conditions

**Cracks**



Photo 5

Audit / Interior Wall Surfaces

**Deformed Finish**





Photo 6

---

## Audit / Interior Wall Surfaces

### Window Leaks



Photo 7

---

**Audit**

8 flagged, 80.56%

**General Roof Conditions**

2 flagged, 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**

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 / Alligating****Blisters / Fishmouths****Ponding****Other**

N/A

**Sloped Roof**

2 flagged, 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 on the left side of the house. It was probably caused by the recent storm in the area.

**Metal Corrosion**

✔



Photo 3

**Defective fasteners**

✘

**Other**

N/A

### Roof Features Condition

1 flagged, 88.89%

**Fascia**

Good

**Soffit**

Good

**Flashing**

Good

**Gutters / Drains, etc.**

Damaged

Gutter is clogged with tree leaves and sticks



Photo 4

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

### Ceiling Conditions

1 flagged, 75%

#### Cracks



Photo 5

<b>Water Staining</b>	×
<b>Water Leaks</b>	×
<b>Seasonal Change</b>	×
<b>Other</b>	N/A

### Exterior Wall Surfaces

100%

<b>Deformed Finish</b>	×
<b>Surface Deterioration</b>	×
<b>Staining</b>	×
<b>Other</b>	N/A

### Interior Wall Surfaces

2 flagged, 71.43%

<b>Cracks</b>	×
<b>Water Staining</b>	×
<b>Water Leaks</b>	×
<b>Deformed Finish</b>	✓
	
Photo 6	
<b>Seasonal Change</b>	×
<b>Window Leaks</b>	✓
	
Photo 7	
<b>Door/Window Alignment</b>	×
<b>Other</b>	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

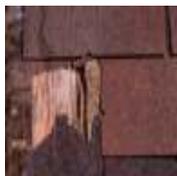


Photo 9



Photo 10



Photo 11

### Full Name and Signature of the Inspector

Riley Bautista  
30.05.2023 09:00 PST

## Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11