SPECIALIST REPORT

FRONT OF PROPERTY IMAGE



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| **Overview** |
| **Scope of work (Select):** (Leak Detection, Roof Report, Make Safe Report, etc.) |
| **CLAIM DETAILS** |
| **I&R work Order/Purchase Number** | UBS-xxxxx |
| **Site contact**  |  |
| **Job Address** |  |
| **INSPECTION DETAILS** |
| **Date of Inspection** |  |
| **Time of inspection** |  |
| **Inspection Completed By** |  |
|  **PROPERTY DETAILS** |
| **Building type**  | Brick veneer home/Concrete panel warehouse etc |
| **Construction type**  | Single story residential home/Multi level apartment/Warehouse etc |
| **Roof Type** | Terracotta tile/Aluminum sheet etc |
| **Estimated age of property** |  |
|  **MAKE SAFE DETAILS (If applicable)** |
| **Make safe work Order/Purchase Number** |  |
| **Make safe instruction from UBS**  | Roof leaking above loungeroom – Attend to make safe |
| **Make safe findings**  | Found broken roof tile above area of moisture damage. |
| **Make safe works completed**  | Replaced broken roof tiles with spare supplied by insured. Cleared gutter of debris  |
| **Date make safe completed** |  |

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| **CLAIMED DAMAGE DETAILS** |
| What damages are evident? | Staining to ceiling |
| Area of damages | Approx 2m2 |
| Location of damages (inc dimensions) | 1st Bedroom (3m x 3m x 2.4m) |
| Damage timeframe  | Multiple/single event. Long term etc  |

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| **CAUSATION DETAILS**  |  |
| Cause identified? | Yes |
| What has caused the damage? | Rain water ingress has occurred via a broken roof tile |
| Why has the cause occurred? | Cracked tile consistent with foot traffic from AC installers |
| Are any compliance issues/building defects contributing to the cause? If yes - Specify |  |
| Summary of how cause was determined. Specify other investigation completed/supporting factors. |  |

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| **MAINTENANCE/CAUSE RECTIFICAITON DETAILS**  |  |
| Are maintenance works required to prevent reoccurrence of damage? If yes, specify scope of works. |  |
| Maintenance scope of works: | Estimated cost: |
| Were any maintenance defects identified which are not impacting the claim? If yes, specify. |  |

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| **Conclusion**  |  |
| Summary of findings and final conclusion: |
| Any recommended further investigations: |  |
| Special notes: |  |

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| **ROOF REPORT DETAIL (If applicable)** |  |
| Approximate age of the roof: | 40 |
| General roof condition: | Poor |
| Roof pitch above area of damage: | 5.2 |
| Roof pitch required to be in accordance with the | 5 |
| minimumprofile / product (degrees): |
| Roof pitch installed in accordance with the minimum profile / | Yes |
| product as per NCC 2019 Building Code of Australia 3.5.1.3: |
| Roof condition above area of damage: | Poor |
| Roof profile: | Tray deck (Cliplok) □Other □ | Tray deck (Pierced fixing) □Corrugated ☑ |
| Tray deck sheets turned down sufficiently at gutter end: | N/A |
| Roof sheets weathered sufficiently at high end: | No |
| Roof sheet condition: | Good □Poor ☑Split □ | Fair for age □ Creased □ Corroded ☑ |
| Pierced fixing (screwed) rubber seal condition: | Good □ | Deteriorated ☑ |
| Over tightened □ |  |
| Roof sheets engage rear of gutter by min 50mm: | N/A |
| Sarking installed: | No |
| Sarking extends to gutter line: | N/A |
| Storm created openings: | No |
| Ceiling insulation installed: | No |
| Ceiling insulation damaged: | N/A |
| Approximate amount of damaged insulation (Sqm): |  |  |
| Roof penetrations in accordance with, SA HB 39 section 8.6: | N/A |
| Spouting with no permanent ponding, in accordance with | N/A |
| SAHB 39 5.6 (f): |
| Spouting outlet / downpipe clear; | N/A |
| Sufficient down pipes as per NCC 2019 3.5.3.5 | N/A |
| Sufficient provision for overflow of eave gutter, | N/A |
| inaccordance with AS/NZS 3500.3 Appendix G: |
| Alternative overflow (a performance solution is required): | N/A |
| Adequate flashing covers, in accordance with SA HB 398.1.4:Horizontal 150mm Vertical 100mm | No |
| Fixing seal application in accordance with SAA HB 392.9:25mm lap, sealed between with 40mm fixing spaces | No |
| Adequate fixing spacing, wall flashings in accordance withSAHB 39 8.4: Compression flashing 100mm centers | No |
| Correct downpipe spreader, in accordance with SAA HB395.7.7: | N/A |
| Reason down pipe spreader is non-compliant: | Spreader design non- Exceeds maximum compliant □ allowable catchment area□No sarking present □ Discharges onto flashing □Discharges against the Discharges into a valley direction of flow □ gutter □N/A ☑ |
| Valley gutter: | N/A |
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| Pitch of roof discharging into valley gutter not less than12.5degrees as per AS 3500.3 3.6: | N/A |
| Valley gutter side angle not less than 16.5 degrees as per AS3500.3 3.6: | N/A |
| Valley gutter roof catchment area does not exceed 20 sqm as per AS 3500.3 3.6: | N/A |
| Any storm related damage to the roof: | No |
| Windows, doors or any other opening spray test: | **N/A** |

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| **Leak detection report detail (If applicable)** |
| **Pressure Test Domestic Cold Line** | PASSED |
| **Pressure Test Domestic Hot Line** | PASSED |
| **Pressure at Time of Testing** | 500 |
| **Thermal Imaging** | FAILED |
| **INSPECTION LOCATION** | Laundry |
| **Breach Pressure Test/Water Connections** | Trough – PASSED |
| **Waste Piping Connections** | Trough – PASSED |
| **Waste and Water Connections** | Washing Machine – PASSED |
| **Condensation Piping** | Dryer – PASSED |

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| **Photos** |
|  | Mains pressure testedExternal wall testingUpstairs window has moved allowing water ingressCracked render |
|  | Cracked render |

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|  | Spray testingWater ingress to window |
|  | Damages |

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|  | Thermal Imaging |
|  | Laundry overviewWater points |



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