

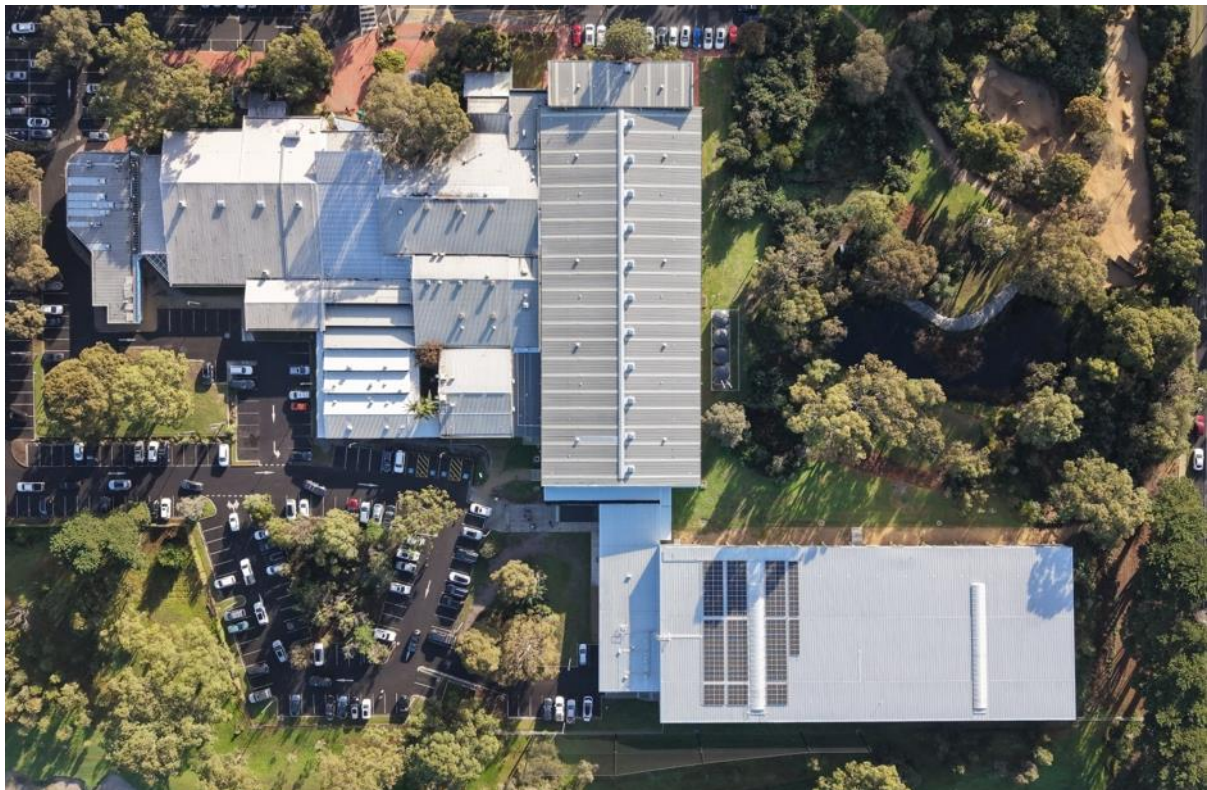


ROOF INSPECTION REPORT

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

Date of Inspection: 14 June 2026
Date of Report Submission: 22 June 2026
Report No: 26-004-R01-A
Job No: 26-004



Document History and Status

Rev	Description	Author	Reviewed	Approved	Date
A	For Client Review	PJW	PJW	PJW	22/06/26

Disclaimer

This inspection report is based on a visual assessment of the roof's condition at the time of inspection. While CRCS have made every effort to identify visible defects and potential issues, this report is not a guarantee of the roof's future performance or remaining lifespan. Factors such as weather conditions, maintenance history, and underlying structural integrity may affect the roof's condition and longevity.

This report does not constitute a warranty, and CRCS recommend that any conclusions drawn from this inspection be verified through further investigation, including but not limited to, invasive testing or consultation with a qualified roofing contractor. The findings herein should not be used as the sole basis for any decisions regarding repairs, maintenance, or replacement of the roof.

By reading this report, you acknowledge and accept that the liability of CRCS is limited to the scope of this inspection and the findings contained herein.

© Commercial Roofing Consultancy Services

This document is, and shall remain, the property of Commercial Roofing Consultancy Services. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorized use of this document in any form whatsoever is prohibited.

3. Limitations

The following limitations apply to the site inspection and findings of this report;

- The inspection was undertaken by drone only; no physical access to the roof was provided.
- The inspection undertaken was of a visual nature only; no material testing including destructive testing was completed.
- The review included only elements that were exposed and areas that were accessible at the time of CRCS's review from the outer roof surface.
- The roof cavity was not reviewed, nor was the roof substructure elements, structural steel, or external wall cladding.
- Detailed survey and measurements were not undertaken. All dimensions and sketches included in this report are indicative only and shall not be interpreted as an accurate representation of the property.
- This report is a representation of the condition of the property at the time at which the photographic survey was undertaken.
- No targeted leak investigation was undertaken.

4. Findings Summary

General Condition

The basketball facilities at xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx comprise four roof areas of differing age and construction. Roofs 1 and 2, which serve the southern basketball courts and associated auxiliary facilities, are of Zincolume Klip-Lok 700 Hi-Strength construction and are in generally good condition, consistent with a relatively recent installation. Roofs 3 and 4, which serve the northern basketball courts and associated auxiliary facilities, are of Klip-Lok Classic profile and are of noticeably greater age. These roofs are in condition consistent with their age, though a number of deficiencies have been identified that warrant attention to protect the ongoing serviceable life of the installation.

Across all four roofs, debris accumulation, biological growth, and associated corrosion risk represent the most pervasive maintenance concern. A number of specific deficiencies have also been identified relating to flashings, penetrations, barge cappings, gutters, and drainage, as detailed in Appendix A. With appropriate maintenance and targeted remediation of the items identified in this report, all four roofs have reasonable remaining service life.

Issues of Highest Importance

The following items identified during the inspection are considered to present an elevated risk and are recommended for priority attention:

- The Dektite boot observed on Roof 2 was noted to be concaving inward, forming a bowl-like depression conducive to water pooling. The absence of standing water in this depression following recent rainfall suggests that the seal may already be compromised and water may be tracking into the roof cavity. Physical inspection of this penetration is recommended as a priority.
- At least one downpipe on Roof 3 was observed to be disconnected from its gutter outlet. This results in uncontrolled discharge of rainwater at that location and should be rectified promptly to prevent water damage to the building fabric below.
- The communications mast on Roof 4 is affixed using hardware exhibiting severe corrosion. Corrosion transfer to the surrounding roof sheet substrate is considered likely and should be investigated and treated without delay to prevent further deterioration.
- Barge cappings on Roof 2 were found to have inadequate fixing density at the outer edge, which is the surface most subject to wind uplift and negative pressure loading. This presents a risk of capping displacement or detachment under high wind conditions and should be addressed in a timely manner.

Roof Ventilator Leaks

Flashings and roof sheeting in the vicinity of the roof ventilators on Roof 3 appear to have been installed in a tradesmanlike manner and are in good visual condition. No deteriorative cause for water ingress is apparent from the drone inspection undertaken. It is noted, however, that some degree of water ingress during high wind and rain events is an expected characteristic of ventilators of this size and design, and should not necessarily be attributed to a defect in installation or material condition. Further investigation, including physical access to the roof, would be required to definitively determine the source and cause of any reported water ingress.

Cleaning

During the inspection, biological debris including tree bark and leaf litter, plastic objects, and metal objects were observed on various roof surfaces. Gutter systems were also observed to be accumulating moss growth and biological matter.

Regular cleaning and removal of debris from roof surfaces and gutters is strongly recommended to maximise the useful service life of the roofing installation. Organic material such as leaf litter and bark retains moisture against the roof sheeting surface, creating prolonged wet contact that accelerates corrosion of the sheet substrate and protective coating. Moss growth within gutters compounds this issue by further retaining moisture and impeding drainage, exacerbating the gutter ponding observations noted elsewhere in this report. Plastic debris, while not directly corrosive, can obstruct drainage paths and trap moisture beneath it. Metal debris presents a more acute risk: where ferrous or dissimilar metal objects are in direct contact with the roof sheeting, galvanic corrosion can occur at the point of contact, creating localised damage that may penetrate the sheet over time.

Given the volume of tree canopy surrounding some sections of the site, especially the northern side of the original building, debris accumulation is likely to be an ongoing and recurring condition rather than an isolated occurrence. CRCS strongly recommends that roof surfaces and gutters be cleaned on a regular scheduled basis, with frequency determined by the rate of debris accumulation observed at each maintenance visit.

Estimated Remaining Service Life

The following table outlines CRCS's estimate of the remaining service life of the primary roofing elements of each roof area, as observed at the time of inspection. These estimates are based on a visual drone inspection only and represent professional opinion informed by the observed condition, apparent age, and material type of each element. No material testing, metallurgical analysis, or destructive investigation was undertaken as part of this inspection, and in some instances the precise sheet substrate could not be confirmed with certainty. The estimates provided should be read in that context. They are not a guarantee of performance or longevity. Actual service life will be influenced by a range of factors including maintenance frequency and quality, weather and environmental conditions, and the timely completion of the remediation items identified in this report. The estimates provided assume that the ongoing maintenance recommendations and suggested remediations outlined in this report are carried out in a reasonable timeframe. Where remediation items are not addressed, remaining service life may be materially reduced.

TABLE 1: ESTIMATED REMAINING SERVICE LIFE

Element	Roof 1	Roof 2	Roof 3	Roof 4
<i>Roof Sheeting</i>	30 years (approx.)	30 years (approx.)	10 years (approx.)	10 years (approx.)
<i>Wall Cladding</i>	30 years (approx.)	N/A	10 years (approx.)	N/A
<i>Gutters</i>	20 years (approx.)	20 years (approx.)	5 years (approx.)	5 years (approx.)
<i>Flashings</i>	25 years (approx.)	25 years (approx.)	5 years (approx.)	5 years (approx.)

5. Appendix A – Investigations and Observations

Investigations and observations are arranged as follows:

1. Roof 1 (southern basketball courts)
2. Roof 2 (southern basketball courts auxiliary facilities and connecting corridor)
3. Roof 3 (northern basketball courts)
4. Roof 4 (northern basketball courts auxiliary facilities)

A plan detailing the location of each roof is provided in Figure 1 – Roof Overview.

Roof 1

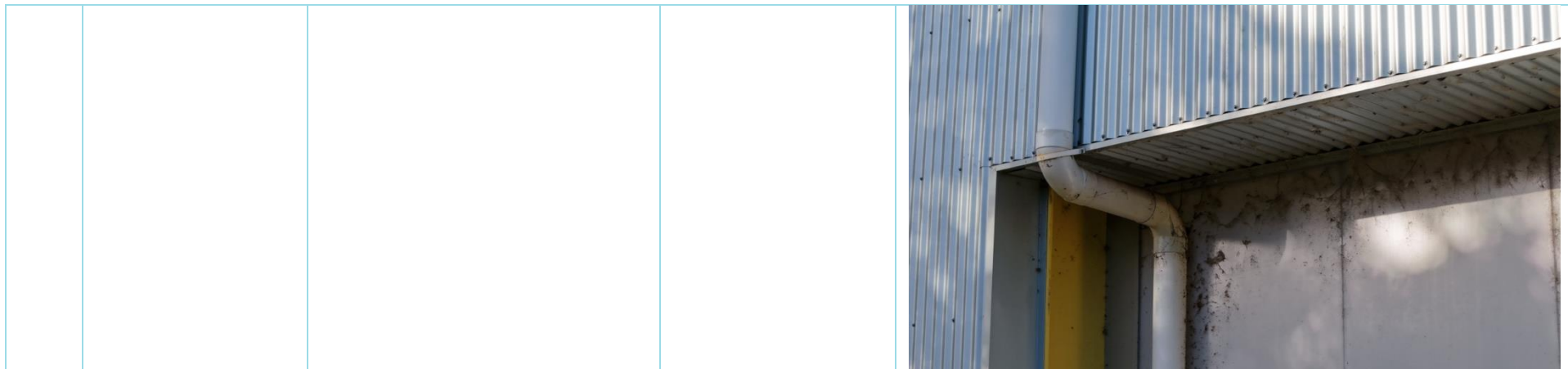
No.	Item	Description/Issue/Defect	Suggested Remediation	Photograph(s)
1	Roof sheeting	Roof sheeting comprises of Zinalume Klip-Lok 700 Hi-Strength, installed at what appears to be adequate pitch. Roof sheeting is in generally good condition, indicative of relatively recently installed roof sheets. There is a small amount of debris on some parts of the roof. See section 4. Findings Summary: Cleaning.	Generally no action required Clean roof sheets and remove debris.	 

				
2	Flashings and Expansion Joints	Flashings across the roof are generally in excellent condition and exhibit good workmanship. Fixings and sealing are generally adequate. As previously stated some areas have accumulated debris.	No action required generally Clean flashings and remove debris	



3	Dektite	A penetration and associated Dektite have been installed to the rib of the roof sheets. While not inherently problematic, this creates a structural weak point in the roof sheet rib. Care should be taken during roof access to ensure that this area is not stepped on. Should leaking occur in the future in the vicinity of this Dektite, checking for damage here would be prudent.	No immediate action required. Monitor for leaking in the vicinity of this penetration. If leaking occurs, inspect the Dektite, sealant and surrounding roof sheet rib for damage or displacement.	
4	Eaves Gutters	Eaves gutters appear to be installed in an appropriate and tradesmanlike manner. However, some sections of the eaves gutters appear to be ponding water. Refer to Appendix B for a video showing the extent of this problem.	Clean gutters and remove any debris or sediment that may be contributing to water retention. Following cleaning, inspect gutter fall toward downpipes. If ponding persists after cleaning, re-pitch affected gutter sections to achieve adequate drainage gradient.	

5	Solar Installation	Solar installation and associated roof penetrations/fixings appear to have been installed in a tradesmanlike manner.	No action required	
6	Soffits and Cladding	Soffit and wall sheeting is Zinalume Corrugated Iron and appears to be in serviceable condition. Some biological growth and dirt accumulation is evident on the soffit underside.	Biological growth needs to be cleaned to prevent accumulation of dust and moisture. Regular washing of all soffits is highly recommended to extend the service life of the material.	

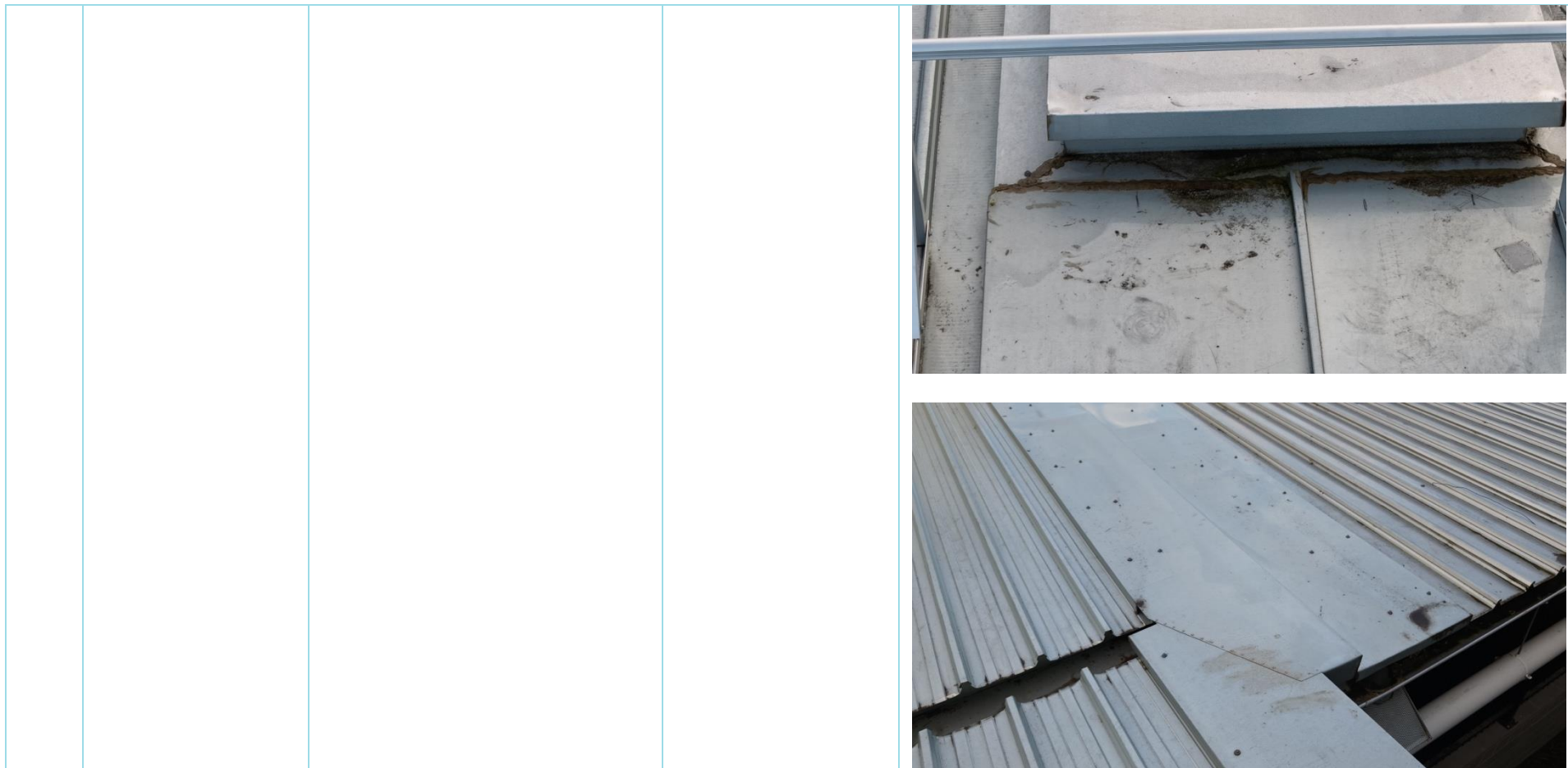


Roof 2

No.	Item	Description/Issue/Defect	Suggested Remediation	Photograph(s)
1	Roof sheeting	Roof sheeting comprises of Zinalume Klip-Lok 700 Hi-Strength, installed at what appears to be adequate pitch. Roof sheeting is in generally good condition, indicative of relatively recently installed roof sheets. There is a small amount of debris on some parts of the roof. See section 4. Findings Summary: Cleaning.	Generally no action required Clean roof sheets and remove debris.	 

2	Flashings	Flashings have been installed in a generally tradesmanlike manner and are in good visual condition. Apron flashings were observed to be of average scribing quality; however, this is a cosmetic observation only and is not considered likely to affect the weathering performance or service life of the flashing installation.	Generally no action required	 
---	------------------	---	------------------------------	--



				
3	Expansion Joints	Expansion joints have been installed in a tradesmanlike manner and appear to be in good visual condition.	No action required	

4	Barge Cappings	Barge cappings are in good visual condition and appear adequately sealed. Rivets could not be visually identified on some joints, though it is possible these are concealed beneath applied silicone and a closer physical inspection may be required to confirm Undersealing is not visually apparent Fixing frequency to the outer edge, which is the surface most subject to wind uplift and negative pressure loading, appears to be inadequate.	Physically inspect joints to confirm adequate riveting Physically inspect joints to confirm undersealing present Install additional fixings to outer edge of barge cappings	
---	-----------------------	--	--	---

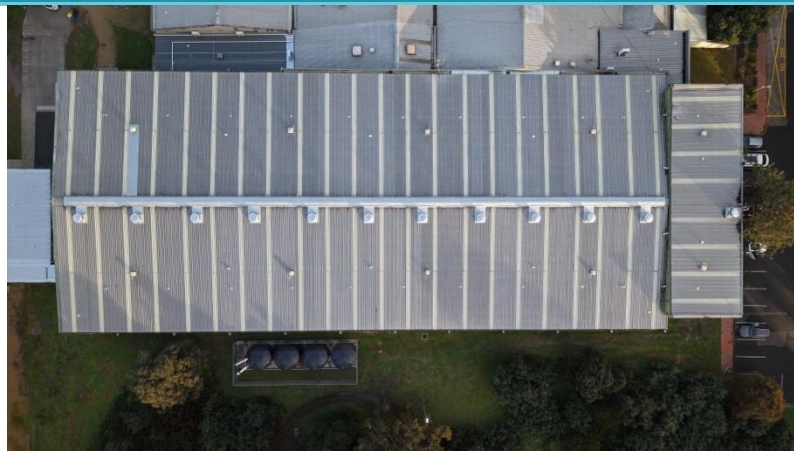
5	Dektite	A Dektite boot was observed to be concaving inward, creating a bowl-like depression around the penetration that is conducive to water pooling. Despite recent rainfall at the time of inspection, no water was present in this depression, suggesting the seal may already be compromised and water is tracking into the roof cavity.	Physically inspect the Dektite boot and associated silicone sealing for evidence of breach or deterioration. If compromised, remove and replace the boot and reseal all penetration edges. Rectify the concaving profile to prevent ongoing water pooling at this location.	
6	Dektite	A penetration and associated Dektite have been installed to the rib of the roof sheets. While not inherently problematic, this creates a structural weak point in the roof sheet rib. Care should be taken during roof access to ensure that this area is not stepped on. Should leaking occur in the future in the vicinity of this Dektite, checking for damage here would be prudent.	No immediate action required. Monitor for leaking in the vicinity of this penetration. If leaking occurs, inspect the Dektite, sealant and surrounding roof sheet rib for damage or displacement.	

7	Box Gutter	The box gutter was observed to have accumulated tree bark and leaf litter and is growing moss. See section 4. Findings Summary: Cleaning.	Clean the box gutter and remove all debris and moss growth	
---	-------------------	---	---	--

8	Eaves Gutter	The eaves gutter appears to be in good condition with only a minor amount of sediment present at the base. No significant debris accumulation or evidence of ponding was observed.	No immediate action required
---	---------------------	--	------------------------------



Roof 3

No.	Item	Description/Issue/Defect	Suggested Remediation	Photograph(s)
1	Roof sheeting	Roof sheeting is of Klip-Lok Classic profile, installed at what appears to be adequate pitch. The sheet material could not be confirmed with certainty from the drone inspection, as surface debris and weathering obscure the substrate. The sheeting is consistent in appearance with either galvanised steel or Zincalume; inspection of cleaned roof sheets at close range would be required to confirm the material with confidence. Roof sheeting is in generally good condition consistent with its age. Lichen growth was observed across many parts of the roof sheeting surface. While lichen does not cause immediate structural concern, it retains moisture against the sheet surface and will accelerate coating degradation and corrosion if left untreated.	Generally no action required Clean roof sheets and remove debris.	 

Fibreglass sheeting is in good condition and appears to be of a significantly more recent installation than the surrounding roof sheeting.

See section 4. Findings Summary: Cleaning.



2	Ventilating Ridge Capping	The ventilating ridge capping on this roof has been blocked off with a closure flashing. This design is inherently prone to water ingress during severe weather, so this may have been performed to stop previously identified leaks. The ridge capping is deformed in several areas along the roof. In some sections, this has led to a profile which may allow water ponding.	Investigate the ridge capping and closure flashing to determine whether the original cause of water ingress has been adequately addressed. Deformed sections of ridge capping should be straightened or replaced as required to restore adequate water shedding. Sealant and fixings should be checked and made good in conjunction with this work.
---	----------------------------------	---	--

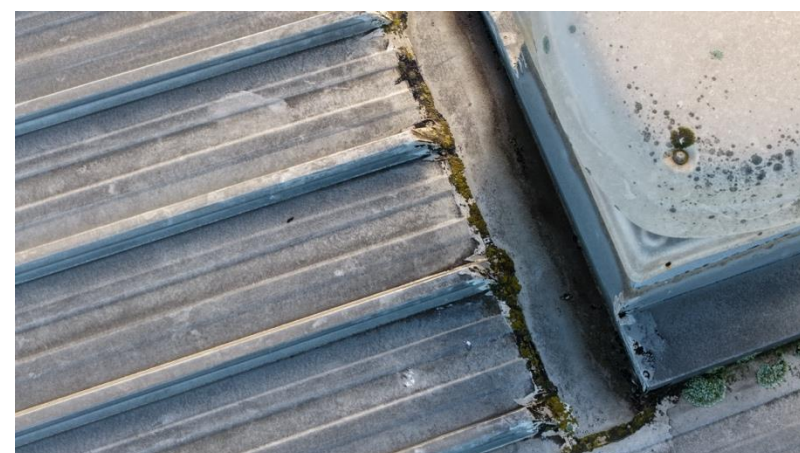


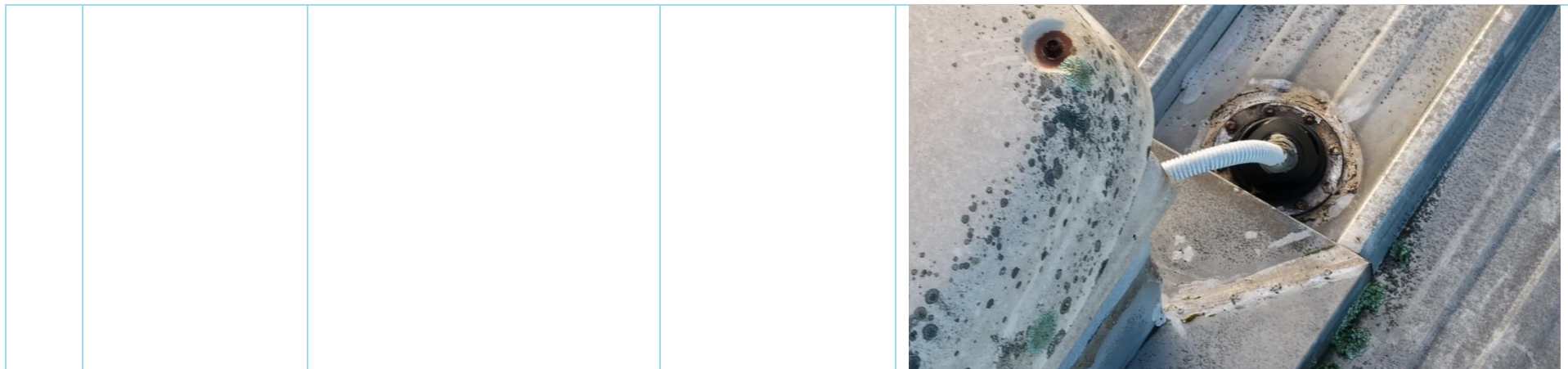
				
3	Rotary Roof Ventilators	Side flashings to the rotary roof ventilators are of insufficient width to form an effective dry pan. Where a dry pan cannot be achieved at a ventilator penetration, water is not adequately directed clear of the flashing junction, increasing the risk of water ingress at this location. See section 4. Findings Summary: Roof Ventilator Leaks.	Replace or extend side flashings to the rotary roof ventilators to achieve sufficient width to form a compliant dry pan detail. All associated sealant and fixings should be checked and made good in conjunction with this work.	

--	--	--	--



4	Electric Fan Penetrations	Penetration flashings to the electric fans are of a soaker flashing design. While functional, this design is more susceptible to damage from foot traffic than contemporary flashing methods, and the age and condition of these flashings indicate that replacement should be considered to extend the serviceable life of the roof.	Replace soaker flashings to electric fan penetrations with a contemporary tray flashing solution. Any associated Dektite boots should be replaced concurrently, or the relevant penetrations incorporated into the new flashing design. All associated sealant and fixings should be checked and made good in conjunction with this work.
---	----------------------------------	---	---



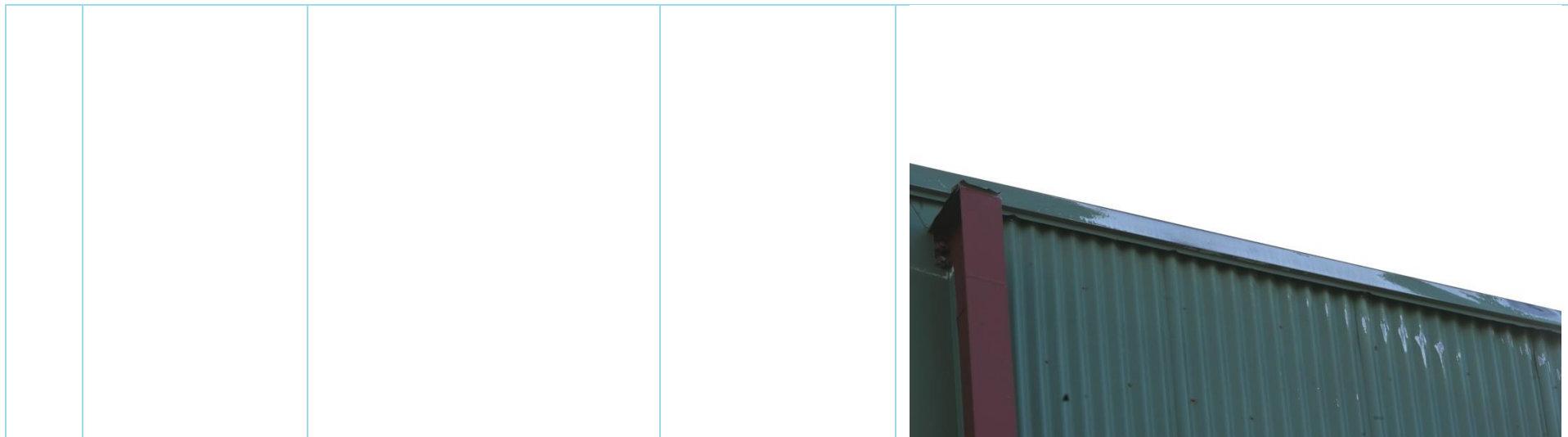


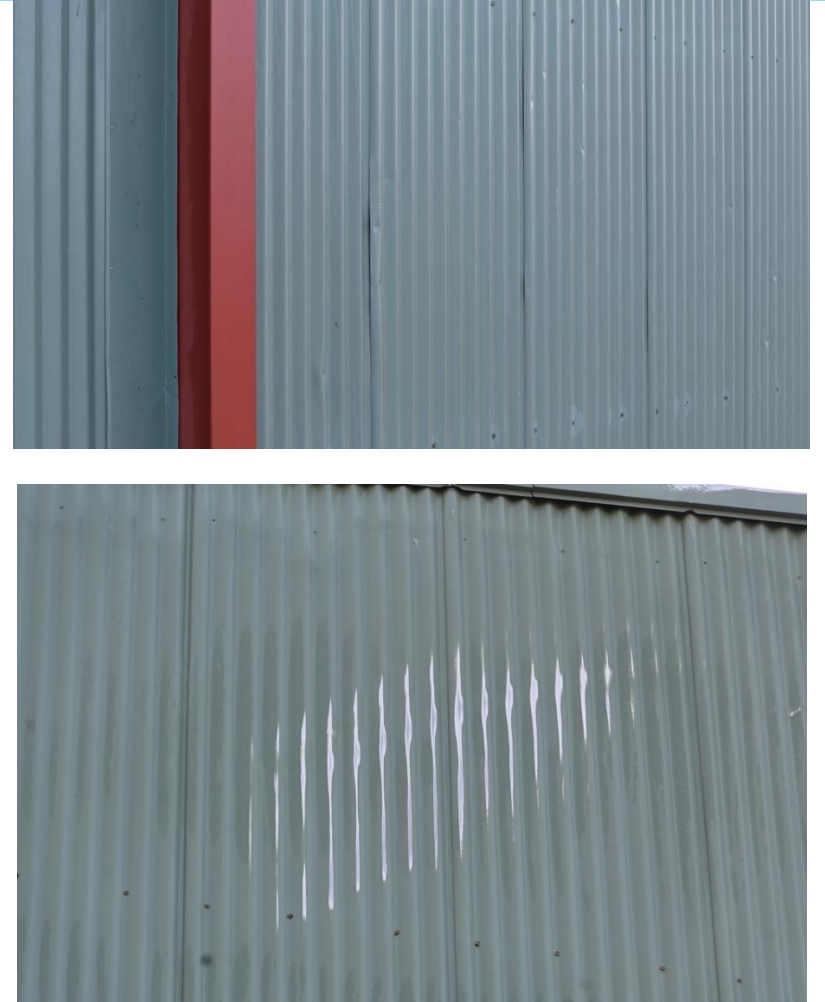
5	Downpipe Spreaders	Downpipe spreaders directing runoff from Roof 4 were observed to be discharging into pans containing a significant accumulation of debris and sediment. Accumulated organic matter and sediment retains moisture against the pan surface, accelerating corrosion of the substrate and reducing the serviceable life of the pans. See section 4. Findings Summary: Cleaning.	Clean all pans receiving discharge from Roof 4 downpipe spreaders and remove all accumulated debris and sediment. Regular scheduled cleaning is recommended to minimise ongoing corrosion risk.	 
---	---------------------------	--	--	--

6	Eaves Gutters and Downpipes	Eaves gutters are Colorbond and were observed to be ponding water, with moss growth present along their length. Significant lichen growth was observed on the exterior of the downpipes. At least one downpipe was observed to be disconnected from its gutter outlet, which will result in uncontrolled discharge of rainwater at that location.	Clean gutters and remove all moss growth and debris. Inspect gutter fall toward downpipes and re-pitch affected sections if ponding persists following cleaning. Reattach the dislodged downpipe to the gutter outlet and secure appropriately. Clean lichen growth from the exterior of all downpipes. Regular scheduled cleaning is recommended to prevent recurrence.
---	------------------------------------	--	---



7	Barge Cappings	Barge cappings appear to be in reasonable condition for their age. Undersealing could not be confirmed from the drone inspection undertaken. Areas of abrasive wear were observed where the Colorbond coating has been worn through, exposing the underlying sheet substrate to the elements.	Undertake a physical inspection to confirm the presence and adequacy of undersealing and make good any areas where it is found to be absent or insufficient. Treat all areas of exposed substrate with an appropriate corrosion inhibiting primer and compatible touch-up coating to restore surface protection.	
---	-----------------------	---	--	--



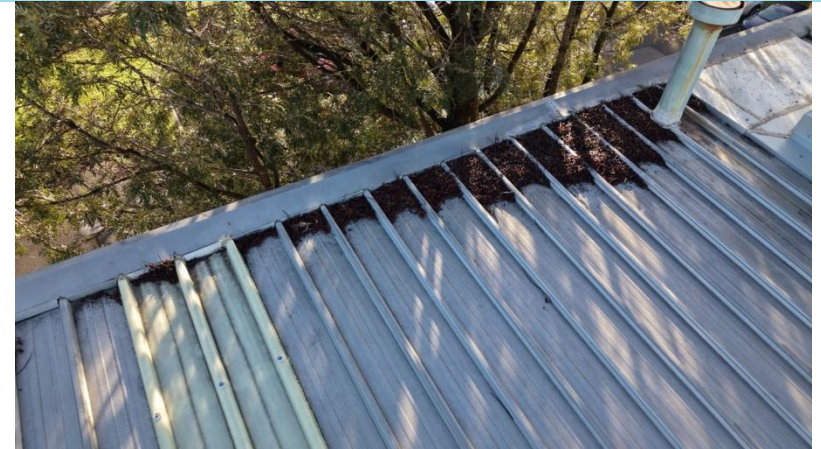
8	Wall Cladding	Wall cladding comprises Colorbond Corrugated Iron. Some physical damage was observed, including visible denting and sheet deformation at various locations. Of particular concern are areas where abrasive action has worn through the Colorbond coating, exposing the underlying sheet substrate to the elements. Unprotected substrate is susceptible to accelerated corrosion and should be treated promptly.	Treat all areas of exposed substrate with an appropriate corrosion inhibiting primer and compatible touch-up coating to restore surface protection.	
---	----------------------	---	--	--

Roof 4

No.	Item	Description/Issue/Defect	Suggested Remediation	Photograph(s)
1	Roof sheeting	Roof sheeting is of Klip-Lok Classic profile, installed at what appears to be adequate pitch. The sheet material could not be confirmed with certainty from the drone inspection, as surface debris and weathering obscure the substrate. The sheeting is consistent in appearance with either galvanised steel or Zincalume; inspection of cleaned roof sheets at close range would be required to confirm the material with confidence. Roof sheeting is in generally good condition consistent with its age. Some lichen growth was observed on the roof sheeting surface. A significant accumulation of plant debris was observed across the northern edge of the roof surface, which presents an ongoing corrosion risk if not addressed. Fibreglass sheeting is in good condition and appears to be of a significantly more recent installation than the surrounding roof sheeting, suggesting these	Generally no action required Clean roof sheets and remove debris. Inspect underside of capping to check for further accumulation of debris and clean if required.	 

sheets have been replaced at some point during the life of the roof.

See section 4. Findings Summary: Cleaning.



2	Barge Cappings	Barge cappings are in generally good condition and have been installed in a tradesmanlike manner. However, penetrations are present at several locations along the cappings. It appears that some of these penetrations were created by fixings of a dissimilar metal which have since been removed or displaced, exposing the now corroded substrate at the point of contact to the elements. Where the Colorbond coating has been breached in this manner, the underlying substrate is susceptible to ongoing and accelerated corrosion. Some barge cappings were observed to be retaining water along the fixing line, indicating insufficient cross-fall in the capping profile to shed water adequately.	Treat all areas of exposed substrate at penetration points with an appropriate corrosion inhibiting primer and compatible touch-up coating to restore surface protection. Where corrosion is found to be advanced, consider replacement of affected capping sections. Ensure any future fixings to barge cappings are of a compatible material to prevent recurrence of galvanic corrosion. Inspect affected barge cappings and re-pitch or replace sections where ponding is occurring to ensure adequate water shedding away from the fixing line. All fixing penetrations in these areas should be	 
---	-----------------------	--	--	--

resealed as part of this work.

All fixings and sealant need to be physically inspected and possibly renewed to extend service life of cappings.



				
3	Penetrations	Penetration flashings to the electric fans are of a soaker flashing design. While functional, this design is more susceptible to damage from foot traffic than contemporary flashing methods, and the age and condition of these flashings indicate that replacement should be considered to extend the serviceable life of the roof.	Replace soaker flashings to electric fan penetrations with a contemporary tray flashing solution. Any associated Dektite boots should be replaced concurrently, or the relevant penetrations incorporated into the new flashing design. All associated sealant and fixings should be checked and made good in conjunction with this work.	

				
4	Penetrations	A communications mast is fixed to the roof using hardware which exhibits severe corrosion. This suggests that corrosion may have already transferred to the roof sheet substrate.	Physically inspect mast fixings and surrounding roof sheet substrate for corrosion transfer. Replace all corroded fixing hardware with corrosion resistant alternatives. Treat any affected areas of roof sheet substrate with a corrosion inhibiting primer and compatible coating, and reseal all penetrations on completion.	

5	Rotary Roof Ventilators	Side flashings to the rotary roof ventilators are of insufficient width to form an effective dry pan. Where a dry pan cannot be achieved at a ventilator penetration, water is not adequately directed clear of the flashing junction, increasing the risk of water ingress at this location. See section 4. Findings Summary: Roof Ventilator Leaks.	Replace or extend side flashings to the rotary roof ventilators to achieve sufficient width to form a compliant dry pan detail. All associated sealant and fixings should be checked and made good in conjunction with this work.	
---	--------------------------------	---	--	---

6	Eaves Gutters	Eaves gutters are Colorbond and are in generally good condition. A small amount of sediment and plant debris was observed along the gutter length with no significant accumulation or evidence of ponding. Rust was observed on the interior surface of the gutter at some locations.	Clean gutters and remove all accumulated debris. Following cleaning, treat all areas of visible rust with a corrosion inhibiting primer and compatible coating to arrest further deterioration. Regular scheduled cleaning is recommended to minimise ongoing corrosion risk.	
---	----------------------	--	--	--

6. Appendix B – Photographs and Videos

Refer to folder attached with report.