

Roofing Report: <Address>



Index

1. Scope of reporting
2. Roofing overview
3. Roofing area analysis
4. Replacement cost estimate
5. Close up photographs
6. General, structural and aesthetic feedback
7. Recommended works, estimated costings and timeframes
8. Additional notes
9. Budget and timeline
10. Execution

1. Scope of Reporting

The purpose of this report is to provide feedback on the overall condition of all roofing areas at [REDACTED] Location: [REDACTED]

Inclusive in this report will be

- High resolution overhead aerial drone shots with roofing material quantity calculations and replacement price estimates
- Structural reporting (integrity) and photographs supplied for all roofing areas
- Aesthetic reporting (appearance) and photographs supplied for all roofing areas
- Estimated timeframe for recommended maintenance / replacement requirements on all roofing areas (Urgent ASAP / 2.5 years / 5 years / 7.5 years and 10+ years)
- Pricing estimates on all recommended works required in next 10 years including roofing works, painting works and access requirements

This report is considered confidential and is being prepared for the sole benefit of the [REDACTED] management by Roofbuddy Ltd.

The authors of this report are happy to attend a page turn with [REDACTED] management to discuss any points or questions arising from the report or its findings.

2. Roofing Overview

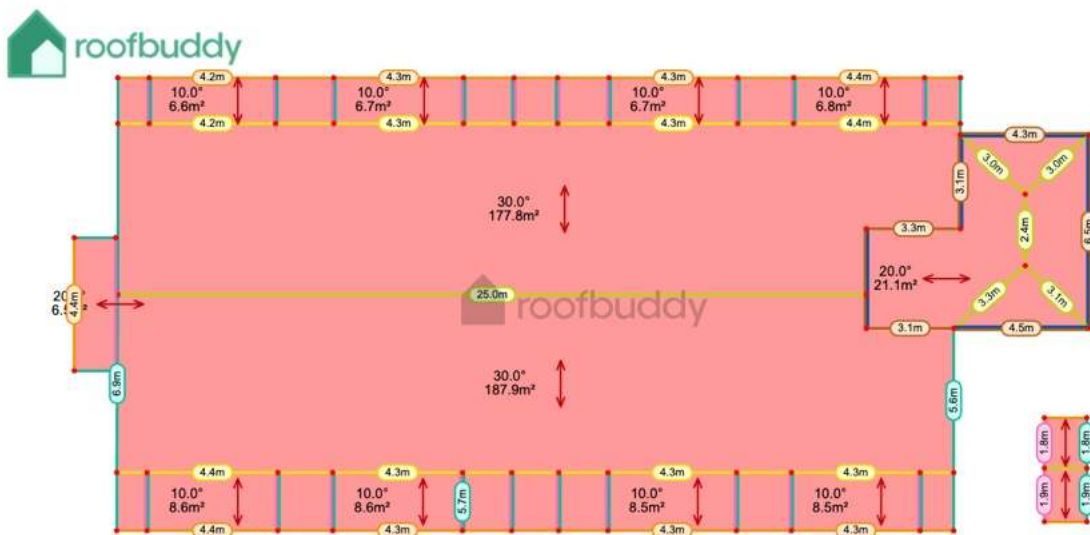
Given the size of the building and the similarity in the condition, type and age of roofing materials we have reviewed all roofing areas at this address in one detailed scope. The analysis and recommendations are made specific to requirements and over all roofing areas at the address.

Overhead image (raw)



3. Roofing Area Analysis

Measurement Diagrams



4. Replacement Cost Estimate

Roofing Materials

Item	Quantity	Unit Cost	Total Cost
 Barge (m)	114.7	\$17.50	\$2,007.25
 Ridge (m)	41.2	\$22.00	\$906.40
 Apron (m)	76.6	\$22.00	\$1,685.20
 Valley (m)	21.8	\$150.00	\$3,270.00
 Pitch Change (m)	56.1	\$22.00	\$1,234.20
 Parapet (m)	28.2	\$27.00	\$761.40
 Area (m ²)	578.4	\$30.00	\$17,352.00
 Screws and Fixings (m ²)	578.4	\$2.50	\$1,446.00
 Roofing Paper (m ²)	578.4	\$2.50	\$1,446.00
Freight (delivery)	1	\$15,000.00	\$15,000.00
Product Wastage	15%		\$6,766.27
Margin	45%		\$23,343.62
Roofing Materials Total (excl. GST)			\$75,218.34

Labour


Area (m ²)	578.4		
Cost per m ²	\$60.00		
Total Cost	\$34,704.00		
Margin	45%		\$15,616.80

Scaffolding

Scaffolding	\$195,000.00		
Margin	10%		\$19,500.00
Scaffolding Total (excl. GST)			\$214,500.00

Roofing Total (excl. GST)	\$340,039.14
Roofing GST (15%)	\$51,005.87
Roofing Total (incl. GST)	\$391,045.01

Gutters & Downpipes

Item	Quantity	Unit Cost	Total Cost
 Gutter (m)	63.4	\$130.00	\$8,242.00
Product Wastage	10%		\$824.20
Margin	45%		\$4,079.79

Gutters & Downpipes Total (excl. GST)	\$13,145.99
Gutters & Downpipes GST (15%)	\$1,971.90
Gutters & Downpipes Total (incl. GST)	\$15,117.89

Roofbuddy Commission	0%		
Roofbuddy Discount	0%		
Effective Roofbuddy Commission	0%		\$0.00
Grand Total			\$406,162.90

5. Close-up Photographs

South Side



Centre



North Side



6. General, structural and aesthetic feedback

General Feedback: This roofing area is in fair condition, was installed correctly and has no obvious waterproofing issues. There are certainly defects in the initial installation. There are a number of fiberglass patches over particular weak points, presumably installed to address water ingress issues. There are many large penetrations and skylights that, according to E2 standards, should have back-tray flashings to avoid water build up.

There is significant lichen build up on many roofing areas, this should be addressed immediately to avoid further degradation in the roofing material as a result.

Internal guttering is showing wear and tear and significant surface rust. External guttering is in fair condition but needs to be cleaned to ensure water clears effectively.

Structural Feedback: This roofing area is robust and has no areas of structural weakness. The roofing and flashings are in good condition for their age; and should remain structurally viable for between 10+ years depending on maintenance.

Aesthetic Feedback: This roof generally looks in fair condition for its age. There are many fiberglass patches that negatively affect the aesthetic and lichen is prolific; this gives the roof a poorer appearance than its underlying quality necessitates.

The screw heads and saddles have tiny surface rust but this is normal and purely aesthetic. There is a small amount of rust on the edges of the sheets (lateral laps) and some flashings but this is normal for a roof this age.

Some of the detailing on the flashing work while waterproof could have been installed more tidily; however this is standard practice for commercial roofing and the roof is not visible from street level the negative impact of these aesthetic downsides could be largely discounted.

7. Recommended works, estimated costings and timeframes

Recommendation: Chemical treatment & Roof cleaning / lichen removal

- **Recommended action:** Full chemical clean of entire roofing area, tradesmen to utilise a fall arrest system to execute as to avoid a scaffolding requirement.
- **Estimated costings:**
 - \$4,000 waterblasting, chemical clean of all roofing areas via full fall arrest / abseiling system.
 - \$4,000 + GST Total
- **Timeframe recommendation:** ASAP and again in 5 years time.

8. Additional Notes

Pricing Estimates

All pricing estimates and replacement cost estimates have been done in draft form, these figures and values do not represent a quoted price that we will undertake the work at. There may also be additional permits required, disruptions to tenants or users of these facilities to consider, strenuous health and safety requirements due to the height, size and public profile of the facility. Scaffolding and access requirements have been estimated by a professional commercial access firm so are indicative of what quoted costs would be. We have curated these figures to give an indication only and should you wish us to obtain formal quotes on any of these works we are happy to do so.

All pricing estimates and replacement cost estimates are provided exclusive of GST.

Scaffolding requirements are prohibitive

There are other remedial and longevity actions that are theoretically possible but due to the challenging access requirements for this building they are not cost effective. Re-coat / paint and rebedding the rusty internal gutter would be great steps to take to increase the longevity of the roofing however the scaffolding requirement and cost; this should be left aside until the roof is full degraded and a replacement is required. The owners should consider a full exterior cladding maintenance / painting be undertaken concurrently with the re-roofing in 10+ years making use of large scaffolding investment and infrastructure required to do the reroofing.

Additional resources

We have included and indexed all photography taken on site for your reference; the USB provided has all high resolution close up photos and the overhead drone photos we used; along with the ones we excluded from the report.

9. Budget and timeline

Timeline	Immediate Action	2.5 year outlook	5 year outlook	7.5 year outlook	10+ year outlook
Chemical treatment & cleaning	\$4,000	\$0	\$4,000	\$0	\$0
Full Roof Replacement	\$0	\$0	\$0	\$0	\$406,163
Cumulative Total	\$4,000	\$4,000	\$8,000	\$8,000	\$414,163

10. Execution

James Logan, CEO/Director

Shane Brown (LBP Roofer)



Roof Buddy Ltd

james@roofbuddy.co.nz

Private and confidential

Roofbuddy head office

Level 4, 23 Falcon Street, Parnell

Disclaimer

This report has been compiled by a licensed building practitioner (LBP) solely for information purposes to confirm that roofing works have been completed by another party at the premises and in a manner expressly identified and set out in the report (**Purpose**). As part of compiling this report, reliance may have been had on opinions, documents, photos, assumptions, guarantees, assurances, warranties, statements or other information (express or implied) provided by third parties. Any opinion expressed in this report is based on the knowledge and approach of the person who formed that opinion at the date that the opinion was formed and the opinion may have ceased, or may cease, to be the opinion of the relevant person or to be appropriate in the light of subsequent knowledge.

This report is intended solely for the recipient expressly identified in the report (**Recipient**) and may not be relied upon by any other party. By being provided with this report, the Recipient agrees to not use the information contained in this report or any other information provided by Roofbuddy Limited (**Roofbuddy**) or its related companies, directors, officers, employees, contractors, agents, consultants, and advisors (together, **Representatives**) in connection with the Purpose, except to the extent it is relevant to the Purpose, and the Recipient agrees that the use of or any reliance on this report is at the Recipient's own risk.

No representation or warranty, express or implied, is made as to the completeness, fairness, accuracy, adequacy or reliability of any representations, statements, estimates, or opinions or other information contained in this report, or as to the reasonableness of any assumption (as applicable), any of which may change without notice. To the maximum extent permitted by law, Roofbuddy and its Representatives are not responsible for any adverse consequences arising from the Recipient's use of and reliance on this report, and disclaim all liability and responsibility (including without limitation any liability arising from fault or negligence on the part of Roofbuddy and/or its Representatives) for any direct or indirect loss or damage which may be suffered by any Recipient through use of or reliance on anything contained in, or omitted from, this report. Roofbuddy and its Representatives are not under any obligation to notify the Recipient or provide any further information if they become aware of any inaccuracy, incompleteness or change in any information set out in this report or any event which may affect or qualify any aspect of this report.

Neither Roofbuddy, nor any of its Representatives, is liable, and the Recipient covenants not to make any claim or commence or pursue any proceedings against any of them, for any loss or damage of any kind (including, without limitation, any consequential loss or loss of profits) arising from any:

1. use of or reliance on this report by the Recipient (or any other party);
2. error, inaccuracy, incompleteness or similar defect in the report; or
3. default, negligence or lack of care in relation to the preparation or provision of this report.

If Roofbuddy or any of its Representatives is liable for any reason for any loss suffered or liability incurred by the Recipient arising from the use of or reliance on this report, or for any other reason, Roofbuddy's or the relevant Representative's liability (whether arising in contract, tort (including negligence) or otherwise) is limited to NZ\$500.