



Roof Inspection Report

Report #13298 | 27/10/26

Report details

Attn	Home owner
Re	Quote Request – 20/10/26; Roof Inspection Report – Kitchen Ceiling Leak
To	The Owners
For	Blacktown NSW (street address removed)
Date of inspection	27/10/26
Inspected by	JSJ Roofing roofers

Property overview

Structure	House
Storeys	1
Roof covering	Tile
Area of concern	Valley above the kitchen

Introduction

Thank you for the opportunity to inspect the roof following the damp patch noticed on the kitchen ceiling. Our findings and recommended works are outlined below for your consideration.

Overall condition

The leak to the kitchen ceiling was traced to the valley above the kitchen. Replacing the valley iron and sealing the valley, as outlined below, addresses the source of the leak and will help prevent further water damage to the ceiling.

Roof element	Condition	Comment
Valley above kitchen	Poor	Source of the kitchen ceiling leak – valley iron to be replaced
Valley sealing	Fair	New Presstite recommended along the valley

Findings & recommendations

1. VALLEY IRON ABOVE THE KITCHEN

The leak to the kitchen ceiling was traced to the valley (the metal channel where two roof slopes meet and carry water down to the gutter) above the kitchen. Strips of wool were found lodged along the side of the valley, and material like this holds water and can channel it over the edge of the valley iron and under the tiles. We recommend lifting the tiles along the valley, removing the existing valley iron and installing a new one, then reinstating the tiles. The ridge caps at the top of the valley will be disturbed by the replacement, so these will be rebbed and pointed into position once the new valley iron is in.



Existing valley iron to be replaced

2. PRESSTITE SEALING STRIP

To further protect the valley, we recommend installing new Presstite (a flexible, self-adhesive sealing strip) to the relevant areas along the valley. This closes the gaps between the tiles and the valley iron, helping to stop wind-driven rain and debris getting in.



Strips of wool lodged along the side of the valley

3. ROOF RESTORATION

As requested, we have also quoted a full roof restoration (clean and paint). As part of the restoration, all ridge capping will be repointed, improving both the durability and the overall look of the roof. This is carried out after the painting stage, giving a finish more like a new roof than simply a recoated one. To ensure a proper bond, the old mortar on the edge of each cap is ground back first, so the new flexible pointing adheres directly to the cap rather than to aged mortar that can crack and break away over time.

Once the caps are prepared, the entire roof is thoroughly pressure cleaned to remove built-up dirt and pollution. The coating system is a single coat of Industrial Roof Coatings Platinum Primer across the roof surface, followed by two coats of Industrial Roof Coatings Roof Refresh acrylic roof paint. As an accredited Industrial Roof Coatings applicator, JSJ Roofing installs this system to the manufacturer's specification, which keeps the 10-year warranty valid.

During the works, existing issues such as broken or missing tiles, or valley cuts requiring clipping, may come to light. Where these affect the ability to proceed, the affected tiles will need to be replaced at the time. Broken tile replacement is \$30 plus GST per tile, and \$60 plus GST per tile where tiles beneath ridge capping are involved. We recommend allowing a pre-approved limit of \$250 plus GST for minor repairs, to be added as a variation if required. Any additional repairs will be documented with photos and submitted for your approval before proceeding.

To help with your choice of colour, please refer to the Industrial Roof Coatings Colour Visualiser:
<https://industrialroofcoatings.com.au/product/visualise-the-colour/>

Photographs taken during our inspection are included with each finding above to illustrate the condition of the roof and the items referred to throughout this report. If both the valley repairs and the roof restoration are going ahead, the valley repairs are best carried out first, so the restoration starts on a watertight roof.

We recommend the following works are carried out at the earliest opportunity.

Scope of work required - Valley repairs

<ul style="list-style-type: none">- Alert residents & set up safety signage- Where required fall restraint harness used to comply with WHS- Photos taken, sent via email- Remove tiles along valley, remove existing valley iron & supply & install new valley iron (orange), reinstate tiles x 5 L/m- Rebed & point caps after valley iron replacement x 3- Supply & install Presstite x 8 L/m	
- All associated rubbish removed from site	\$2500+
Subtotal (ex GST)	\$2,500.00
GST	\$250.00
Total (inc GST)	\$2,750.00

Scope of work required - Roof restoration

<ul style="list-style-type: none">- Alert residents & set up safety signage- Where required fall restraint harness used to comply with WHS- Grind & wire brush ridge caps to prepare for repointing- Pressure clean all roof areas x 128 m2- Apply 1 coat of Industrial Roof Coatings Platinum Primer to entire roof area x 128 m2- Apply 2 coats of Industrial Roof Coatings Roof Refresh acrylic roof paint to entire roof area x 128 m2- Repoint all ridge capping with new flexible pointing x 94- Clean gutters on completion- Photos taken, sent via email	
- All associated rubbish removed from site	\$6500+
Subtotal (ex GST)	\$6,500.00
GST	\$650.00
Total (inc GST)	\$7,150.00

Notes

- This report is based on a visual inspection of the roof areas that could be safely accessed on the day. Defects concealed beneath roof coverings, within the roof space or in areas not accessible at the time may not be identified.
- Any measurements are estimates and may be subject to on-site confirmation if proceeding with the works.
- Roof restoration: prior to works, please ensure vehicles and outdoor furniture are covered or moved away from any areas that may be subject to overspray. Overspray is kept to an absolute minimum, however we cannot be held responsible for any effects of overspray.