

## Roofing Report: <Address>



### Index

1. Scope of reporting
2. Roofing zoning overview
3. Zone 1 analysis
4. Zone 2 analysis
5. Zone 3 analysis
6. Zone 4 analysis
7. Zone 5 analysis
8. Zone 6 analysis
9. Zone 7 analysis
10. Zone 8 analysis
11. Additional notes
12. Budget and timeline
13. 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

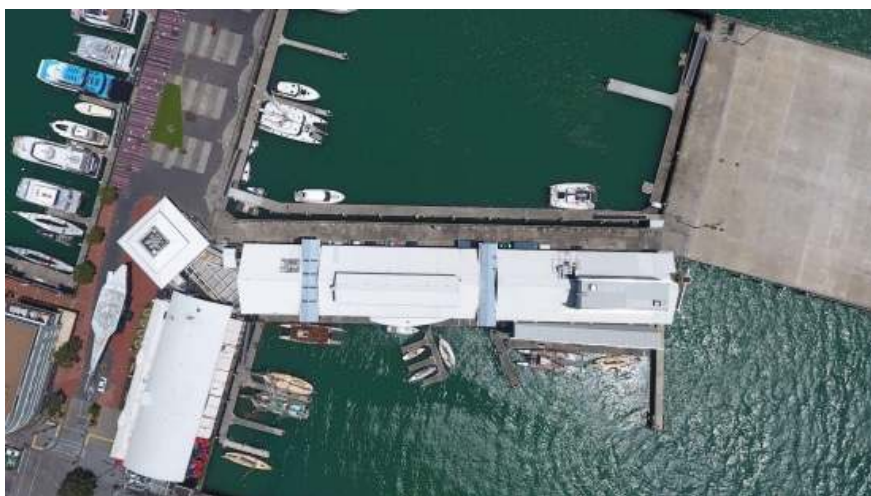
This report is considered confidential and is being prepared for the sole benefit of the [REDACTED] management by Roofbuddy Ltd.

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 Zoning Overview

Given the size of the facility and the difference in condition, type and age of roofing materials we have broken the report down into 8 Roofing Zones. Each zone is uniform in type of roofing, age of roofing and general condition so reporting on each zone is consistent over the zone itself but differs between zones.

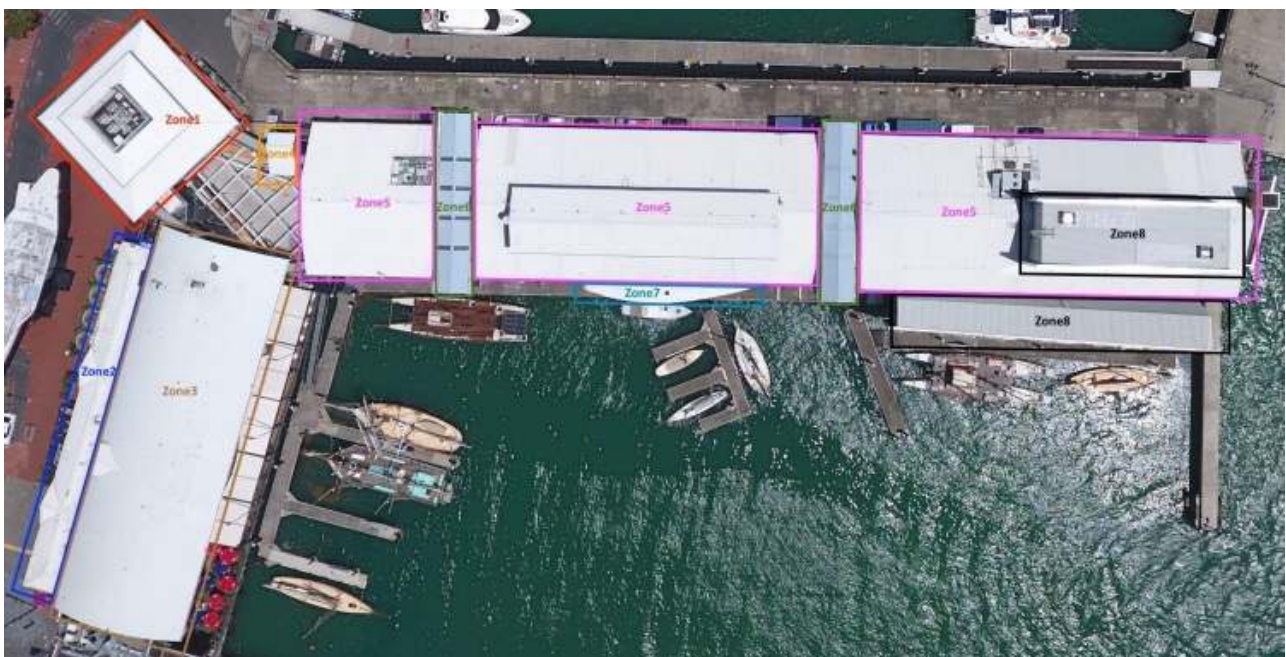
### Overhead image (raw)



### Overhead image (zoned)

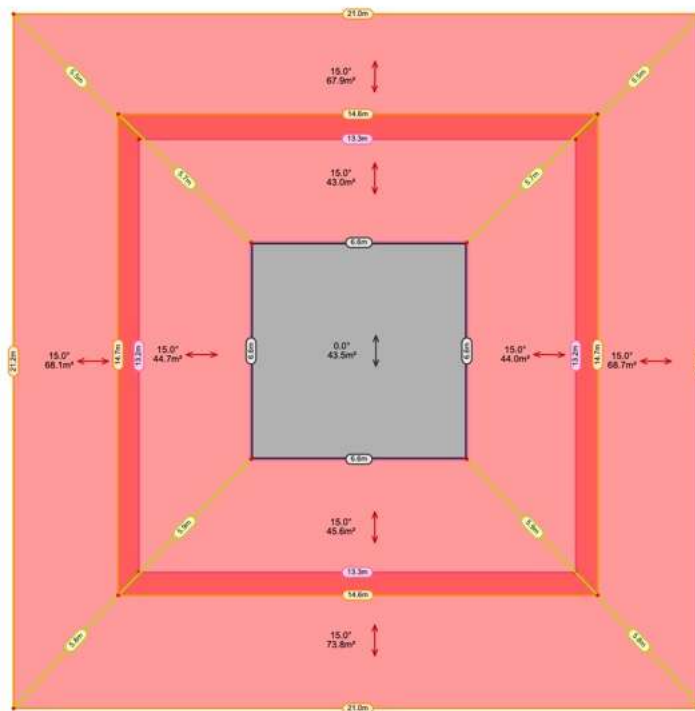
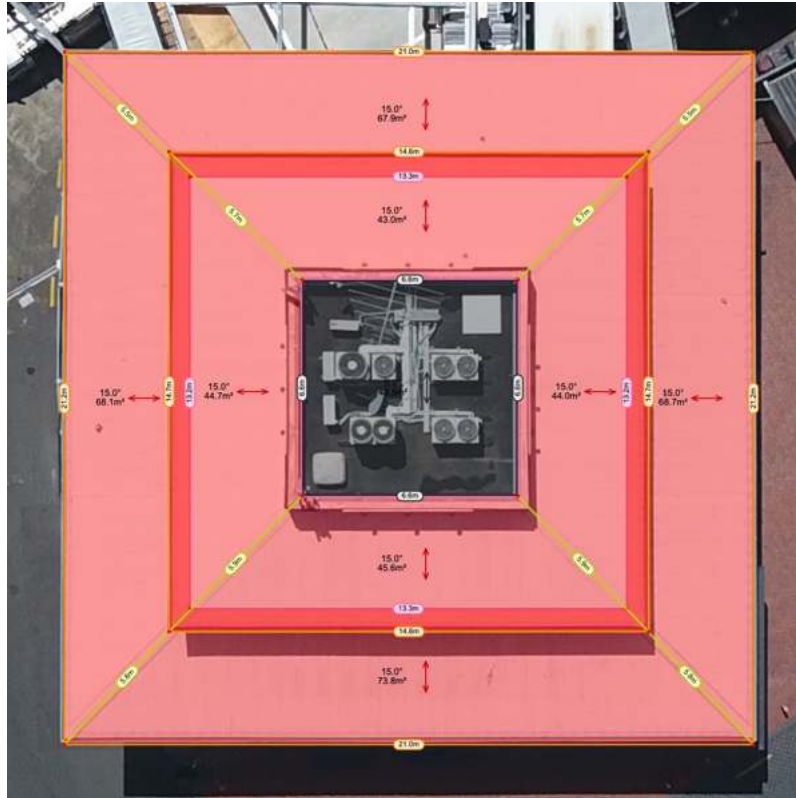
Key:

**Zone 1** - **Zone 2** - **Zone 3** - **Zone 4** - **Zone 5** - **Zone 6** - **Zone 7** - **Zone 8**



### 3. Zone 1 Analysis

#### Measurement Summaries



## Replacement Cost Estimate

### Roofing Materials

	Item	Quantity	Unit Cost	Total Cost
	Ridge (m)	45.7	\$19.00	\$868.30
	Apron (m)	79.5	\$19.00	\$1,510.50
	Area (m <sup>2</sup> )	455.7	\$35.00	\$15,949.50
	Freight (delivery)	1	\$150.00	\$150.00
	Product Wastage	5%		\$923.92
	<b>Total Cost (exc. GST)</b>			<b>\$19,402.22</b>

### Labour


Area (m <sup>2</sup> )	<b>455.7</b>
Cost per m <sup>2</sup>	<b>\$40.00</b>
<b>Total Cost</b>	<b>\$18,228.00</b>

### Scaffolding

<b>Total Cost</b>	<b>\$20,000.00</b>
-------------------	--------------------

Total Cost (excl. GST)	\$57,630.22
Total Cost (incl. GST)	\$66,274.75
Margin	35%
<b>Roofing Total (incl. GST)</b>	<b>\$89,470.91</b>

### Gutters & Downpipes

	Item	Quantity	Unit Cost	Total Cost
	Gutter (m)	143	\$70.00	\$10,010.00
	Downpipe (m)	40	\$60.00	\$2,400.00
	<b>Total Cost (exc. GST)</b>			<b>\$12,410.00</b>

Gutters & Downpipes Total (incl. GST)      \$14,271.50

**Grand Total**      **\$103,742.41**

## Close-up Photographs



## Feedback, timeline and pricing estimates

**General Feedback:** This roofing area is in good condition, was very well installed and has no obvious waterproofing issues. The guttering looks brand new and the ends of the sheets have been trimmed and undersheeted recently (presumably as they rusted).

**Structural Feedback:** This roofing area is robust and has no areas of structural weakness. The bitumen roofing section at the top of the turret is firm and in good condition and doesn't require re-plying in the medium to long term as it appears to be lasting very well.

**Aesthetic Feedback:** This roof generally looks good, there are some discolourations, marks from people walking on the roof and small areas of chipped off / peeling paint (as photographed). 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) but this is normal for a roof this age. There are some small splatterings of silicone and other splatters of asphalt or construction material from previous tradesmen but nothing major.

**Timeframe and recommended works:** We recommend the condition of the roof is monitored and painting is undertaken at approximately the 2.5 year mark. This will ensure the roof looks good on the frontage for the next 10/15 years and mitigate the exposure of the iron where the paint has peeled off (not a good sign as rust will most likely arrive next if left unattended).

**Pricing Estimates:** This painting job could be undertaken off a scissor lift

\$4,600 scissor lift hire.

\$25,300 waterblasting, rust treatment, painting prep, then marine grade painting.

\$29,900 Total





## 4. Zone 2 Analysis

### Measurement Summaries



### Replacement Cost Estimate

#### Roofing Materials

Item	Quantity	Unit Cost	Total Cost
 Barge (m)	25	\$14.50	\$362.50
 Ridge (m)	76.7	\$19.00	\$1,457.30
 Valley (m)	34.3	\$14.00	\$480.20
 Area (m <sup>2</sup> )	344.4	\$32.00	\$11,020.80
Freight (delivery)	1	\$150.00	\$150.00
Roofing Penetrations	1	\$1,500.00	\$1,500.00
Signage Removal / Reinstatement	1	\$1,500.00	\$1,500.00
Aircon De-Install	1	\$600.00	\$600.00
Aircon Re-Install	1	\$1,200.00	\$1,200.00
Product Wastage	15%		\$2,740.62
Total Cost (exc. GST)			\$21,011.42

#### Labour

Area (m <sup>2</sup> )	<b>344.4</b>
Cost per m <sup>2</sup>	<b>\$52.00</b>
Total Cost	<b>\$17,908.80</b>




### Scaffolding

Total Cost **\$10,000.00**

Total Cost (excl. GST)	\$48,920.22
Total Cost (incl. GST)	\$56,258.25
Margin	35%
Roofing Total (incl. GST)	\$75,948.64

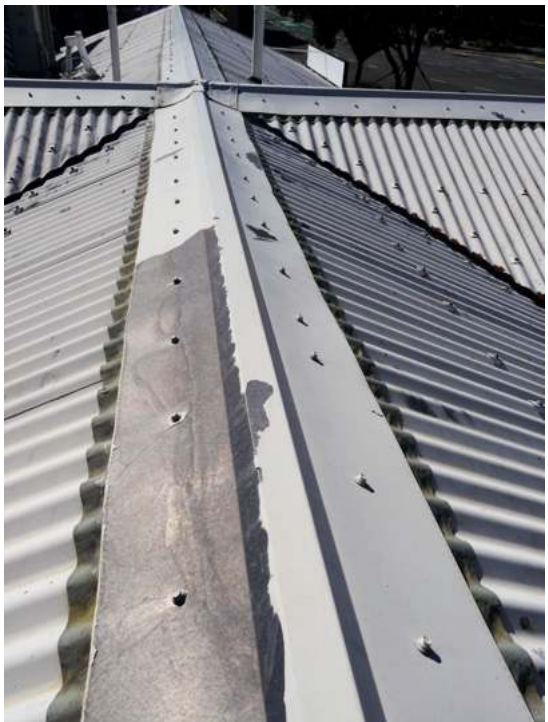
### Gutters & Downpipes

Item	Quantity	Unit Cost	Total Cost
 Gutter (m)	96.8	\$60.00	\$5,808.00
Downpipe (m)	35	\$60.00	\$2,100.00
		Total Cost (exc. GST)	\$7,908.00

Gutters & Downpipes Total (incl. GST) **\$9,094.20**

**Grand Total \$85,042.84**

### Close-up Photographs



## Feedback, timeline and pricing estimates

**General Feedback:** This roofing area is in poor overall condition and may have some waterproofing issues. This roofing area has been installed in a somewhat mediocre and haphazard way and has not aged particularly well. The gutters are in fair condition and it looks like the roof has been painted in the last 5 years but this is now starting to peel off. This roof appears to be coming to the end of its natural lifespan and should be replaced inside the next 5 years.

**Structural Feedback:** There are significant rusted areas that are compromising the structural integrity and parts of the iron feel soft underfoot (indicating weakness).

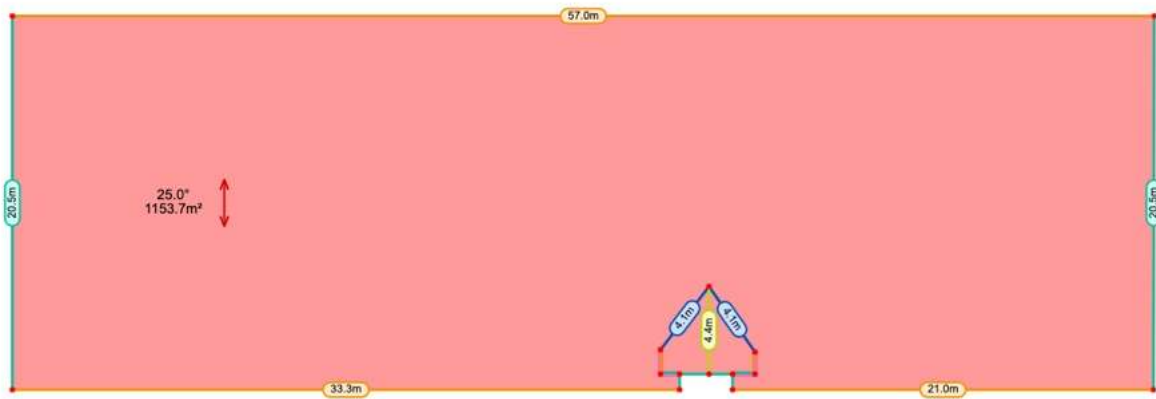
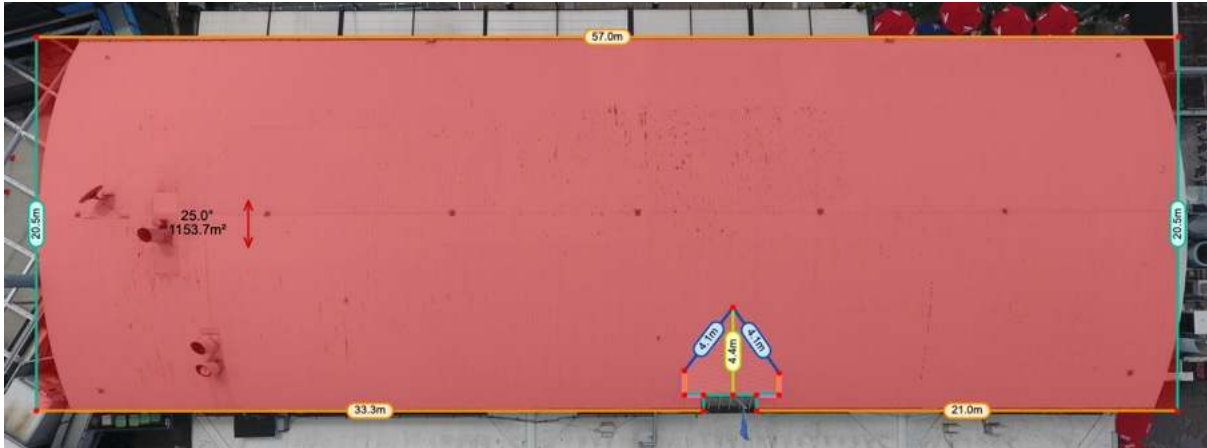
**Aesthetic Feedback:** This roof has a poor aesthetic finish with significant structural and surface rusting, lots of rusting on the edges of sheets and lots of peeling paint. There are also lots of marks from tradesmen accessing the roof and some concrete splatters from roading work and a fair amount of other blemishes from unknown sources. All in all a shabby looking roof, especially for the frontage of the building as highly visible.

**Timeframe and recommended works:** This roof will undoubtedly need to be fully replaced in the next 5 years. Provided there are no urgent waterproofing concerns and you can tolerate the appearance of it currently; this work is not urgent but spending any money at this late stage on repainting or trimming and undersheeting to remove the rust would be a waste of resources. We recommend that no other money is spent in the ongoing maintenance or rehabilitation of the roof until you find it either convenient to preemptively replace it or a significant waterproofing issue arises and you have no choice. 5 years would be an optimistic assessment of how much longer this roof could last prior to full replacement; there is a decent argument for replacing it preemptively right away however technically speaking it can last longer, unattractive as it may be.

**Pricing Estimates:** Full replacement is the recommended course of action, see Replacement cost estimate above.

## 5. Zone 3 Analysis

### Measurement Summaries



## Replacement Cost Estimate

### Roofing Materials

	Item	Quantity	Unit Cost	Total Cost
	Barge (m)	10	\$14.50	\$145.00
	Ridge (m)	4.4	\$19.00	\$83.60
	Apron (m)	4.6	\$19.00	\$87.40
	Valley (m)	8.3	\$14.00	\$116.20
	Area (m <sup>2</sup> )	1168	\$75.00	\$87,600.00
	Freight (delivery)	1	\$500.00	\$500.00
	Backtray and penetrations	1	\$4,500.00	\$4,500.00
	Hiab Rental	3	\$2,500.00	\$7,500.00
	Remove Remove + Reinstall static lines	1	\$1,600.00	\$1,600.00
	Product Wastage	5%		\$5,106.61
	<b>Total Cost (exc. GST)</b>			<b>\$107,238.81</b>

### Labour

Area (m <sup>2</sup> )	<b>1168</b>
Cost per m <sup>2</sup>	<b>\$65.00</b>
Total Cost	<b>\$75,920.00</b>

### Scaffolding

Total Cost	<b>\$35,000.00</b>
------------	--------------------

Total Cost (excl. GST)	\$218,158.81
Total Cost (incl. GST)	\$250,882.63
Margin	35%
Roofing Total (incl. GST)	\$338,691.55

**Grand Total** \$338,691.55

## Close-up Photographs



## Feedback, timeline and pricing estimates

**General Feedback:** This roofing area is in extremely poor condition and requires immediate replacement before major waterproofing issues arise; it is miraculous the entire building is not currently leaking like a sieve.

The guttering on the ocean facing side is totally rusted out however the road-side guttering is in good condition.

There is an additional bitumen flat roofing service section to the south end of this zone that was not included in the measurement summaries however there is feedback pertinent to this roofing area in the section at the end of the report under the heading 'Additional notes'.

**Structural Feedback:** This roofing area is structurally poor. The rust is significant, prolific and has penetrated right through the iron in many places to the underside. The iron is soft underfoot (a sign of critical weakness). Total failure of this roofing material is imminent.

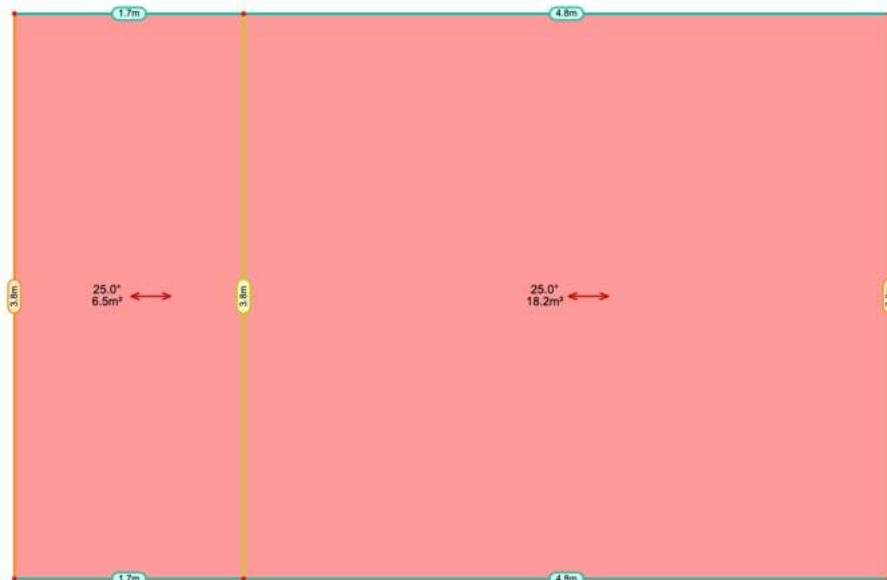
Aesthetic Feedback: This roofing area is in terrible aesthetic condition and has significant rust throughout. It appears to have been painted in the last 5 years however this paint is peeling; giving a general look of patchiness and rust.

**Timeframe and recommended works:** Immediate replacement is the only viable course. No work is required on the guttering for the road-side however on the ocean facing side the gutter should receive the same marine grade rust treatment as the structural steel visible at other locations at the facility (this will be the most economical way to deal with this gutter as it will be extremely expensive to replace).

**Pricing Estimates:** Full replacement is the only viable course. See Replacement cost estimate above.

## 6. Zone 4 Analysis

### Measurement Summaries



## Replacement Cost Estimate

### Roofing Materials

	Item	Quantity	Unit Cost	Total Cost
	Barge (m)	13	\$14.50	\$188.50
	Ridge (m)	3.8	\$19.00	\$72.20
	Area (m <sup>2</sup> )	24.6	\$27.50	\$676.50
	Freight (delivery)	1	\$150.00	\$150.00
	Product Wastage	5%		\$54.36
			<b>Total Cost (exc. GST)</b>	<b>\$1,141.56</b>

### Labour


Area (m <sup>2</sup> )	<b>24.6</b>
Cost per m <sup>2</sup>	<b>\$100.00</b>
Total Cost	<b>\$2,460.00</b>

### Scaffolding

Total Cost	<b>\$4,500.00</b>
------------	-------------------

Total Cost (excl. GST)	\$8,101.56
Total Cost (incl. GST)	\$9,316.79
Margin	35%
Roofing Total (incl. GST)	\$12,577.67

### Gutters & Downpipes

	Item	Quantity	Unit Cost	Total Cost
	Gutter (m)	7.6	\$100.00	\$760.00
			<b>Total Cost (exc. GST)</b>	<b>\$760.00</b>

Gutters & Downpipes Total (incl. GST) \$874.00

**Grand Total** \$13,451.67



## Close-up Photograph



### Feedback, timeline and pricing estimates

**General Feedback:** This roofing area is near new, was installed very well and is in perfect condition.

**Structural Feedback:** N/A as the roofing area is new.

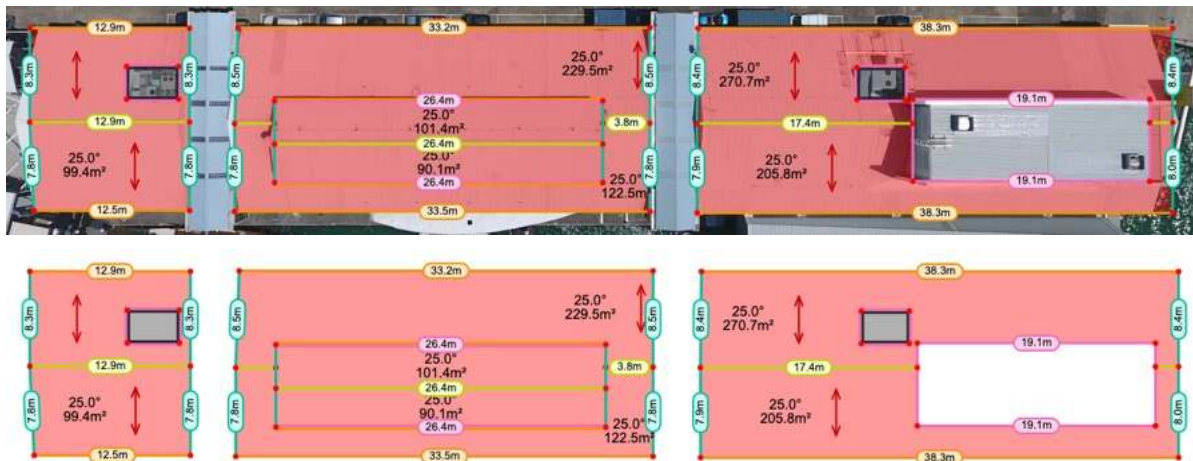
**Aesthetic Feedback:** N/A as the roofing area is new.

**Timeframe and recommended works:** No works are recommended over the timeframe considered in this report. The condition of the roof should be checked after 10 years and painting could be considered at this point in time.

**Pricing Estimates:** N/A as no works are recommended.





## 7. Zone 5 Analysis

### Measurement Summaries



### Replacement Cost Estimate

#### Roofing Materials

Item	Quantity	Unit Cost	Total Cost
 Barge (m)	112	\$14.50	\$1,624.00
 Ridge (m)	65.6	\$19.00	\$1,246.40
 Apron (m)	146.5	\$19.00	\$2,783.50
 Area (m <sup>2</sup> )	1214.4	\$40.00	\$48,576.00
Freight (delivery)	1	\$1,000.00	\$1,000.00
Additional Flashings	1	\$6,000.00	\$6,000.00
Static Line De-install / Re-install	1	\$4,500.00	\$4,500.00
Product Wastage	10%		\$6,572.99
Total Cost (exc. GST)			\$72,302.89

#### Labour


Area (m <sup>2</sup> )	<b>1235.3</b>
Cost per m <sup>2</sup>	<b>\$70.00</b>
Total Cost	<b>\$86,471.00</b>

### Scaffolding

Total Cost **\$45,000.00**

Total Cost (excl. GST)	\$203,773.89
Total Cost (incl. GST)	\$234,339.97
Margin	35%
Roofing Total (incl. GST)	\$316,358.96

### Gutters & Downpipes

Item	Quantity	Unit Cost	Total Cost
 Gutter (m)	221.5	\$85.00	\$18,827.50
Downpipe (m)	50	\$95.00	\$4,750.00
		Total Cost (exc. GST)	\$23,577.50

Gutters & Downpipes Total (incl. GST) **\$27,114.13**

Grand Total **\$343,473.09**

### Close-up Photographs



## Feedback, timeline and pricing estimates

**General Feedback:** This large roofing area is in mediocre condition and has been installed fairly well, but not perfectly. The gutters are in fair condition. It appears to have no imminent waterproofing issues however these may arise in the short to mid term. There are signs of deterioration and some preemptive actions to mitigate worsening of this is recommended.

**Structural Feedback:** This roofing area has no structural concerns and is robust, the rust on the ends of the sheets should be addressed before it spreads up the sheets and affects the structural integrity of the iron. The roof appears waterproof and is strong; it will last a long time.

**Aesthetic Feedback:** This roofing area is in poor aesthetic condition. There are significant areas of paint deterioration and flaking, along with rust and degradation especially around some flashings and at the edges of the sheets. There are a lot of black smears from people walking on the roof, concrete flecks and other blemishes. Overall the roof does not look great but is up high, so is not visible from anywhere public at the facility.

**Timeframe and recommended works:** It is recommended that these sheets are all trimmed, undersheeted and marine painted (as with the sheets in Zone 1), this could be delayed a few years maximum but should be undertaken soon before the rust spreads too high up the sheet, if the rust gets up too high above the first row of screws this method of addressing the rust will be unavailable to resolve the issue. In addition for longevity and aesthetic benefits this whole roof should be repainted in the next 5 years, probably at the same time as the undersheeting. Could be done now, should be done at the 2.5 year mark and 100% needs to be done by the 5 year mark.

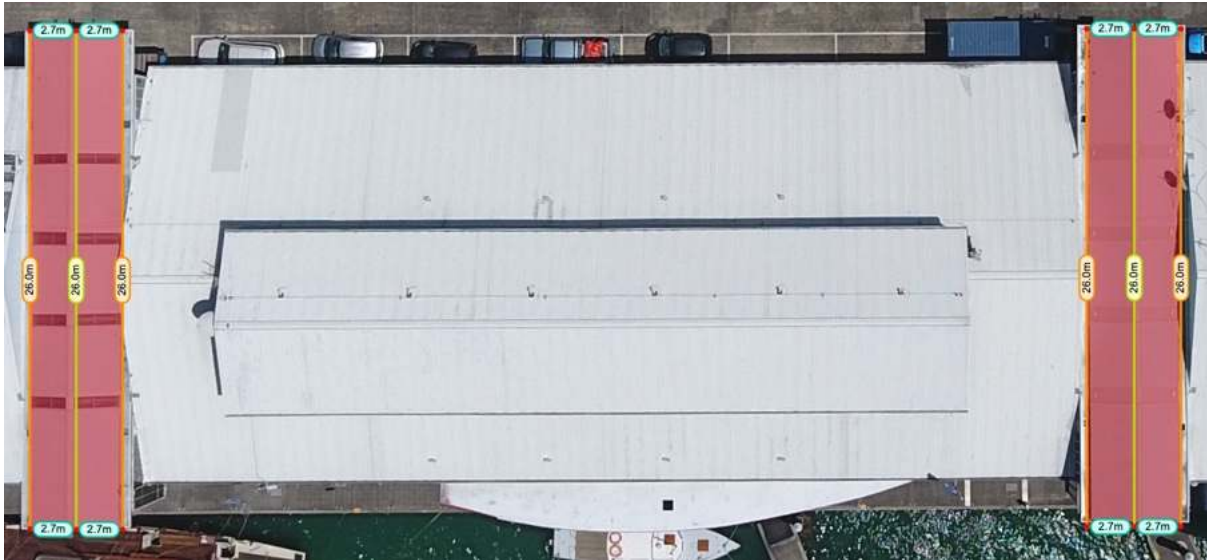
**Pricing Estimates:** \$55,200 water-blasting, rust treatment, painting prep, then marine grade painting.

\$24,150 for undersheeting.

\$11,500 access (scissor lifts) Total = \$90,850

## 8. Zone 6 Analysis

### Measurement Summaries



### Replacement Cost Estimate

#### Roofing Materials

	Item	Quantity	Unit Cost	Total Cost
	Barge (m)	21.5	\$14.50	\$311.75
	Ridge (m)	52	\$19.00	\$988.00
	Area (m <sup>2</sup> )	278.9	\$35.00	\$9,761.50
	Clear Light (m <sup>2</sup> )	40	\$33.00	\$1,320.00
	Freight (delivery)	1	\$150.00	\$150.00
	Product Wastage	5%		\$626.56
	<b>Total Cost (exc. GST)</b>			<b>\$13,157.81</b>

#### Labour

Area (m <sup>2</sup> )	<b>318.9</b>
Cost per m <sup>2</sup>	<b>\$45.00</b>
<b>Total Cost</b>	<b>\$14,350.50</b>

### Scaffolding

Total Cost **\$10,000.00**

Total Cost (excl. GST)	\$37,508.31
Total Cost (inc. GST)	\$43,134.56
Margin	35%
Roofing Total (incl. GST)	\$58,231.66

### Gutters & Downpipes

Item	Quantity	Unit Cost	Total Cost
Gutter (Bitumen)	103.9	\$120.00	\$12,468.00
		Total Cost (exc. GST)	\$12,468.00

Gutters & Downpipes Total (incl. GST) **\$14,338.20**

**Grand Total** **\$72,569.86**

### Close-up Photographs



## Feedback, timeline and pricing estimates

**General Feedback:** These two roofing areas are new, installed very well and overall are in good condition. The membrane gutters and clear sheets are in excellent condition and except for some rust on the ends of the sheets and one very rusty flashing (shown above) the area is generally very good.

**Structural Feedback:** This roofing area has no structural concerns and is very robust, the rust on the ends of the sheets should be addressed before it spreads up the sheets and affects the structural integrity of the iron.

**Aesthetic Feedback:** Other than the rust on the ends of the sheets and 1 very rusty flashing (shown above) this roof is in excellent aesthetic condition and does not require painting or replacement in the medium to long term.

**Timeframe and recommended works:** It is recommended that these sheets are all immediately trimmed, undersheeted and marine painted (as with the sheets in Zone 1), this could be delayed a few years maximum but should be undertaken soon before the rust spreads too high up the sheet, if the rust gets up too high above the first row of screws this method of addressing the rust will be unavailable to resolve the issue, so the sooner the better. No other works are recommended on this roofing area over the timeframe considered in this report.

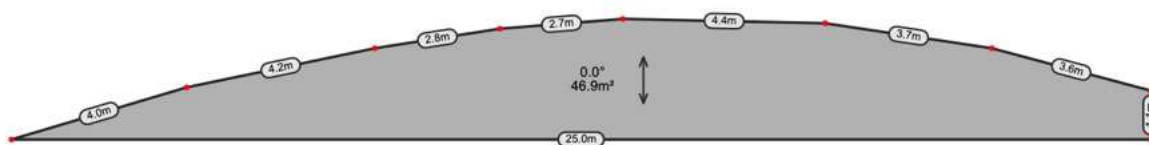
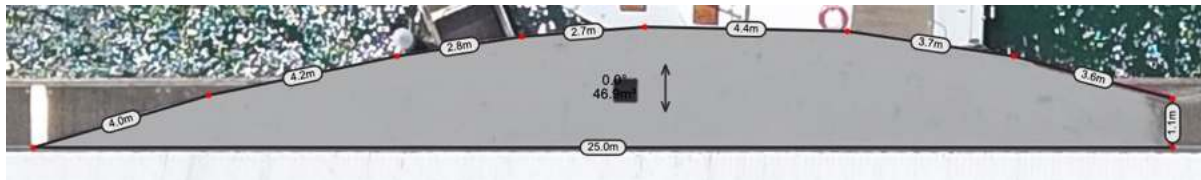
**Pricing Estimates:** Trimming, undersheeting and painting should be easy for this roofing area as there is no scaffolding or access requirements; the workers can stand in the membrane gutter and complete this work easily. On the ends near the edges we propose that installing static lines for safety would be the easiest and most cost effective access solution and be of long term benefit for works in the future too.

\$5175 installation of permanent static lines at the edges

\$18,670 trim and undersheet with marine painting and replace rusted flashing. Total =  
\$23,845

## 9. Zone 7 Analysis

### Measurement Summaries



### Replacement Cost Estimate

#### Roofing Materials

Item	Quantity	Unit Cost	Total Cost
● Bitumen (m <sup>2</sup> )	46.9	\$150.00	\$7,035.00
Freight (delivery)	1	\$150.00	\$150.00
Product Wastage	5%		\$359.25
Total Cost (exc. GST)			\$7,544.25

#### Labour

Area (m <sup>2</sup> )	<b>46.9</b>
Cost per m <sup>2</sup>	<b>\$100.00</b>
Total Cost	<b>\$4,690.00</b>

#### Scaffolding

Total Cost	<b>\$3,000.00</b>
------------	-------------------

Total Cost (excl. GST)	\$15,234.25
Total Cost (incl. GST)	\$17,519.39
Margin	35%
Roofing Total (incl. GST)	\$23,651.17

**Grand Total** \$23,651.17



## Close-up Photographs



### Feedback, timeline and pricing estimates

**General Feedback:** This roofing area is in perfect condition and was installed very well.

**Structural Feedback:** This roof is structurally very sound and in excellent condition.

**Aesthetic Feedback:** There is some moss and lichen on this roof that should be removed, other than that it looks good.

**Timeframe and recommended works:** This roofing area should be water blasted now to remove the moss and lichen other than that, no works are recommended over the timeframe considered in this report. The condition of the roof should be checked after 10 years and painting could be considered at this point in time.

**Pricing Estimates:** Waterblasting the small roofing area \$1725



## 10. Zone 8 Analysis

### Measurement Summaries



### Replacement Cost Estimate

#### Roofing Materials

Item	Quantity	Unit Cost	Total Cost
 Barge (m)	16	\$14.50	\$232.00
 Ridge (m)	53.4	\$19.00	\$1,014.60
 Parapet (m)	56.6	\$18.00	\$1,018.80
 Area (m <sup>2</sup> )	609.3	\$35.00	\$21,325.50
Freight (delivery)	1	\$900.00	\$900.00
Product Wastage	5%		\$1,224.55
<b>Total Cost (exc. GST)</b>			<b>\$25,715.45</b>

#### Labour

Area (m <sup>2</sup> )	<b>609.3</b>
Cost per m <sup>2</sup>	<b>\$50.00</b>
<b>Total Cost</b>	<b>\$30,465.00</b>

**Labour**


Area (m <sup>2</sup> )	<b>609.3</b>
Cost per m <sup>2</sup>	<b>\$50.00</b>
Total Cost	<b>\$30,465.00</b>

**Scaffolding**

Total Cost	<b>\$6,000.00</b>
------------	-------------------

Total Cost (excl. GST)	\$62,180.44
Total Cost (incl. GST)	\$71,507.51
Margin	35%
Roofing Total (incl. GST)	\$96,535.14

**Gutters & Downpipes**

Item	Quantity	Unit Cost	Total Cost
 Gutter (m)	18.8	\$150.00	\$2,820.00
Bitumen Gutter Replacement	1	\$1.00	\$1.00
		Total Cost (exc. GST)	\$2,821.00

Gutters & Downpipes Total (incl. GST)      \$3,244.15

**Grand Total**      **\$99,779.29**

**Close-up Photographs**


## Feedback, timeline and pricing estimates

**General Feedback:** This roofing area is near new, was installed perfectly and is in excellent condition.

**Structural Feedback:** N/A as the roofing area is new.

**Aesthetic Feedback:** N/A as the roofing area is new.

**Timeframe and recommended works:** No works are recommended over the timeframe considered in this report. The condition of the roof should be checked after 10 years and painting could be considered at this point in time.

**Pricing Estimates:** N/A as no works are recommended.

## 11. Additional Notes

### Bitumen roofing sections

There are 4 bitumen roofing sections at this facility – 3 shown on measurement summaries in Zone1 and Zone5 and another one south of Zone3 that wasn't included in the measurement summary. The guidance for all of the bitumen sections is the same; as follows. They are all in good condition and don't require any immediate remediation or works scheduled within the timeframe considered in this report. They all look good aesthetically and are firm structurally (indicating good condition to the underlying ply substrate). They will require no attention other than spot repairs if waterproofing issues arise over the next 10 years. All of these areas are heavily occupied by air conditioning units and other service equipment – in the case that any of this equipment was to be removed and replaced at any stage it would be a good opportunity to apply another 2 coats of bitumen tar paint to those areas, where access is temporarily available, just as a prudent future proofing measure. However this isn't something that needs to be prioritized or pursued as a specific objective in its own right.

### 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 but to achieve accurate figures here we would need to bring in a third party, professional access company to provide a formal quotation. We have curated these figures to give an indication only and should you wish us to formally quote on any of these works we are happy to do so; however the prices may change after further investigation and scrutiny as to what the scope of works looks like in each individual case.

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

### 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.

## 12. Budget and timeline

Timeline	Immediate Action	2.5 year outlook	5 year outlook	7.5 year outlook	10+ year outlook
Zone 1	\$0	\$29,900	\$0	\$0	\$0
Zone 2	\$0	\$0	\$85,042.84	\$0	\$0
Zone 3	\$338,691.55	\$0	\$0	\$0	\$0
Zone 4	\$0	\$0	\$0	\$0	\$0
Zone 5	\$0	\$90,850	\$0	\$0	\$0
Zone 6	\$23,845	\$0	\$0	\$0	\$0
Zone 7	\$1,725	\$0	\$0	\$0	\$0
Zone 8	\$0	\$0	\$0	\$0	\$0
Cumulative Total	\$364,261.55	\$485,011.55	\$570,054.39	\$570,054.39	\$570,054.39

## 13. 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.