



MOUNTAINSCAPE CREATIVE.
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Aviation Reference Number: 11542658
CASA ReOC: 9272



INSPECTION DATE - 8 SEPTEMBER 2024

ROOF INSPECTION REPORT

8 RIVERTOP CLOSE, EMU HEIGHTS, NSW, 2750

REPORT PREPARED BY JIM MCGRATH

REPORT OBJECTIVE

MountainScape Creative's objective is to provide a comprehensive visual assessment of your roof, clearly identifying any defects, deterioration, or damage. Staying informed helps minimise future repair costs and supports the long-term performance of your roof.

Early identification of existing issues can reduce stress, avoid disruption, and help prevent costly emergency repairs caused by severe weather or unforeseen events that may impact your roofing system.

INFORMATION DISCLOSURE

All reports prepared and compiled by MountainScape Creative are based solely on observations derived from captured media. Our roofing inspection reports are intended to identify visible defects, deterioration, and damage only.

These reports do not provide rectification advice or recommended corrective actions. MountainScape Creative recommends that any required follow-up assessment and remedial works be undertaken by a suitably qualified and licensed tradesperson, roofer, or contractor.

SAFETY & COMPLIANCE DISCLOSURE

All aircraft operated by MountainScape Creative are CASA-registered and maintained in accordance with manufacturer and regulatory requirements. MountainScape Creative holds a Remote Operator's Certificate (CASA.ReOC.9272) and operates in full compliance with Part 101 of the Civil Aviation Safety Regulations 1998 (CASR).

All RPAS are flown by fully qualified and trained pilots holding current Remote Pilot Licences (RePL), supported by robust safety, risk management, and

maintenance procedures. We are authorised to conduct advanced commercial operations, including controlled airspace and night operations, ensuring every project is delivered safely, legally, and professionally.

ROOF SECTION A

The following media form part of the highlighted roof section, outlined below.



Photo 1 - Paint bubbling, peeling and cracking is present along the entire side of the roof section, from gutter to gable and ridge capping.



Photo 2 – Close up of roof section, showing peeling and cracking



Photo 3 – Close up of roof section, showing peeling and cracking



Photo 4 – Left hand side of the roof section. In the photo, the peeling, bubbling and cracking is heavily present along the gutterline to ridge cap



Photo 5 – Right hand side of the roof section. In the photo, the peeling and bubbling is heavily present along the gutterline to ridge cap



Photo 6 – Close up of the gutterline and ridge cap. Peeling and cracking is quite present of this section of the roof



Photo 7 – Gable close up showing the paint peeling, bubbling and cracking is constant up to the gable and flashing



ROOF SECTION B

The following media form part of the highlighted roof section, outlined below.



Photo 1 – Paint peeling and cracking is present along the ridge cap along this section of roof



Photo 2 – Paint bubbling and cracking is present along the ridge cap along this section of roof



Photo 3 – Paint bubbling and cracking is present along the ridge cap along this section of roof



ROOF SECTION C

The following media form part of the highlighted roof section, outlined below.



Photo 1 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



Photo 2 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



Photo 3 – Peeling and cracking paint can be observed along the ridge cap and most tiles



ROOF SECTION D

The following media form part of the highlighted roof section, outlined below.

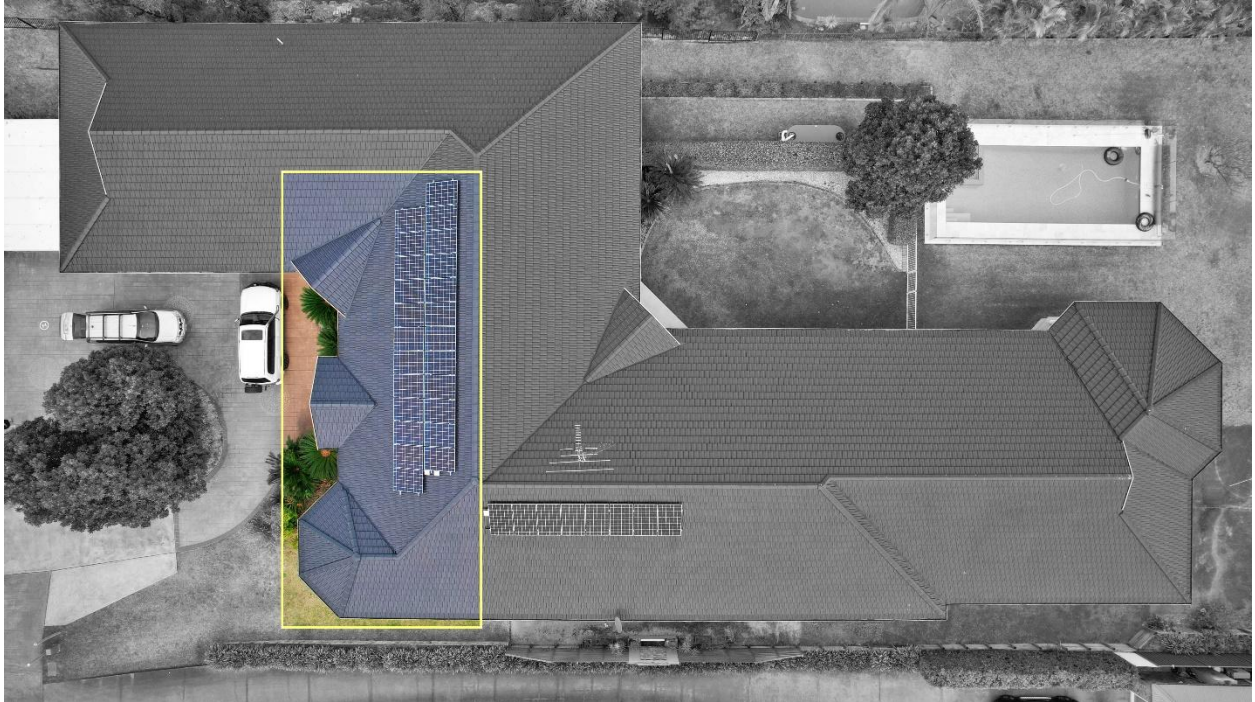


Photo 1 - Peeling, bubbling and cracking paint can be observed along the ridge cap and most tiles



Photo 2 – Close up of bubbling and cracking can be seen



Photo 3 – Close up of bubbling and cracking can be seen



Photo 4 – Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint which extends from the gutter to solar panels



Photo 5 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



Photo 6 - Close up of roof section, showing peeling, bubbling and cracking paint



Photo 7 - Close up of roof section, showing, peeling, bubbling and cracking paint



Photo 8 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint which extends from the gutter to solar panels



Photo 9 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



Photo 10 - Close up of the gutterline and ridge cap. Peeling, bubbling and cracking is quite present of this section of the roof



Photo 11 - Close up of the gutterline and ridge cap. Peeling, bubbling and cracking is very bad in the section of the roof



Photo 12 - Close up of the gutterline and ridge cap. Peeling, bubbling and cracking is quite present of this section of the roof



Photo 13 – Top down overview of photos 9-12 showing the extensive paint damage and degradation. This section appears to be the worst on the roof



Photo 14 – Close up of roof section, showing peeling, bubbling and cracking along the ridge cap and under solar panels



Photo 15 – Close up of roof section, showing peeling, bubbling and cracking. Extensive damage and degradations are observed around the solar .



ROOF SECTION E

The following media form part of the highlighted roof section, outlined below.



Photo 1 - Peeling, bubbling and cracking paint can be observed along part of the ridge cap and gutter line



Photo 2 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



Photo 3 - Close up of roof section along the gutter line, showing bubbling and cracking paint which extends from the gutter to solar panels



Photo 4 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint which extends from the gutter to solar panels



Photo 5 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint which extends from the gutter to solar panels



Photo 6 – Whilst less prevalent on this section, there is slight peeling and cracking paint along the ridge cap



Photo 7 – Whilst less prevalent on this section, there is slight peeling and cracking paint starting to form on the ridge cap and tiles up to the flashing



Photo 8 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the gutterline



Photo 9 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the ridge cap



Photo 10 – Top down overview of photos 1-5 showing the paint damage and degradation. Whilst not as damaged as roof section D, degradations are starting to form and become apparent.



Photo 11 – Top down overview of photos 6-9 showing the paint damage and degradation.



ROOF SECTION F

The following media form part of the highlighted roof section, outlined below.



Photo 1 – Paint bubbling, peeling and cracking is present along the ridge cap along this section of roof



ROOF SECTION G

The following media form part of the highlighted roof section, outlined below



Photo 1 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the ridge cap



Photo 2 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the gutter line



Photo 3 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the ridge cap



Photo 4 – Close up of the gutterline and ridge cap. Peeling, bubbling and cracking is quite present of this section of the roof



Photo 5 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the ridge cap



Photo 6 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the ridge cap



Photo 7 – Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



ROOF SECTION H

The following media form part of the highlighted roof section, outlined below



Photo 1 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form



Photo 2 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the gutter line



Photo 3 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the gutter line



Photo 4 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the gutter line



Photo 5 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the gutter line



Photo 6 – Close up of roof section along the flashing, showing peeling, bubbling and cracking paint on tiles and the ridge capping



Photo 7 – Close up of roof section along the flashing, showing peeling, bubbling and cracking paint on tiles and the ridge capping



Photo 8 – Close up of roof section along the flashing, showing peeling, bubbling and cracking paint on tiles and the ridge capping



Photo 9 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the gutter line



ROOF SECTION I

The following media form part of the highlighted roof section, outlined below



Photo 1 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the gutter line



Photo 2 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the gutter line



Photo 3 – Whilst less prevalent on this section, there is slight peeling, bubbling and cracking paint starting to form along the gutter line



ROOF SECTION J

The following media form part of the highlighted roof section, outlined below



Photo 1 - Peeling, bubbling and cracking paint can be observed along the ridge cap and most tiles. Damage is quite heavy and extensive



Photo 2 - Close up of roof section along the flashing, showing peeling, bubbling and cracking paint on tiles and the ridge capping



Photo 3 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



Photo 4 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



Photo 5 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



Photo 6 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



Photo 7 - Close up of roof section along the gutter line, showing peeling, bubbling and cracking paint



Photo 8 - Close up of roof section along the flashing, showing peeling, bubbling and cracking paint on tiles and the ridge capping



Photo 9 - Top down overview of photos 4-6 showing the extensive paint damage and degradation. This section appears to be quite damaged



ROOF SECTION K

The following media form part of the highlighted roof section, outlined below



Photo 1 - Close up of roof section along the solar panel and ridge capping, showing peeling, bubbling and cracking paint on tiles is extensive



Photo 2 - Close up of roof section along the solar panel and ridge capping, showing peeling, bubbling and cracking paint on tiles is extensive



Photo 3 - Close up of roof section along the solar panel and ridge capping, showing peeling, bubbling and cracking paint on tiles is extensive



Photo 4 - Close up of roof section along the solar panel and ridge capping, showing bubbling and cracking paint on tiles is extensive

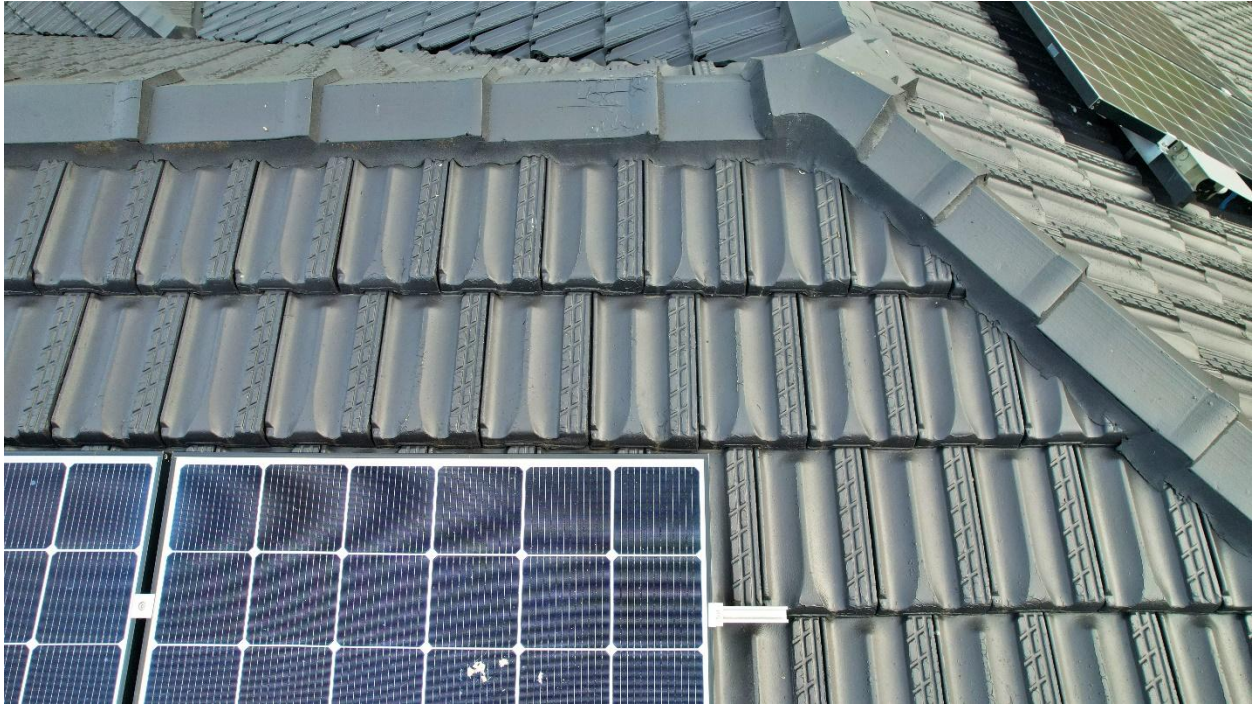
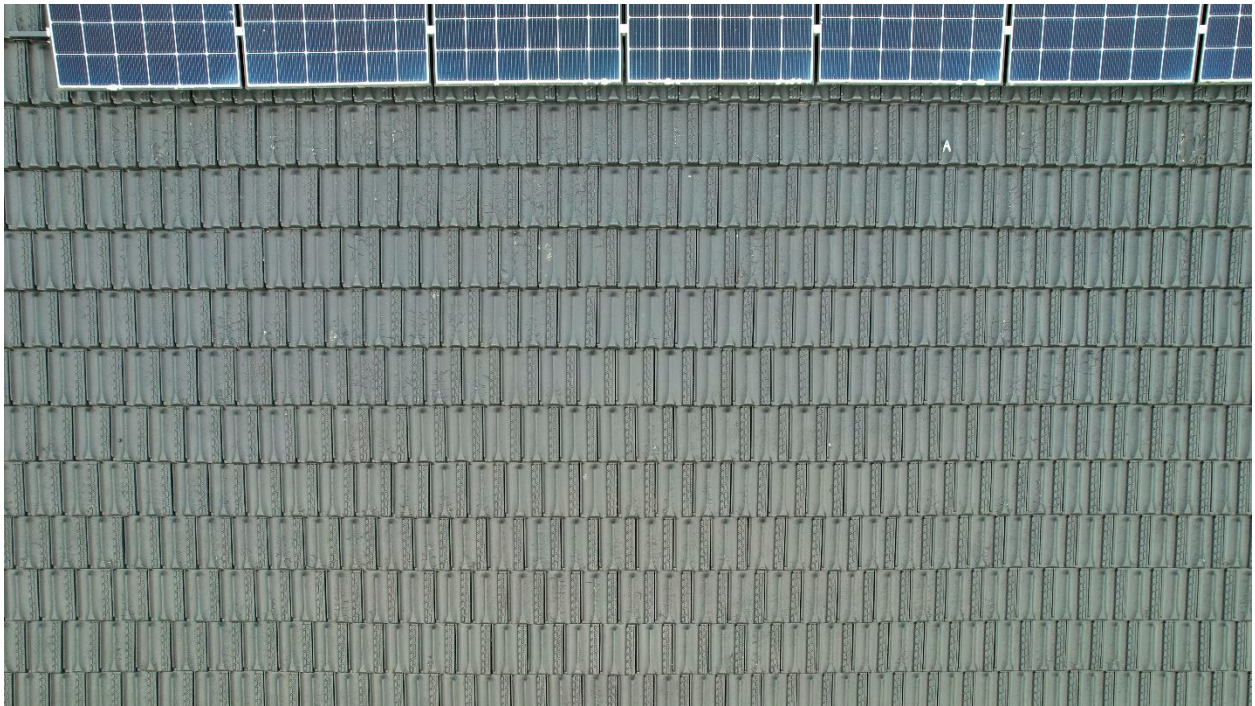


Photo 5 - Top down overview of photos 1-4 showing the extensive paint damage and degradation. This section appears to be the worst on the roof



REPORT OBSERVATIONS

1. Roof Sections A–D and J present the most significant levels of deterioration across the property. Large portions of the roofing system display widespread coating failure, including bubbling, peeling, and cracking across numerous tiles. These defects indicate advanced weathering and prolonged exposure, which may compromise the protective coating and accelerate further degradation if left unaddressed.
2. Roof Section K also demonstrates extensive coating deterioration across the majority of its surface area. The most notable defects are concentrated around the ridge capping and in areas surrounding the solar panel installations, where environmental exposure and runoff appear to have contributed to accelerated wear and breakdown of the coating system.
3. Roof Sections E–I exhibit comparatively lower levels of deterioration than Sections A–D, J, and K; however, early-stage defects are clearly visible. These include minor coating breakdown, initial cracking, and localised peeling, which are developing in a similar pattern to those observed in the more affected sections and may progress over time without appropriate maintenance or intervention.

END REPORT

This report has been prepared by James (Jim) McGrath, Owner of MountainScape Creative. I confirm that all information contained within this report is based on my direct observations and represents my independent, unbiased third-party assessment of the roof's condition.

Report Completion Date: 09/09/2024

Jim McGrath

A handwritten signature in black ink, appearing to read 'Jim McGrath', with a large, stylized loop at the end.