



Roof Report / Quotation 0216102022

Paid In Full \$550.00

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ATTENTION: Customer name, Address

Following our recent site inspection, it's time to replace the roof fascia gutter and eaves on units 2 and 3.

Unit 3 is most affected by defective roof cover, being the existing roof cover gal deck sheeting is rusted and pooling water, also leaking, it's not possible to replace the box gutter to make it compliant, as by raising the roof, to create a correct fall ratio for box gutter, is now required, meaning best practice is to replace the roof to make compliant to today's Australian standards and hydronic roof loads, also catering for leaf foliage, vermin, hail, flood occurrences.

The eave sheets are damaged, leaking water potentially contaminated due to the eave sheets being asbestos, jeopardizing structural façade timber beams/rafters, and building integrity, at roof level, and ground level.

Unit 2 has had the box gutter replaced, but is still at risk of internal flooding, due to not having the correct overflow requirements.

The proposal is to replace both roofs, with new deck sheeting, new box gutters, down pipes, insulation, capping's, and flashings, including all associated ventilation, sky lighting, gas and pipe penetrations, while also rectifying the external facade to the same appearance as the front of Unit One and Front of Unit Two, Cement Board and render, and or colorbond capping replacing timber weatherboarding.

The roof configuration would require new carpentry works increasing the height and fall ratio of the main roof cover and box gutter base.

Summary of roof replacement

Remove all box gutters, flashings, capping, roof sheets, asbestos eaves, and existing insulation and replaced them with new, including associated carpentry works raising roof pitch and box gutter fall ratio.

Rebuild the external façade to chosen finish, colorbond, or rendered board application.

All associated make good works, penetrations, ventilation, skylights, downpipes, insulation, and painting works.

All Rubbish removed from the site and the height safety scaffold all included, with no variations.

Total works \$80,000.00 Inc Gst

Unit 2 \$40,000.00

Unit 3 \$40,000.00

10% Deposit 90% Completion

RACV Public Liability Insured 10 Year warranty on workmanship and material.

VBA Licence No. 44756

Account Name Michael Pitcher, please use Quote No: Unit No: for account reference.

BSB 033 137

Account 486962

Regards Michael Pitcher