

Cavity Critter

Roof Inspection **Internal**

www.underfloorinspections.co.nz

106 Raddens Road

Ohoka

RD2 Kaiapoi 7692

021 343156

gideon@underfloorinspections.co.nz

Report prepared for: Amsworth Builders

Property address: 427 Armagah Street. Linwood

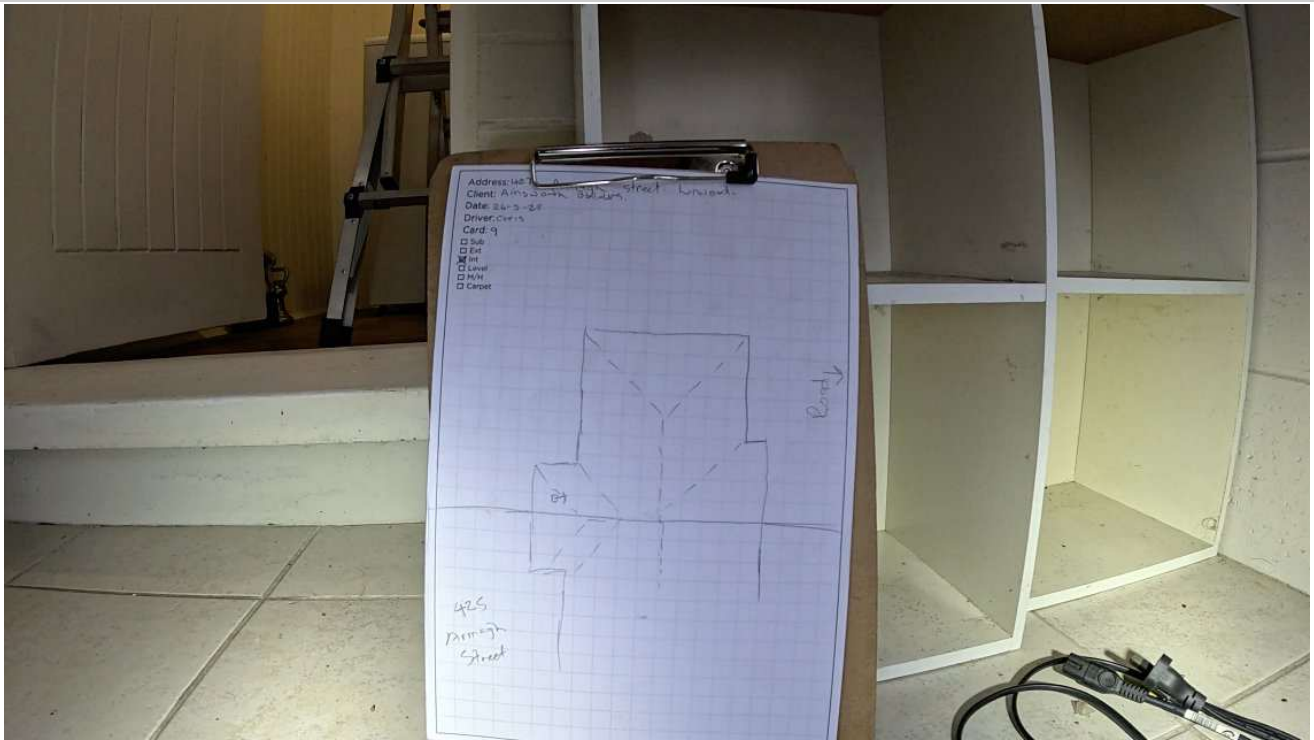
Date: 2 June 2025

Prepared by: Gideon Couper LBP Site 2 100074

Numbers corresponded to roof layout plan. Arrows represent which direction the photo was taken from.



1: Photo for legal purposes, showing who did the job and when.



2: Look down view of the roof.



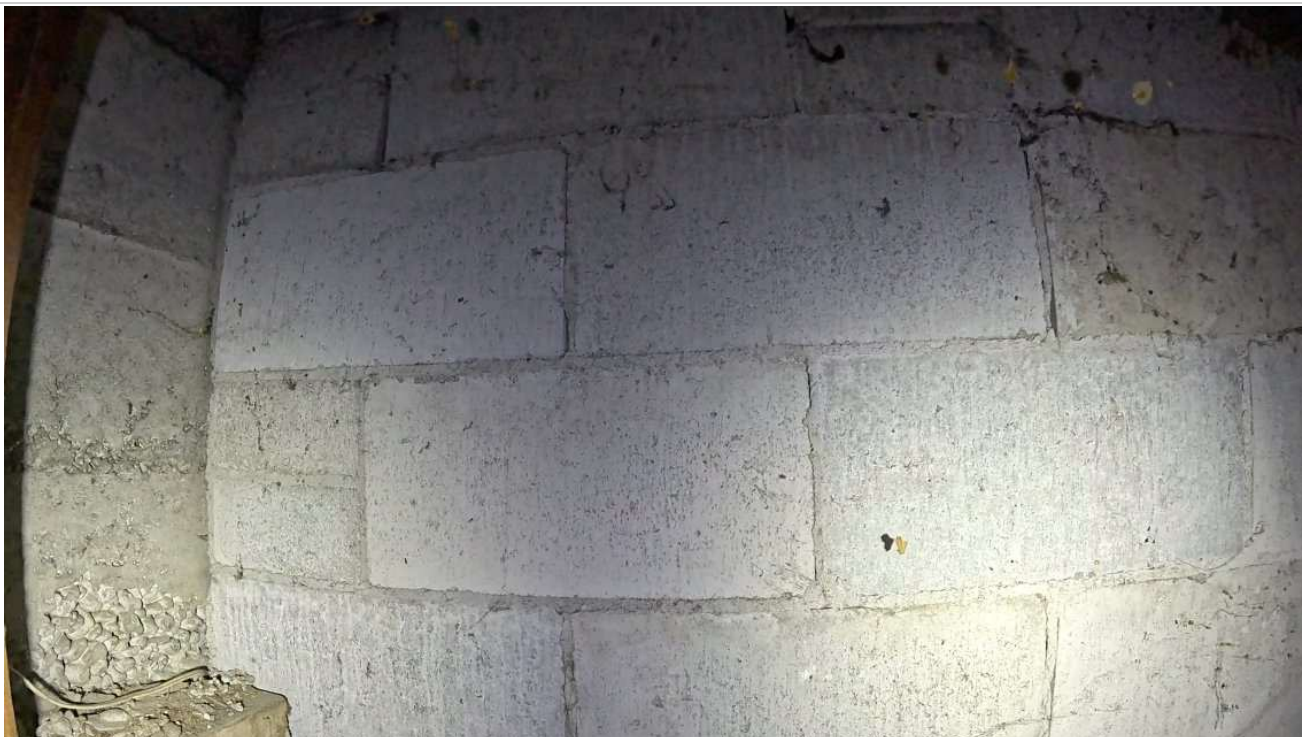
3: This is the fire wall between the units with the other unit's bathroom being on the other side. Although the fire wall is covered with spider webs, it does appear to be okay, and I could find no evident cracks on this side.



4: The ceiling in lower in this area.



5: View of firewall.



6: View of firewall.



7: View of firewall.



8: View of firewall.



9: View along firewall with the header tank. The header tank is poorly supported and unrestrained.



10: View along roof.



11: View of valley board with a water leak causing rot.



12: The support structure we see in this roof is fairly typical of a roof of this period but does leave some areas vulnerable to sagging.



13: This header tank represents a large, poorly supported and unrestrained weight which could easily come through the ceiling.



14: View of firewall.



15: View along roof.



16: View of valley join with ridge.



17: There are indications that the left side rafters may have moved around 7mm away from the ridge. Most of them appear to have this gap.



18: View along under purlin with propping.



19: We do see some dislodged and broken tiles, as we see here.



20: There are two broken tiles here.



21: Generally, every second or third tile is wired off to a batten or rafter although there appears to be a few missing here.



22: Here we see the gap between the rafters on both sides of the ridge.



23: Here we see a broken tile and another that has dropped down.



24: View across roof.



25: View along under purlin with propping.



26: View along under purlin and note the lack of support.



27: View of the join of hips and ridge.



28: There is a broken tile.



29: View across roof.



30: View along under purlin with propping.



31: The ceiling is lower in this area.



32: Here we see damage to the ridge join and the right side has moved towards the back of the home



33: The ridge has moved at the bottom here.



34: View of valley board.



35: View across roof.



36: View across roof.



37: View of firewall.



38: This is a chimney has been reduced to rafter height and it has cracked down all sides.



39: View of chimney with cracking. The prop is a latter addition.



40: View of chimney with cracking.



41: View of chimney with new framing.



42: View of vent pipe.



43: View of firewall with hips.

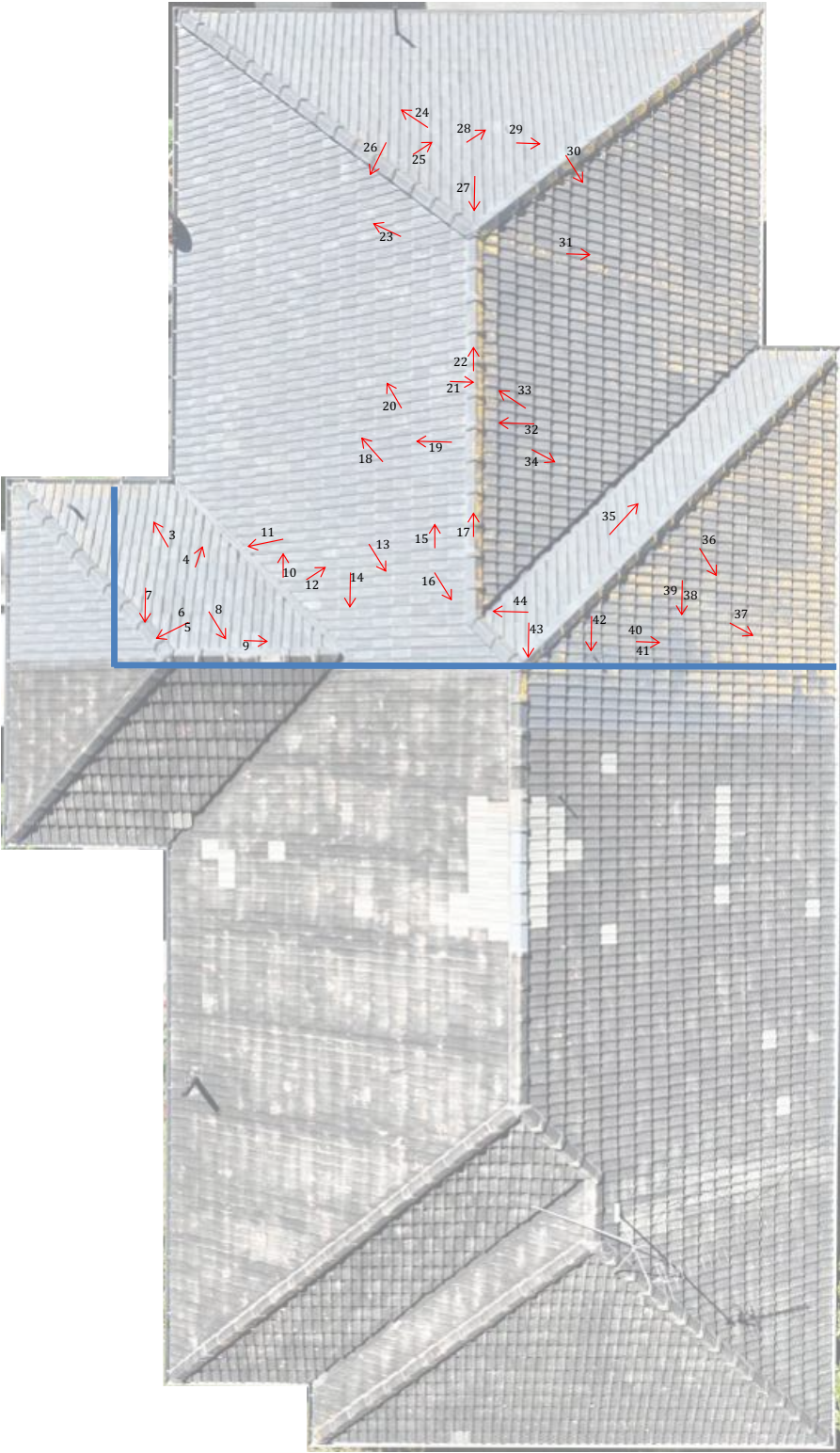


44: View of valley join with hip.



Building roof plan

Numbers corresponded to floor layout plan. Arrows represent which direction the photo was taken from. The roof plan is also supplied in a separate file.



Internal roof plan 427 Armagh Street, Linwood

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