

Executive summary

Roof fixings and lichen removal

Reseated nails across the entire roof, treated and removed the lichen.

Guttering alignment and bracket spacing

Not addressed.

Moisture staining to joinery reveals and blocked weep-holes

Sanded and re-varnished affected reveals with 3 coats of oil-based polyurethane, removed blockages.

Cracking and loose bricks in the veneer

Not addressed.

Mould and torn underlay in the roof space

Not addressed.

Moisture damage to cabinetry in wet areas

Trimmed and painted damaged material. Laundry cabinetry has been replaced.

Low pitch and torn lining in the carport roof

Installed profiled foam under carport flashing to reduce splashback water ingress. Removed torn lining.

Roof system

Photo 4: Sanded and painted a spot where rust had developed in 2023.



Photo 5: Lichen has been removed following recommendations.

Photo 6: The roof fixings have been replaced or reseated as needed.

Photo 9/10: Obstructions removed from guttering.



Photo 11: Soffits cleaned.



Photo 12: Ends of barge boards sanded and repainted.



Photo 13: Fascia sanded and repainted, jointer capping replaced.



Exterior cladding

Photo 20: Heat pump has been replaced since this inspection, both internal and external unit.



Photo 21: Cement weatherboards scrubbed with soapy water to resolve chalking.

Exterior Joinery

Photo 23/4: Affected window sills and reveals have been sanded and revarnished with 3 coats of oil-based polyurethane. Process completed on windows in all bedrooms, lounge, dining and kitchen. Not done in laundry, toilet, or bathroom.



Wall framing & non-invasive moisture testing

Photo 34: Further investigation of this wet reading revealed gradual water damage sourced from the laundry tub. Water damage to the floor under the tub, washing machine and laundry cupboard. Floor has been replaced (with new bracing), new vinyl flooring installed, and a new laundry tub installed.



Interior linings

Kitchen - cabinetry requires maintenance: pantry and cupboard doors realigned.

Photo 43: new super tub installed, as well as floor and flooring replaced.

Bathroom - vanity: water-damaged cabinetry trimmed and repainted.

Bathroom - splashback: sealed to wall.



Outbuildings

Photo 52/53: Profiled foam installed under carport flashing to reduce wind-driven ingress.

See invoice for work done: [EthosHomes invoice](#).

Heating

Photo 67/68: Brand new heat pump with 5 year warranty installed 25/9/25.