ROOF PLAN NO 1

LOCATION: ROOF NO1

EXISTING CONDITON: ROT TO RAFTER

CAUSE OF DEFECT: DURING OUR INSPECTION, WET ROT DECAY WAS VISIBLE.

DUE TO THE WET ROT, THE EXISTING ROOF RAFTER HAS SUFFERED FROM DECAY CAUSING STRUCTURAL DAMAGE. A SPLICE REPAIR IS SUGGESTED AS NOTED BELOW.

RECOMMENDED REPAIR:
1. CUT OUT EXISTING ROTTEN TIMBER TO NEAREST PERLING, APPROX. 2800MM
2. SPLICE IN NEW TIMBER TO MATCH, 60mmX85mmX2.8M LONG.
3. FASTEN NEW TIMBER WITH 100mm WOOD SCREWS.

PHOTO REFERENCE: DETAIL 2 & 2a

ROOF PLAN NO 2 & 4

LOCATION: ROOF NO19

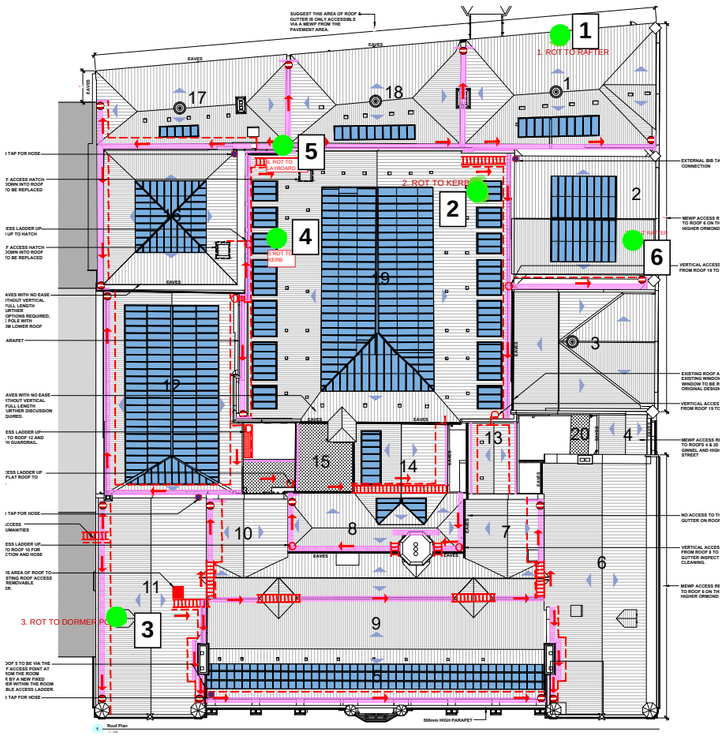
EXISTING CONDITON: ROT TO KERB

CAUSE OF DEFECT: DURING OUR INSPECTION, WET ROT DECAY WAS VISIBLE.

DUE TO THE WET ROT, THE EXISTING ROOF RAFTER HAS SUFFERED FROM DECAY CAUSING STRUCTURAL DAMAGE. A SPLICE REPAIR IS SUGGESTED AS NOTED BELOW.

RECOMMENDED REPAIR:
1. CUT OUT EXISTING ROTTEN TIMBER KERB, APPROX. 3400MM
2. SPLICE IN NEW TIMBER TO MATCH, 75mmX230mmX3.4M LONG.
3. FASTEN NEW TIMBER WITH 100mm WOOD SCREWS.

PHOTO REFERENCE: DETAIL 3



1 ROOF PLAN



3 ROOF PLAN NO 2 & 4, TYPICAL



2 ROOF PLAN NO 1



2a ROOF PLAN NO 1

30 ANNIVERSARY Quadriga

THE FOLLOWING LOCATIONS NOTED IN ● WERE REQUESTED FOR A TIMBER SURVEY DURING THE ROOFING WORKS. THIS DOUMENT SERVES AS A SURVEY WITH RECOMMENDED TIMBER REPAIRS AS NOTED.

LEGEND

● REPAIR LOCATION

ROOF PLAN NO.

PROJECT:
MMU GROSVENOR BUILDING

MASONRY & TIMBER REPIARS

TITLE:
TIMBER SURVEY AT ROOF LEVEL

DATE ISSUED
15/12/2022
16/12/2022 REV1

ROOF PLAN NO 3

LOCATION: ROOF NO11

EXISTING CONDITON: ROT TO FINIAL ON DORMER

CAUSE OF DEFECT: DURING OUR INSPECTION, WET ROT DECAY WAS VISIBLE LIKELY DUE TO THE FULL EXPOSURE AT THE ROOF LEVEL.

DUE TO THE WET ROT, THE EXISTING FINIAL HAS SUFFERED FROM DECAY. A FULL REPAIR IS SUGGESTED AS NOTED BELOW.

RECOMMENDED REPAIR:
1. CUT OUT AND REMOVE EXISTING ROTTEN FINIAL.
2. ONCE REMOVED, ENSURE THE WET ROT HAS NOT EXTENDED BEYOND THE BACK OF THE FINIAL INTO THE TIMBER DORMER ITSELF. TO BE ASSESSED UPON REMOVAL.
3. FURNISH AND INSTALL NEW FINIAL IN HARDWOOD, DOUGLAS FUR AND PAINT TO MATCH EXISTING.
4. FASTEN NEW TIMBER WITH 100mm WOOD SCREWS.

PHOTO REFERENCE: DETAIL 2

ROOF PLAN NO 5

LOCATION: ROOF NO17

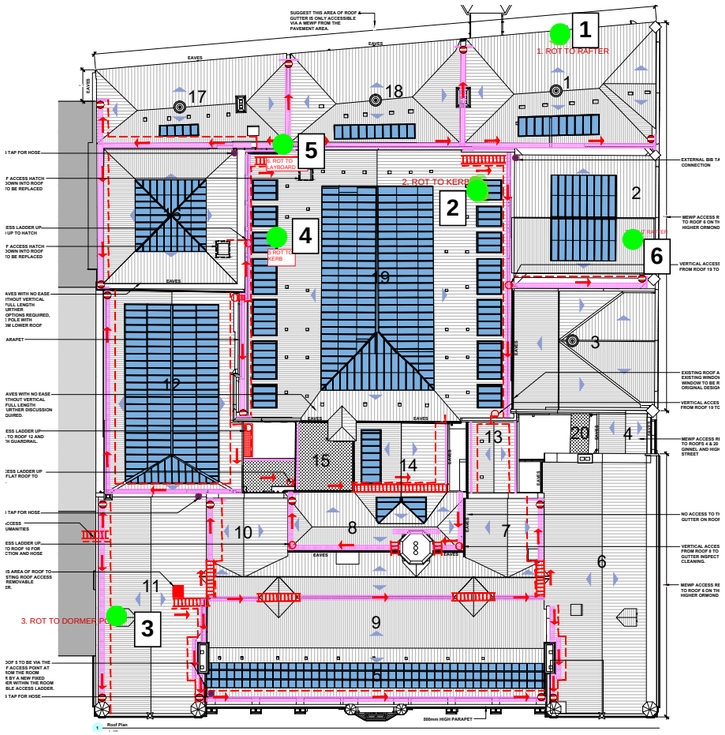
EXISTING CONDITON: ROT TO LAY BOARD

CAUSE OF DEFECT: DURING OUR INSPECTION, WET ROT DECAY WAS VISIBLE.

DUE TO THE WET ROT, THE EXISTING LAY BOARD HAS SUFFERED FROM DECAY REQUIRING REPLACEMENT. REPAIR IS RECOMMENDED AS NOTED BELOW.

RECOMMENDED REPAIR:
1. CUT OUT EXISTING ROTTEN TIMBER.
2. SPLICE IN NEW BOARD TO MATCH, 230X800 LONG X 20mm THICK.
3. FASTEN NEW BOARD WITH 100mm WOOD SCREWS.

PHOTO REFERENCE: DETAIL 3



1 ROOF PLAN



2 ROOF PLAN NO 3



3 ROOF PLAN NO 5

THE FOLLOWING LOCATIONS NOTED IN ● WERE REQUESTED FOR A TIMBER SURVEY DURING THE ROOFING WORKS. THIS DOUMENT SERVES AS A SURVEY WITH RECOMMENDED TIMBER REPAIRS AS NOTED.

LEGEND

● REPAIR LOCATION

ROOF PLAN NO.

PROJECT:
MMU GROSVENOR BUILDING

MASONRY & TIMBER REPIARS

TITLE:
TIMBER SURVEY AT ROOF LEVEL

DATE ISSUED
15/12/2022
16/12/2022 REV1

ROOF PLAN NO 6

LOCATION: ROOF NO12

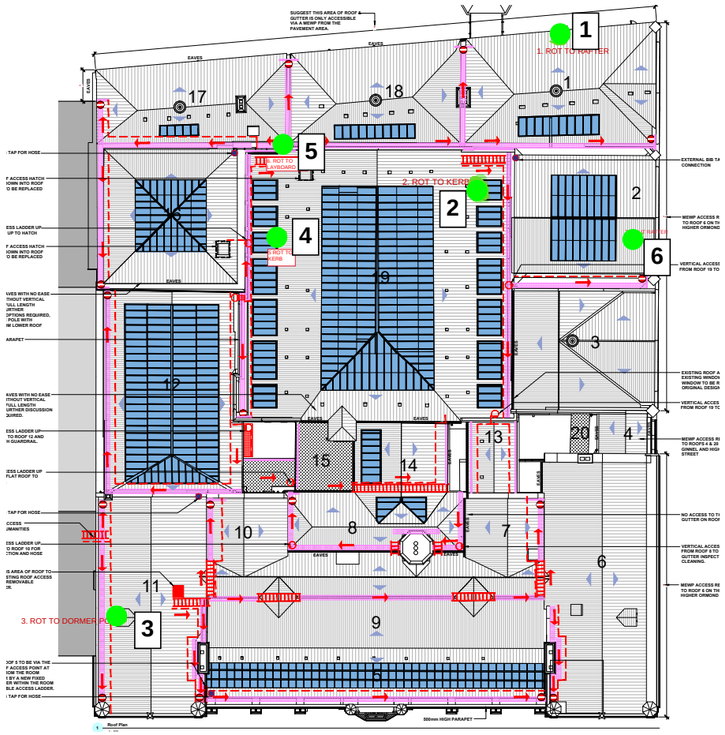
EXISTING CONDITON: SPLIT RAFTER

CAUSE OF DEFECT: DURING OUR INSPECTION, THE RAFTER LOOKS TO HAVE SPLIT DUE TO THE ORIENTATION OF AN INGRAINED KNOT IN THE TIMBER CAUSING A WEAK POINT IN THE RAFTER.

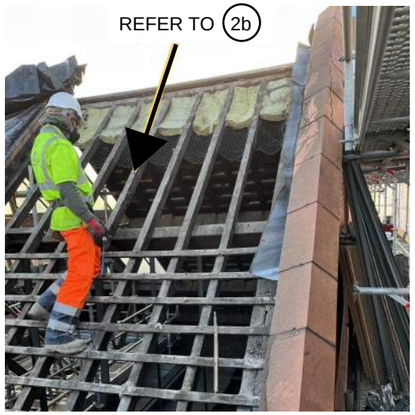
A RAFTER REPLACEMENT IS RECOMMENDED, SEE BELOW. REV2

RECOMMENDED REPAIR: 1. REMOVE SECTION OF UPPER RAFTER THAT INCLUDES THE SPLIT/KNOT, APPROX. 1.5M
2. NEW RAFTER TO MATCH EXISTING.
3. MITER BOTH ENDS OF NEW RAFTER TO LAY FLUSH TO EXISITNG PURLINS.
4. LAY IN NEW RAFTER AND NAIL BOTH ENDS TO EXISTING PURLINS.

PHOTO REFERENCE: DETAIL 2 & 2a



1 ROOF PLAN



2 ROOF PLAN NO 6



2a ROOF PLAN NO 6

THE FOLLOWING LOCATIONS NOTED IN ● WERE REQUESTED FOR A TIMBER SURVEY DURING THE ROOFING WORKS. THIS DOUMENT SERVES AS A SURVEY WITH RECOMMENDED TIMBER REPAIRS AS NOTED.

LEGEND

● REPAIR LOCATION

ROOF PLAN NO.

PROJECT:
MMU GROSVENOR BUILDING

MASONRY & TIMBER REPIARS

TITLE:
TIMBER SURVEY AT ROOF LEVEL

DATE ISSUED
15/12/2022
16/12/2022 REV1
12/01/2023 REV2