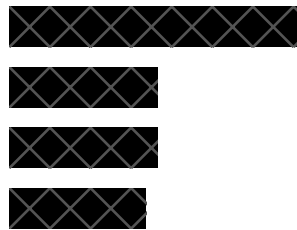




Rotorgraph

Roof Inspection Report
In respect of:



For: 

Report produced by XXXXX
MRICS

FOR AND ON BEHALF OF
Rotorgraph Limited

25th November 2022

Drone Inspection Report - Summary of Findings





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Signature: For and on behalf of Rotorgraph Limited
Date of Report: 25th November 2022



1.0 About this Report

1.1 Address of the Property Surveyed (The Property)



1.2 Brief and Report

Instructions were received from Tracy Mills to attend the property and undertake a drone inspection of the chimneys, roof covering and guttering. This should not be considered a full building survey.

We hope that the report helps you to make a reasoned and informed decision on any required repairs and maintenance. We detail the prioritisation of works in our Observations and Recommendations section (2.0). Where works are recommended, you should obtain detailed written quotations before you enter into a legal commitment. If you decide not to act on the advice in this report, you do so at your own risk.

1.3 Date of Inspection

The property was inspected by Rotorgraph Limited on 24th November 2022.

1.4 Client

This survey report and any associated correspondence is for your personal use only and no responsibility can be or will be taken to others who may see it or wish to depend on it.

1.5 The Surveyor

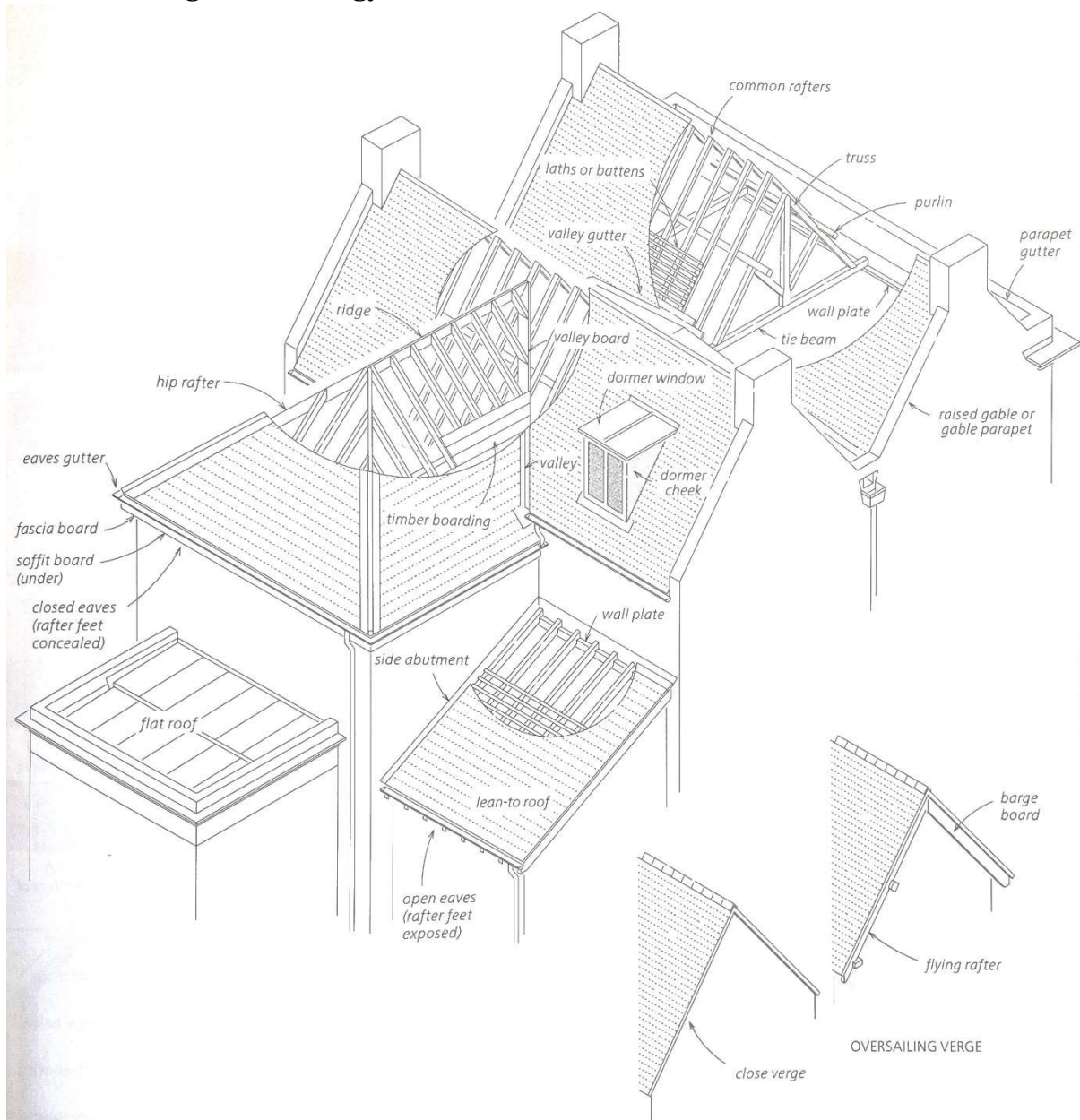
On behalf of Rotorgraph Limited, the survey was carried out by XXXXX.

XXXXX holds a HND in Estate Agency, a Bachelor's with Honours degree in Urban Land Economics, a Master's Degree in Building Surveying and is a Member of the Royal Institution of Chartered Surveyors.

XXXXX is Dyslexic, please excuse any spelling or grammar errors in this report. Specialist software is used, unfortunately, it is not as clever as the developers would have you believe. If anything is unclear, or if you would like to discuss the report and future maintenance of the property, please do contact XXXXX:

The Surveyor declares no conflict of interest in inspecting this property.

1.6 Roofing Terminology



Roofing Terminology. Credit: English Heritage



2.0 Observations and Recommendations

Our observations are made as if stood at the front of the property with the left-hand side being the Indian restaurant.

We only see the property during the course of one day in one season, usually only in one weather condition. It, therefore, may be necessary for you to observe and monitor some items.

When we note that works are required, we will usually advise that these are required:

Straight away – works should be undertaken without delay to stop the defect from having an immediate detrimental effect on the property.

Within the next year.

The short to medium-term – end of the first year to year five.

Long term – post year five.

Record and monitor – photograph/measure the defect and check it with the change in seasons to see if it gets any worse. If it does get worse, further action may need to be taken.

Limitations to our Inspection

The chimneys, roof(s) and guttering have only been inspected from ground level with the use of a drone, we have been unable to physically get close to the roof coverings etc. We have detailed our findings below, however, this should not be considered a full building survey and where there are multiples of the same defect, we have included examples.



2.1 Chimneys and Flashings

The property has one chimney stack that straddles the ridge to the left-hand side. This may be a shared chimney stack and you should consult Land Registry information to try to establish the maintenance responsibilities for this.

The chimney stacks are the most exposed part of the property and these should be inspected annually and their condition recorded to ensure that any defects are tracked and repairs are arranged when required. A poorly maintained stack can allow rainwater penetration internally and debris to block the rainwater goods and drainage.

The XX stack had a T.V. ariel mounted on it. The fixings should be regularly inspected to ensure that they are satisfactory.

Pots

There are two clay pots and one gas flue terminal on top of the stack.

The front pot has cracks most of the way around it and should be replaced.

Redundant flues should have vented pepper pot style caps on to ventilate the flues and the rooms they served.

If the flues are in use, the appropriate cowls need to be fitted depending on the appliance using the flue.

Flaunching

There is a large section of flaunching missing at the front of the stack. The rest of the flaunching is covered in moss and lichen which has somewhat restricted our view. The flaunching should be removed and replaced. A non-hydraulic lime-based mortar should be used, preferably mixed 'hot' on site.

Corbelling

The weathered mortar fillet is cracked and should be replaced. A on the rear corner has failed and needs to be replaced.

Stack

Ponting is in generally poor condition and should be raked out and re-pointed.

Flashings

The original lead flashings have been replaced with a lead-replacement type





product. These products are inferior to lead and we do not recommend their use. The detail on the front pitch is poor and there is a section on the rear left-hand side that has not been replaced at all.

A close-up photo of the cracks in the front chimney pot.



A close-up photo of the poor condition of the corbelling.



Close-up of the corbelling – the damaged brick should be replaced like-for-like.



Photos of the pointing. This is all in poor condition and it should be repointed in a non-hydraulic lime-based mortar.



Flashing – messy detail on the front pitch.



Left-hand side – detailing is poor.



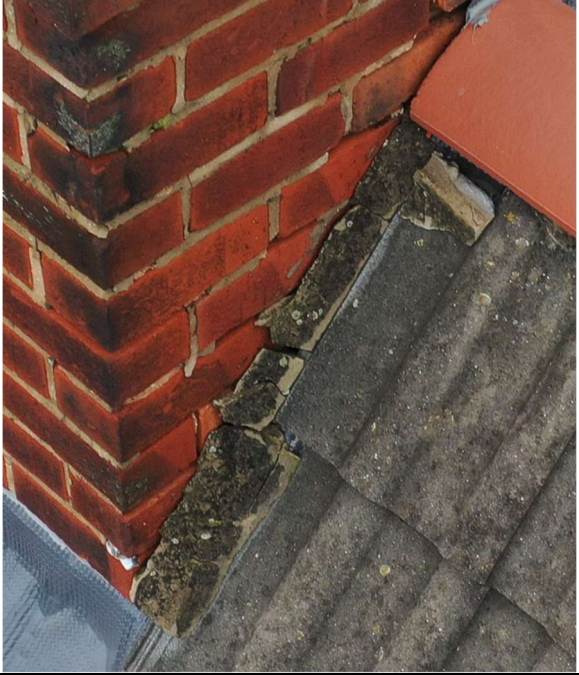


Left-hand side – the saddle piece is missing and the detailing is poor.



Left-hand side, rear pitch – there is no proper detail where the stack and roof abut. The old mortar fillet has come away completely and will eventually slide down the pitch and block the guttering.

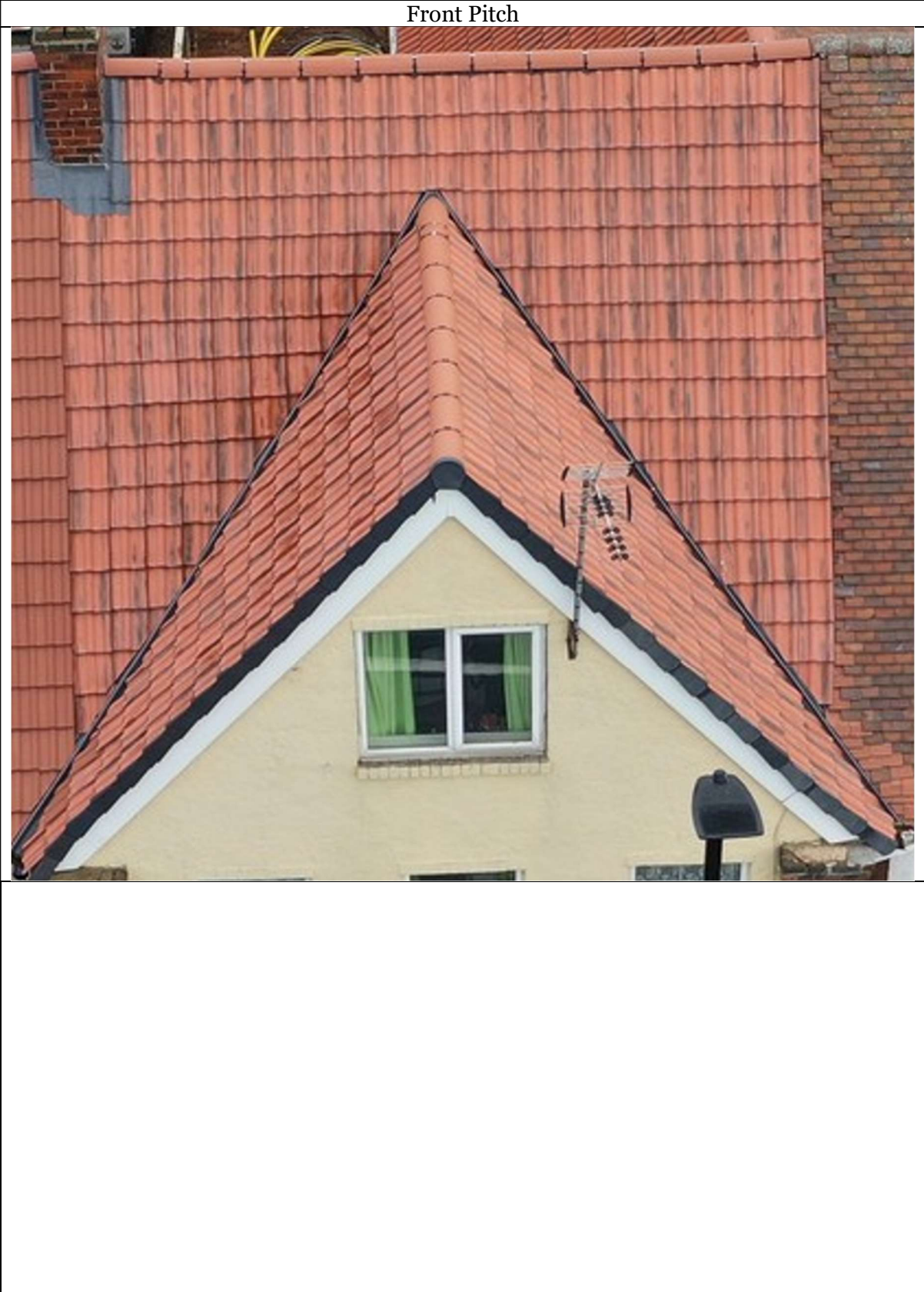
This needs to be renewed as soon as possible.





2.2 Roof Covering and Detail

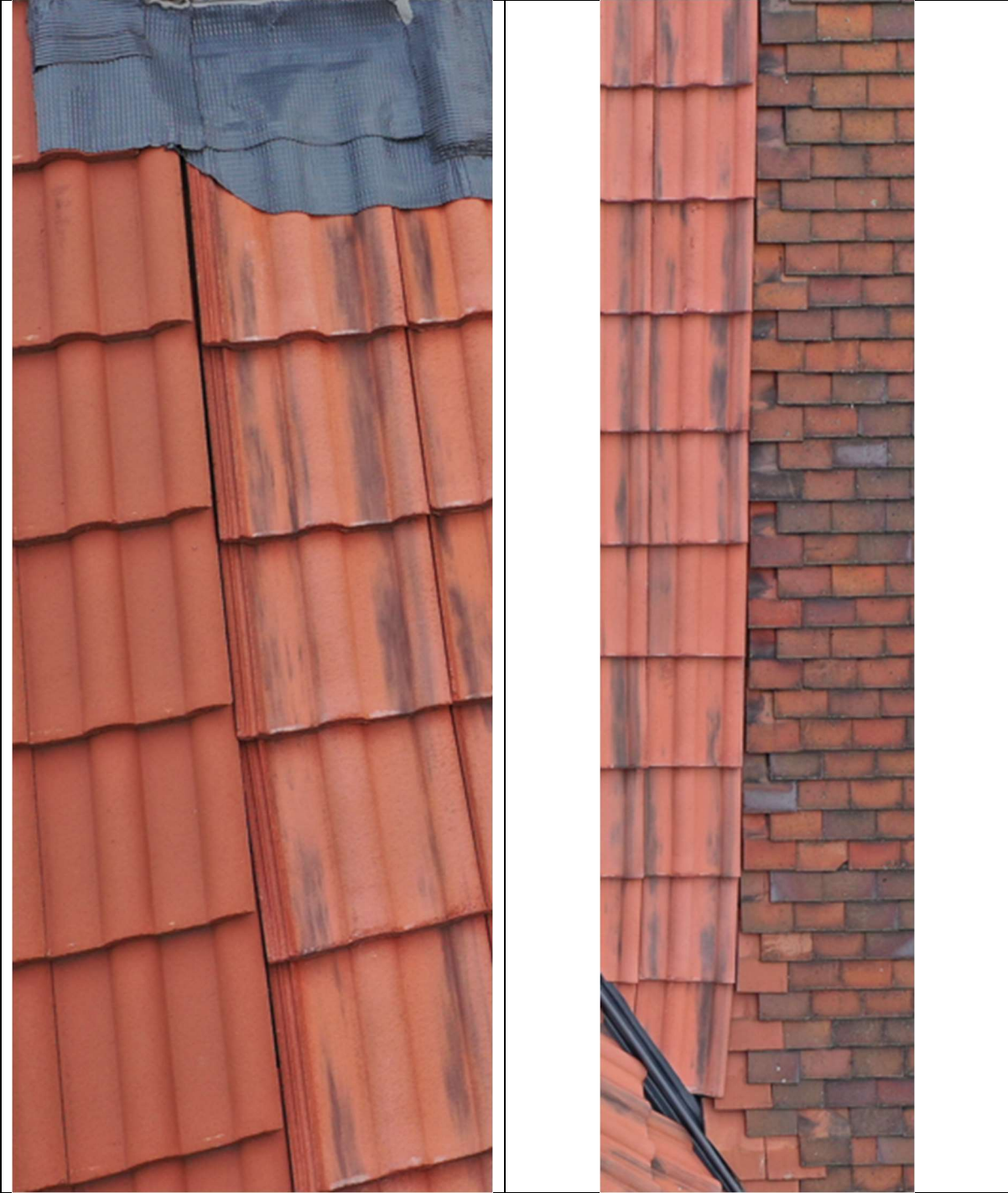
Where we have recommended repairs to the roof covering, this is to prevent rainwater ingress and damp. Delays in undertaking these repairs could begin to compromise the roof and wall structure.





There should be a bonding gutter where the roof coverings meet on the left and right-hand abutments. We cannot see if one is present. On the right-hand abutment, all of the half-tiles are missing.

If the bonding gutter used on the front is the same as the one on the rear, the tiles should have been mortared into position.





The rows of tiles across the pitch are not parallel with each other and the head lap is inconsistent.

Whilst we have not measured the tiles, the head lap does not look to be sufficient and looks to have been stretched, particularly towards the right-hand side.



Looking at the bottom corners of the tiles, they do not sit square to each other, there is a step between most of the tiles.



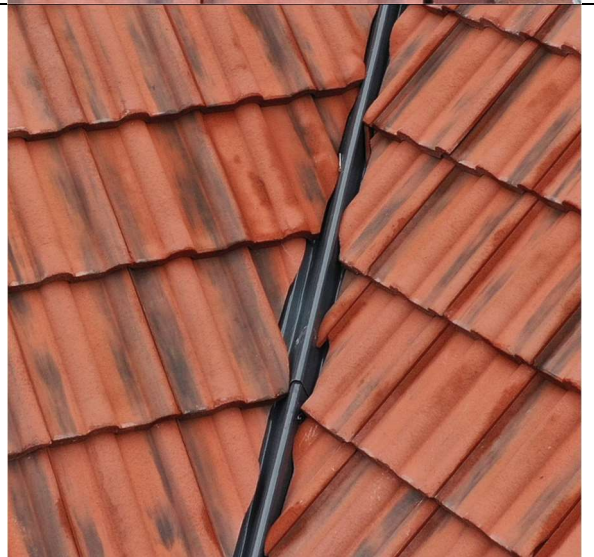
Ridge, right-hand side – the end union fixing on the ridge tile is missing.

The top course, right-hand side tile looks like it is not set square, is slipping and has a fixing in which does not match the rest of the tiles. Has this been amended?



Left-hand valley – the tiles are not set in the valley in a uniform fashion. Some of these require re-cutting/replacing.

Some of the smaller tiles will need tile support brackets added underneath them.



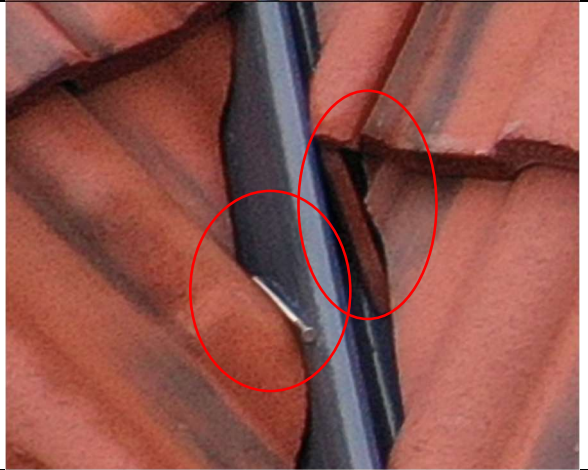


Left-hand valley – there are tiles missing at the bottom of the valley (red boxes) and debris is trapped between the valley liner and the tiles (orange arrow).

Blue arrow – tile slipping down.



Debris in the valley.





Left-hand side, lower area of the pitch. All this needs to be tidied up.
Tiles do not sit correctly in the valley.
The dry verge system needs to be mechanically affixed to the battens.
The capping bricks need to be re-launched.
There is ponding in the guttering, to the point that the 90-degree elbow is full of water and any further rain is likely to see water cascading over the top of the guttering and down the front elevation.



Ridge – cut tile is not sat square on the ridge and the union fixing clips are coming away. This should be repositioned and re-affixed.

The ventilation band is not stuck down to the tiles properly.

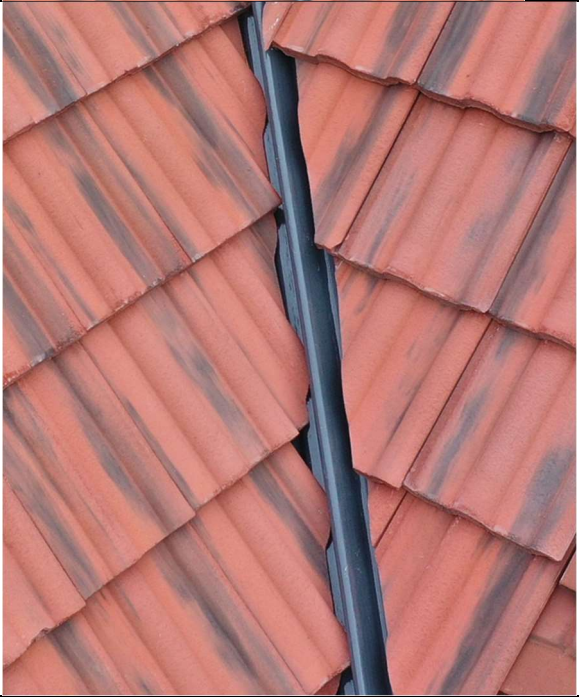




Right-hand valley – the upstand on the GRP valley does not look like it is sitting upright, it looks like it is leaning into the dormer.



Example of tiles not being uniformly cut to the valley line.





Right-hand dormer – the dry ridge system needs mechanical fixing to the batten.



Right-hand side, lower area of the pitch. All this needs to be tidied up. Tiles do not sit correctly in the valley. Some of the older clay tiles are sat on top of the upstand, some look like they need better support. The dry verge system needs to be mechanically affixed to the battens. The capping bricks need to be re-flashed. There is ponding in the guttering, the outlet does not look like it is properly connected to the fall pipe and it looks blocked. Tiles should be set so they come half way over the guttering.





Rear Pitches



Abutment – lead flashing and soaker detail has been replaced with a single-piece cover flashing in lead replacement material. We do not recommend that lead be replaced with these inferior products. We cannot see if an abutment soaker has been used.





At the bottom of this run, the flashing is not detailed into the brickwork.





This bonding gutter is a 'wet' style one and the tiles should be mortared up to. They are not. The tiles at the lower end do not sit far enough into the gutter.

On the neighbouring covering, every other half-tile is missing.

It would have been better to set the roof out using the high point of the tile as opposed to the interlocks.





Right-hand abutment – this style of bonding gutter requires tiles to be mortared in. There is no mortar here.

The head hap also looks to be insufficient.

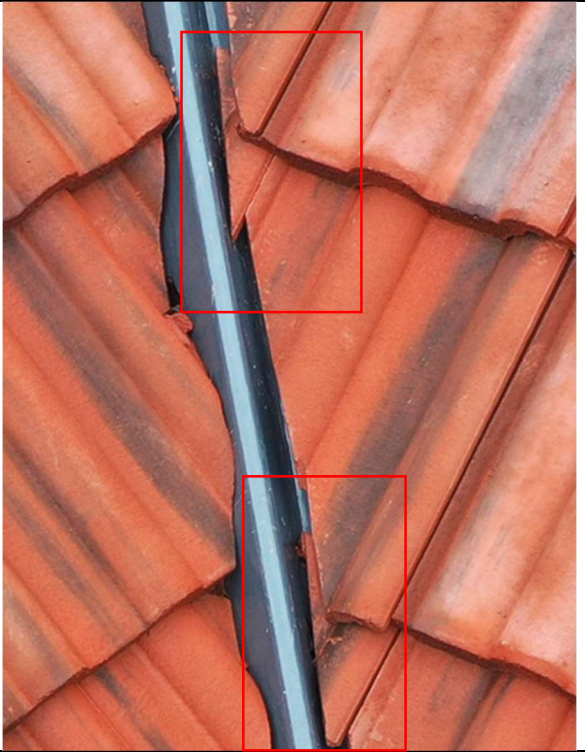


Tiles are not cut uniformly to the upstand.

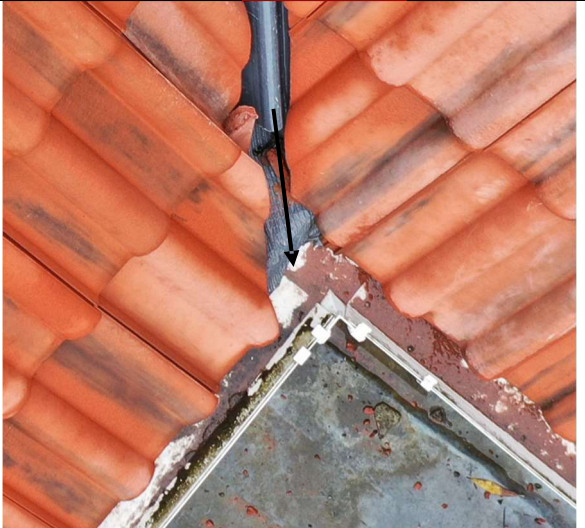




Smaller pieces of tile need tile support brackets fitting to their undersides.



Valley – the upstand does not look to come far enough down the valley.



Close-up from underneath.

Note that the bottom tiles do not sit flat on the pitch as they should– see black arrows.





From what we can see, it does not look like an eaves board has been used.



The end section of the guttering is missing and should be replaced straight away. Having the neighbouring properties fall pipe discharging into the guttering is not ideal.

If they must use the subject properties' rainwater goods to discharge their rainwater, a branch into the fall pipe would be far better.



Dormer window – ponding suggests that the roof has not been cut to the correct fall. Capping corners need additional fixings. The front fascia trim looks to be bowing out and down. Facia trims missing completely from the right-hand side. The upper section of the trim looks to be cut too close to the pitch for rainwater to escape. All needs addressing in the short term.



A better view of the ponding.





Close-up side-on.

The dormer is a mess and needs repairing properly.



Left-hand side – close-up – we can't quite see what is going on here, but it looks like there is a hole between the two/three different flashing materials. This needs tidying up as soon as possible.



Dormer window – the flashing is not tamped into place.

It will be subject to wind lift and rainwater penetration.

Also, see the photo below.

From the staining on the tiles below, it looks like patination oil has not been used on the lead detail.





Off-shot	
Tiles missing on the other side of the ridge will allow wind-driven rain to enter the roofspace.	
	
Ridge – no fixings in the end of the tile. Clips not clipped in correctly. Most of the union clips on this ridge are not properly clipped into place.	
Left-hand fixing has a bent screw/nail through it, and the right-hand fixing has a bent clip. Both need replacing.	
Both fixing clips are orientated the wrong way.	



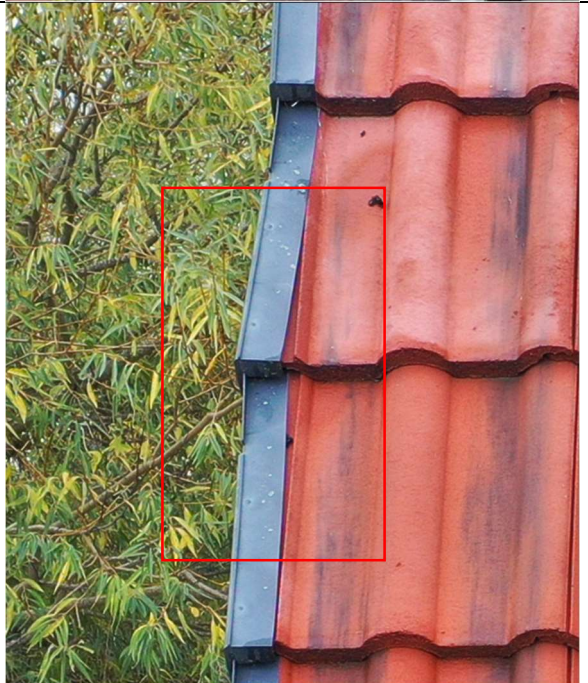
Another fixing with just a bent screw/nail in it.



Ridge – the end cap does not look like it fits correctly/is properly affixed.



Dry-verge system not properly affixed.





Dry-verge system looks like it has been mechanically affixed to the guttering. This is not acceptable.



This hole needs plugging to stop birds and vermin etc getting access to the roofspace.



The top of the soil vent pipe should have a bird guard on.

It also looks loose and should be better supported.





Single story off-shot – the roof covering is in poor condition. The area is too large to be covered by a single sheet of lead. It is ruckling and does not look to be set to the correct fall.

Consideration should be given to replacing this in the near future.

We do not recommend 'hedgehog' systems in guttering as they make it very hard to clean out.





2.3 Internals

Note that when more than 50% of the roof covering is replaced, the roof needs to be insulated to the regulations at the time of the re-roof. Here, it does not look like this has happened.





Under sarking is ruckled in places. It should be laid flat with a slight sag in between the rafters.



All debris needs clearing from the roofspace.



We are not gas experts, however, recommend the boiler installation is checked by an appropriate gas safety engineer as soon as possible. The flue has been put through the wall at an angle, the flue is not sealed and the rubber flange is missing.

