

Roof Condition Report

07 October 2025

53 Gu***** Avenue,
Surb****,
London.
KT5 ***



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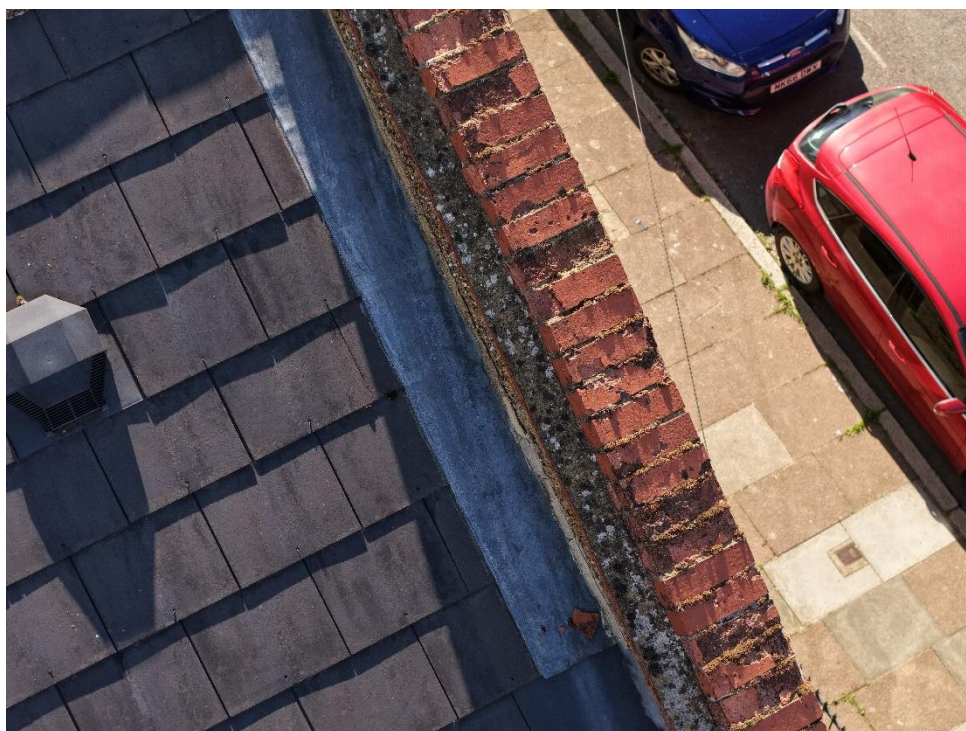
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Spalling bricks to front gable (27).



Introduction

Client: M***** *****

Email: *****@gmail.com

Site Address: ** Gui***** Avenue KT* ***

Weather: Sunny with cloud

Roof Type: Eternit type slate, Single ply box gutter, fiberglass to extension at rear.

Reason for Report: Roof condition check

Orientation: Front, back, left & right as seen from the Front door.

Slates slipped at bottom left (8).



Observations

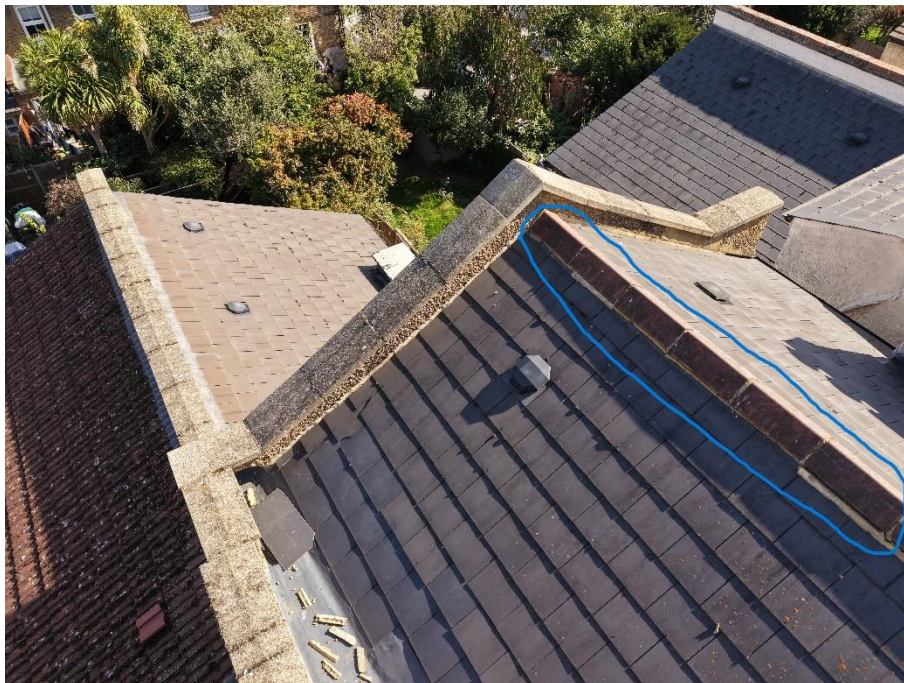
<i>Issue description</i>	<i>Image number</i>	<i>Recommended Action</i>
Spalling brick to front Gable (Brick on edge).	26,27,28	Re-face or replace damaged bricks
Slates slipped adjacent box gutter.	7,8,9,10,11,12,13,14,15	Re-fix loose slates.
Lead flashing missing.	19	Install code 4 lead flashing.
Ridge tile mortar loose.	12,13,14,15	Re-bed and point ridge tiles.
Cracked Flaunching to Chimney.	46	Remove & renew loose/cracked Flaunching.
Lead needs patination oil. (minor).	30	Apply patination oil to lead.
Cracked fiberglass to extension roof.	58,59	Repair cracks in fiberglass.
Moss on rear extension roof. (Minor).	73,74,75,76,77	Clean moss from slates.
Debris in box gutter.	33,34,35	Clean box gutter.



Illustrations

Please refer to separate photo file for full gallery.

Ridge tile mortar loose (17).



Lead flashing missing (19).



Moss to rear addition roof (74).



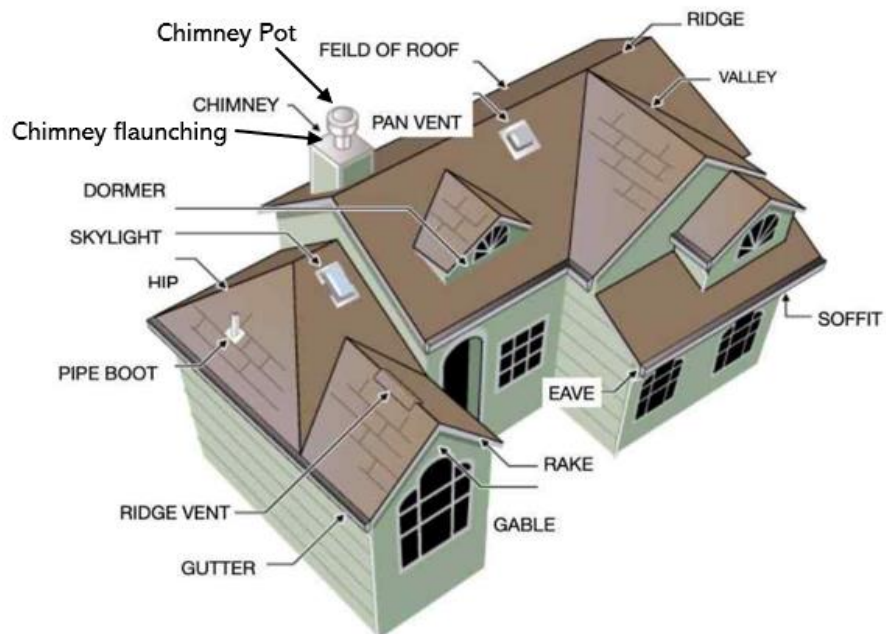
Cracked flaunching to chimney (46).



Cracked fiberglass to extension (58).



Diagram Reference:



Recommendations

1. Reface or replace spalling bricks to front gable brick on edge.
2. Refix slates mechanically. (Previously appear to have been stuck with silicone).
3. Install lead flashing to rear gable.
4. Replace Flaunching to both chimneys.
5. Apply patination oil to front Gable lead & check pointing.
6. Repair fiberglass roof to extension.
7. Clean Moss from slates on main roof.
8. Clean Moss from slates to rear addition.

Summary

The main roof is covered in Fibre cement slates such as 'Marley Eternit' with red ridge tiles and a wide box gutter covered in a single ply membrane. This roof requires some remedial works as listed in the recommendations. To include re-facing or replacing the damaged bricks to the top of the front Gable parapet. There is a very wide lead flashing (Requires patination oil) at the abutment of slate and gable parapet. This has most likely been installed due to a leak. The back end is assumed to rely on soakers only. I would suggest installing code 4 lead flashings here to prevent the possibility of future leaks.

The back chimney requires new Flaunching which is the sharp sand and cement top around the chimney pots. I would make sense to do both at the same time while scaffolding in place. The ridge tiles should be re-bedded and re-pointed as it like this was not repaired properly at the previous attempt.

The rear addition roof looks in better condition and just needs the moss cleaning off.

The rear extension Fiberglass roof appears to have some cracks and should be investigated further.

I would estimate this work to cost £5000-£8000 including scaffolding.



Limitations

Whilst drones can provide stunning images and video of roofs and buildings in general. They cannot see through or under certain materials such as but not limited to chippings, solar reflective paint, sedum roof systems, paving slabs or decking. Drones can see many problems with roofs but on some occasions, they may not see faults that are obstructed from view.

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