Roof Condition Report (Level 2)

15 January 2026

97Cra***** Road,
Brockley,
London.
SE* **R.

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Decorations required to Facia board (42).

Client: S***n Sha*****on

Email: sm******eton@hotmail.com

Site Address: 97 Cr******d Road S** **R

Weather: Cloudy with some Sunshine

Roof Type: Eternit type slate, Asphalt flat roof with Lead aprons.

Reason for Report: Roof condition check

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

Party Parapet wall cracked render (5).
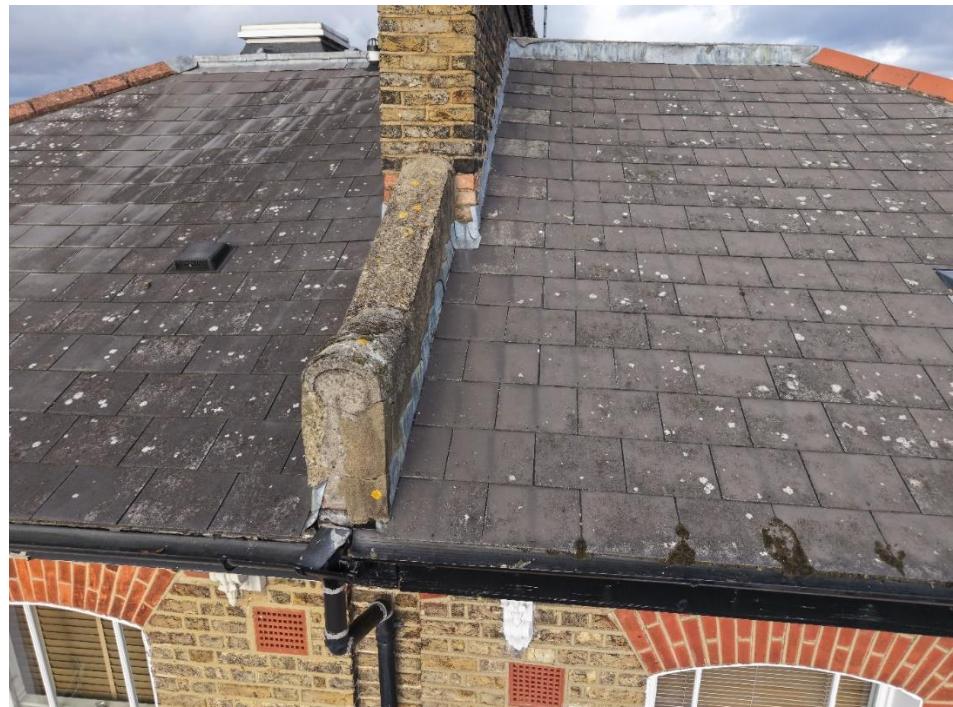
Observations

Issue description	Image number	Recommended Action
Deteriorated paintwork on facia board.	3,4,5,42,44,47	Redecorate facia board.
Party parapet wall render cracked (front L/H).	5,7	Remove any loose render and renew.
Party parapet wall render cracked (rear L/H).	30	Remove any loose render and renew.
Front L/H chimney flaunching cracked.	13,14,15,16	Remove any loose and renew. With sharp sand & cement.
Crack to Asphalt. Flashband repair to lead apron.	22	Has been repaired.
Small R/H chimney not capped off correctly.	27,29	Cap of with flaunching and ventilated chimney pot.
Moss/lichen to slates.	19,20,23	Clean moss/lichen from slates.
Front L/H chimney pointing loose/missing.	13,14,15,16	Rake out loose pointing and replace to a depth of 15mm.
Missing fascia filled with foam (May be next doors).	48	Replace missing facia.

Please refer to separate photo file for full gallery.

Front L/H Chimney Flaunching Cracked (14).
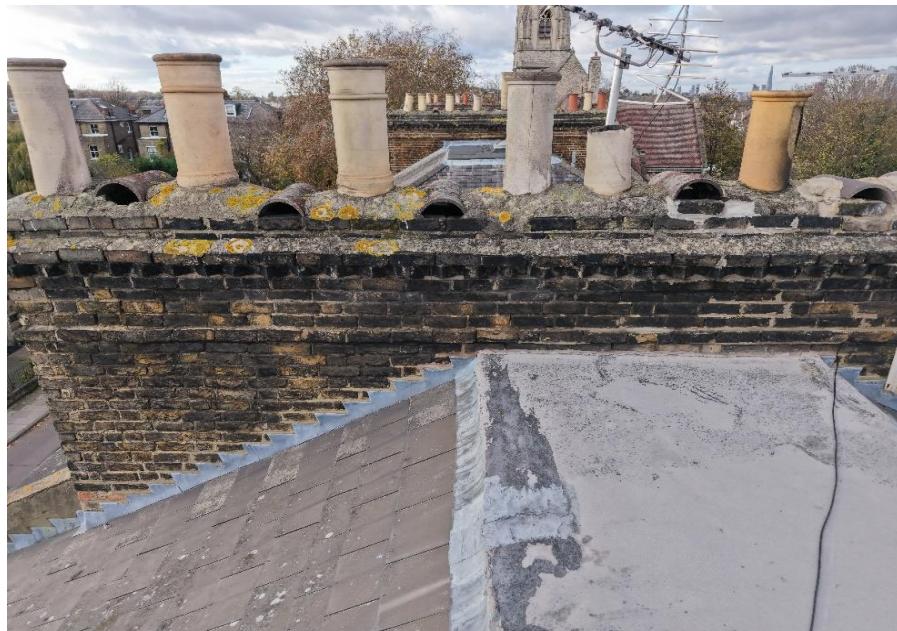
Crack in Asphalt. Flashband Repair to Lead Apron (22).

Moss to rear slate roof (48).

Rear R/H small chimney requires capping off (27)

Cracked Render to Rear L/H Party Parapet wall (30).

Diagram Reference:
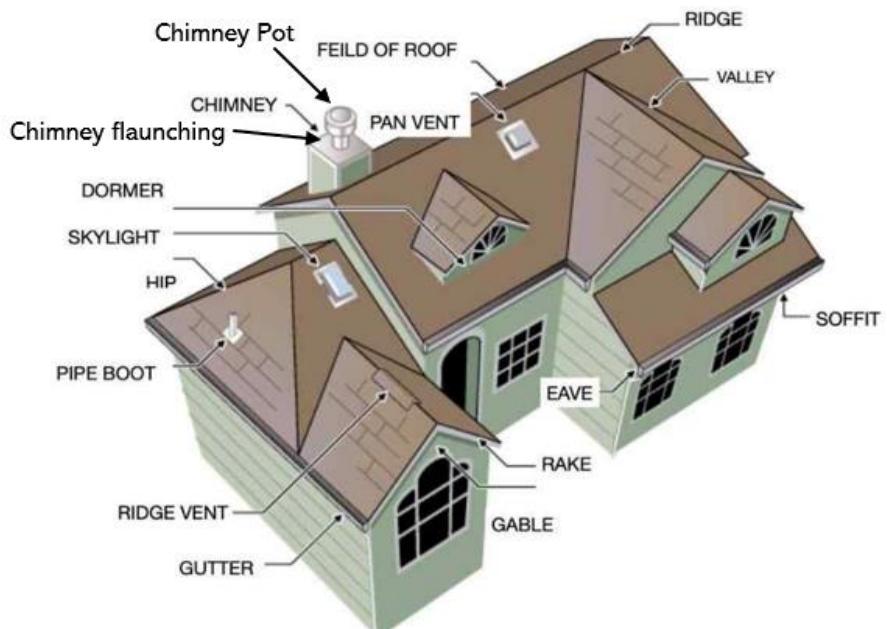
Recommendations

1. Redecorate facia boards to front, back and side to prevent further decay.
2. Remove any loose render to both party parapet walls and renew.
3. Remove any loose sharp sand and cement flaunching to L/H chimney and renew.
4. Cap off and install flaunching to small R/H Chimney including ventilated chimney pot.
5. Clean Moss from slates to rear addition.
6. Remove any loose pointing and repoint Front L/H chimney (to 15mm depth).
7. Replace missing fascia (shared) with next door to discourage pests from entering the roof space.

Summary

The main roof is covered in Fibre cement slates such as 'Marley Eternit' with red hip tiles. The flat roof on top is covered in bitumen asphalt with lead aprons. This roof requires some minor remedial works as listed in the recommendations. To include repointing and re-flaunching the main L/H chimney. The back R/H chimney requires new Flaunching which is the sharp sand and cement top around the chimney pots. This should be ventilated to stop damp forming inside the chimney breast (Assuming this has not been removed inside). Ideally moss should be removed from slates or tiles as it holds the rainwater against the surface which can lead to freeze-thaw damage during the winter.

Given it age, this roof in reasonably good condition. The works mentioned in this report would not be considered urgent.

I would estimate this work to cost £5000-£7000 including scaffolding. (Mainly due to scaffolding costs).

Limitations

Whilst drones can provide stunning images and video of roofs and buildings in general. They cannot see though 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.

At South London Drones every effort is made to find all visible faults but this cannot be guaranteed. We cannot accept any responsibility for any fault missed weather obstructed or otherwise. Please see terms and conditions on our website or request an email copy if required.