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Report To:

Date:

Re:

Main Roof Zinc Coverings

The main roof zinc coverings and tank house coverings are in a poor condition. There are sections of zinc to housing coming away and an exposed corner where someone has tried to repair with lead. The pipes to the tank house are incorrectly sealed. A felt repair to rear of tank housing has been carried out to a poor standard. The zinc capping pieces are starting to lift and splay. The guttering around the bay window terminates too short allowing water to drop onto slates below and splash over window; gutter should have been extended into pitch of roof. A flash band repair has been carried out to edge of zinc above window which is in poor condition and breaking down.

Rear Second Floor Zinc Roof

The zinc capping pieces are lifting and splaying. The flat section is ridging up allowing water to pool. The roof is not in as poor condition as roof above but is showing signs of future problems.

Front Bay Zinc Roof

The zinc gutter detail is hanging off. The capping pieces and flat zinc section are the same condition as the second floor zinc roof.

Windows to Rear Mansard

The windows are in very poor condition, there is exposed and rotten timber, missing putty, gaps under window sill and the flashings under windows are in poor condition.

Lead Around Soil Pipes to Rear

The lead slates around pipes are not a tight fit or seal allowing water to run straight into house.

Slates to Rear Mansard

The slates are welsh slate. There are a number which are slipped or out of place. When slates start showing signs of slipping like these it usually means the nails holding them in place are failing so the slates will need regular maintenance in the future. There are 2 zinc soakers that have slipped down.

Front Slated Pitch

The slates are a manmade eternit slate. There are 8 slates that need replacing but the slates are old and will need regular maintenance.

Flaunching's to Stacks

The sand and cement flaunching's have been applied too thick, they need overlaying with new sand and cement.

To Summarise

The existing roof surfaces are in poor condition and nearing the end of their useful life expectancy and will require replacement in the near future.

Whilst scaffolds are up I would advise a renew of roof surfaces flat and pitched and renew 2 windows.

Please find enclosed our estimate for repair and renew options.