

NORTH WEST ROOF SURVEYS
PRE PURCHASE ROOF INSPECTION SPECIALISTS

Tel : 01625 360 306

Email – info@nw-rs.co.uk



Myriad Foundation
Re: 642 Stockport Road
Longsight
Manchester
M13 0RZ

**60 Water Lane
Wilmslow
Cheshire
SK9 5AJ**

06.12.2020

Re: Survey of Roof Covering at 642 Stockport Road, Manchester

Dear Sirs

As arranged I attended 642 Stockport Road, Longsight on Tuesday December 1st as instructed I surveyed the main roof covering and its associated components internally and externally, my findings and proposals are shown below.

642 Stockport Road is a large detached property currently unoccupied, the building and in particular the pitched roof of said building has fallen into a state of complete disrepair. I'd suggest the building is some 100 years old approximately.

To the rear of the building a two storey flat roof can be found, the roof is currently covered with bitumous felt, this felt covering has flailed as have the boards to which the felt is adhered to, the fascia boards are also rotten, the covering, decking, fascia boards and guttering inclusive of downpipes needs to be replaced, I suggest a GRP (fibreglass) modern day flat roof system is used.

I suggest a provisional additional sum of £750* is set aside in case any timber joists require replacement due to persisitent ingress.

Estimated cost £3000 plus Vat.

To the side elevation of the property a single storey pitched roof can be found, this roof is in a state of total disrepair, green mineral felt has been torched over the slate covering and the lead lined box gutter which runs around the roof perimeter has failed, lead flashings are missing presumed stolen.

The roof covering needs to be replaced in its entirety (re-slatted with new slates).

I suggest a provisional sum of £750* is set aside to replace any perished timbers revealed once the covering is removed.

Estimated cost £2500 plus Vat.



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In order for the contractor to attend to the main roof the building will have to be scaffolded in its entirety by a competent scaffolding contractor.

Estimated cost £5000 plus Vat.

All exterior timberwork inclusive of fascia and bargeboards needs to be replaced, to the front elevation of the building a considerably large section of decorative fascia board is completely missing from the apex.

Estimated provisional sum £6000 plus Vat.

All guttering and downpipe need to be replaced.

Estimated cost £2000 plus Vat.

The slate covering to the main roof is original with no secondary membrane in place, the covering has failed and nail fatigue (the rotting of the nails holding the slates in place) was evident, I noted several holes where slates have become displaced.

The roof covering needs to be stripped and replaced in its entirety with new slates, the existing slates are not fit for reuse.

All lead sheet around the base of the chimney stacks and in the valley / box gutters needs to be replaced.

Estimated cost of re-slating and leadwork £45'000 plus Vat.

I viewed the loft area via internal access and the loft hatch, this was not easy as the loft of the building is infested with pigeons, pigeon excrement coats the floor of the loft, I am unsure how you would go about removing said excrement, obviously pest control would remove the actual pigeons however I am unaware of the cost of this.

The timber structure from what I could see bearing in mind pigeons were flying above me appeared sound enough however I suggest the provisional sum of £2500* plus Vat is set aside for any necessary remedial work in relation to the timber structure.

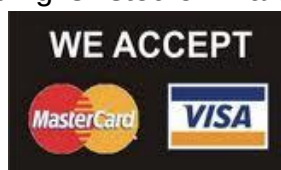
The building will have to be insulated to comply with building regulations, 300 mm of fibreglass should be laid out over the loft floor.

Estimated cost £1000 plus Vat

Total costs inclusive of Vat - £77400 plus additional possible provisional sums marked * which total £4800 inclusive of Vat.

You should appoint a roofing contractor who is CORC or NFRC accredited, contractors belong to either of these roofing industry trade bodies are generally professional and able to offer insurance backed guarantees on completion.

You should check to see if the building is listed or in a conservation area, if either apply



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you will need to contact the relevant local authority department.

You will also need to apply for a building notice from Manchester City Council if the work suggested above proceeds.

If you have any further questions please contact me.

Please note - All figures shown within this survey are budget figures only, if you proceed with the purchase you should obtain fixed price quotations from reputable roofing contractors as mentioned above, please note North West Roof Surveys do not undertake or participate in the undertaking of any of the remedial works listed within this survey, this survey is completely independent.

Best regards

Matthew James

For North West Roof Surveys



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