Roof Works ; Drone Survey Report.



1.0 Roof Area 1 (01)

1.1 R1 North 0041.

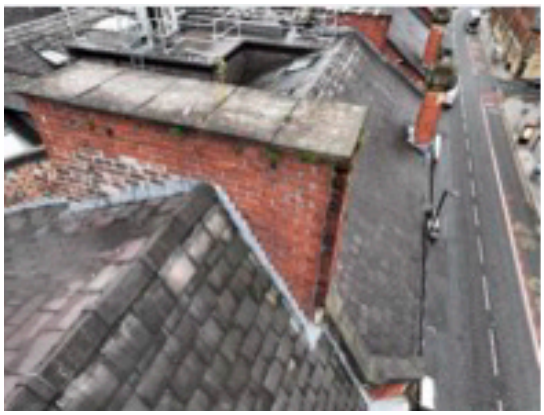


1. The gutters are blocked with moss, vegetation and debris.

2. The mortar joints between the coping stones missing.

3. Flashing appears to be flash band repair rather than lead. Flash band should only be used as a temporary repair.

1.2 R1 North 0046.



1. There is vegetation growth in between the chimney stack bricks and coping stones.

2. There is evidence of previous patch repointing to the chimney stack.The mortar joints are cracked and missing towards the top of the chimney stack.

1.3 R1 North 0070



1 . The paintwork to the timber framed windows has deteriorated and is missing in areas.

2. There are also signs of rot.

3. Full slates and damaged slates have fallen onto the roof of the bay window.

1.4 R1 North 0078



1. There are a number of slipped slates to the pitched roof.

2. A number of ridge tiles have dislodged and mortar joints have deteriorated.

3. Replace all slipped slates using reclaimed slates.

1.5 R1 North 0093



1. The chimney stack has been capped off with coping stones however no ventilation has been inserted which may lead to internal damp issues.
2. There is vegetation growth where the lead flashing meets the chimney.
3. There is algae and water staining below the chimney stack coping stones.

1.6 R1 North 0095



1. The clay finial is not capped, which may lead to internal damp issues.
2. There is a fallen slate caught in the lead roof valley.

1.7 R1 South 0967



1. There are a number of slipped and damaged slates to the pitched roofs.
2. Some slates have been reattached with roof tingles.
3. A number of the ridge tiles have dislodged and mortar joints have deteriorated.

1.8 R1 South 0979



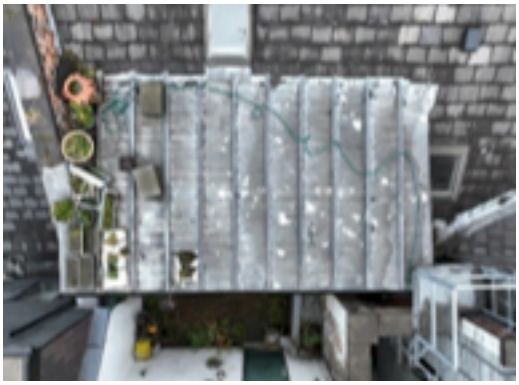
1. There are a number of slates which have been replaced with new.
2. There are a number of damaged slates trapped within the valley.

1.9 R1 South1062



1. There has been a build-up of trapped debris, algae and fallen slates caught in the lead roof valley.

1.10 R1 South 1067

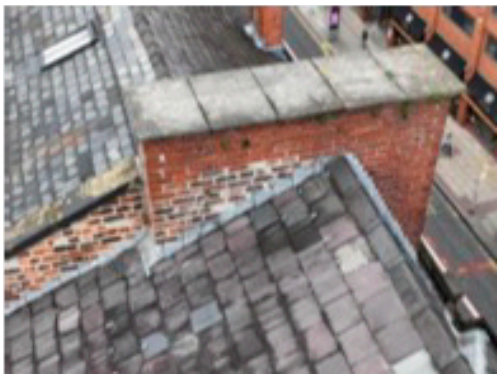


1. Plant pots, a garden hose and spare building materials are being stored on the lead flat roof section above a small roof terrace.

2. There are a number of slipped slates to the pitched roofs.

3. There are small patches of white paint to the flat roof, which may be liquid repairs where lead has failed or been pierced.

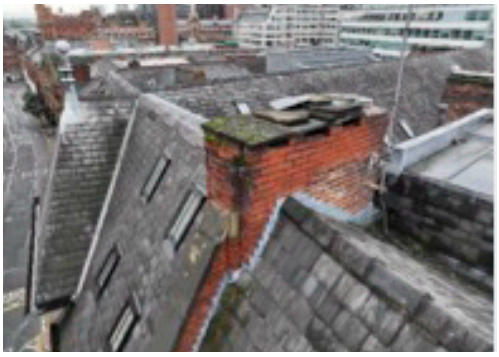
1.11 R1 South 1085



1. There is vegetation growth in between the chimney stack bricks and coping stones.
2. There is evidence of previous patch repointing to the chimney stack.
3. The mortar joints are cracked and missing towards the top of the chimney stacks
4. Some slates have been reattached with roof tingles.

2.0 Roof Area 2 (R2)

2.1 R2 East 0461



a) There is evidence of previous patch repointing to the chimney stack.

b) The mortar joints are cracked and missing towards the top of the chimney stack.

c) At the top of the chimney stack below the coping stones the brickwork appears to be bulging outwards.

d) The chimney flaunching is cracked.

e) A number of excess coping stones and slates have been left on top of the capped chimney.

There is a question if this chimney stack is wholly or partially on the adjacent building. Suggest establishing ownership of the chimney stack by checking plans and internal measurements to establish boundary.

Allow for provisional sum to carry out works to half of chimney stack.

Provisional Sum. £ 600.00

2.2 R2 East 0494



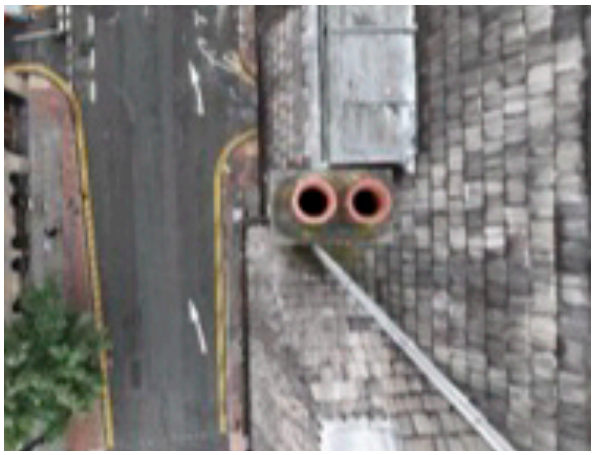
1. There has been a build-up of trapped debris, algae and fallen slates caught in the valley gutter.
2. The gutters are blocked with moss, vegetation and debris.
3. The mortar riots are cracked and missing throughout the chimney.

2.2 R2 East 0496



1. There is moss and vegetation growth in between the chimney stack bricks and to the flaunching.
2. The flaunching is cracked and there is also a cracked chimney pot.
3. Mortar joints are cracked and missing throughout the chimney.
4. The bricks are water stained below chimney launching

2.3 R2 East 0501



1. The chimney pots have not been capped with ventilate cowls, which could cause internal damp issues.

2.4 R2 East 0514



1. The paintwork to the timber windows has deteriorated and is missing in areas. There is also signs of rot.
2. Debris has fallen onto the roof of the bay window.

2.5 R2 West 0998



1. There are a number of slipped and damaged slates, along with some replacement Slates.
2. There is a build up of trapped debris and fallen slates caught on the lead roof valley.

2.6 R2 West 1008



1. There are a number of slipped and damaged slates, along with fallen slates within the valley gutter.
2. There is a section of the roof where a slate has been replaced with a lead or flash band repair.

2.7 R2 West 1011



1. There are a number of slates to this roof section which have been replaced with new.
2. There are loose cables running across the pitched roof which should be secured.
3. There are a number of slipped and damaged slates.

2.8 R2 West 1024



1. There is debris caught above the Velux window consisting of spalled bricks.
2. There is moss growth and missing mortar in between the coping stones to the parapet wall.

2.9 R2 West 1033



1. There is evidence of previous patch repointing to the brick roof structure**.**
2. There is a number of spalled bricks vegetation growth and areas of missing mortar joints to roof structure.

2.10 R.2 West 1044



1. A pile of slates has been left on the roof.
2. The mortar joints in between the parapet coping stones are missing.
3. The inside of the gutter line is corroded.
4. There is vegetation growth in between the ceramic tiled wall.
5. There are a number of broken and slipped slates to the roof, as well as a section of new slates.

2.11 R2 West 1050



1. A bag of soil and other building material has been left on the flat roof.
2. There are a number of broken and slipped slates to the roof, as well as a section of new slates.
3. The loose cables to the flat roof should be secured.

3.0 Roof Area 3 (R3)

3.1 R3 1102



1. Slipped hanging slate to the roof structure.
2. The corroded bracket affixed to the hanging slate roof should be removed.
3. The paintwork to the timber door, step and balustrade has heavily deteriorated.
4. There is lichen growth to the roof slates.

3.2 R3 1113



1. Flash band has been used as an alternative to lead to the roof structure and banding has deteriorated. Flash band should only be used as a temporary repair.
2. The inside of the gutter line is corroded.
3. The window frame appears to be metal as there is corrosion present where paintwork has deteriorated.
4. Some of the hanging slates have been repaired with tingles.

3.3 R3 1116)



1. The lead flashing is missing to areas of the roof and has slipped in others and is loose.

4.0. Roof Area 4 (R4)

4.1 R4 1146 (page 15)



1. There are slates, moss and debris trapped within the gutter.
2. The loose cables inside the valley gutter should be secured.
3. There are a number of damaged and slipped slates to the roof pitch.

4.2 R4 1166



1. Spalled bricks have fallen into the valley gutter below.

4.3 R4 1170



1. There is vegetation growth emanating from the roof terrace.
2. There is algae growth to the timber balustrade and a section of timber is loose at low level.
3. A number of hanging slates have slipped or are damaged.
4. The paint to the window framed window has deteriorated and there are signs of rot present.
5. There is a ladder leaning from the roof terrace onto the flat roof above.

4.4 R4 1176



1. There is pooling water inside the valley gutter, assumed to be a result of a blocked gutter.

4.5 R4 1183



1. There is a build up of debris and algae inside the valley gutter.
2. Lead flashing inside the parapet wall appears to have been dislodged.
3. There is algae growth to the timber balustrade.

5.0 Flat Roof Area 5 (FR)

5.1 FR 1091



1. There is a detached downpipes to the lower roof.
2. There is a build up of vegetation and moss growth to the roof terrace paving.
3. Where the rendered elevation have been painted the paint is peeling and the unpainted render is stained.
4. The upper flat roof is in poor condition. A core sample is recommended to determine the roof's build-up.

5.2 FR 1185



1. There is a section of hanging slates to the roof structure which have been replaced with new.
2. There is vegetation growth as well as a number of spalled bricks and areas of missing mortar joints to the brick structure.