ROOF INSPECTION REPORT

For:

1 Cold Spring House

Haworth Road

Cullingworth

BD13 5EL

Report produced by: Claudia Miedzianowska BSc (Hons) MRICS of behalf of Ivycroft Ltd.

For and on Behalf of: Rotorgraph Surveys Limited

10 October 2024

PRIVATE & CONFIDENTIAL

Table of Contents

1. About the Report

1.1. Limitations and exclusions

This report has been produced to accompany the drone footage of the chimney stack, roof coverings and high-level guttering provided by Rotorgraph Surveys Limited, this report is a general report on condition of these elements.

The technical design including, but not limited to; workmanship, planning or building regulation compliance, fire compliance, wind loading, adequacy of falls, laps etc. have not been reviewed and do not form part of this instruction.

We cannot comment or provide any assurance on the quality of workmanship, compliance with best practice or manufactures installation guidance. This report does not act as a guarantee.

Ivycroft Ltd have not visited site or inspected those parts of the property that are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free from rot, beetle, or other defects. Further, we cannot advise on the possible presence of asbestos containing materials. We would indicate in our report the presence of any such materials seen, but this is not definitive. Please note that no specific asbestos survey has been undertaken to identify the presence and extent of any concealed asbestos containing material (ACM).

This report relates only to the chimney stack, flashings, roof coverings and gutters and is not a full building survey or specific defect inspection which includes investigation. This report does not highlight any other defects noted elsewhere in general and there is no wider insight or understanding of internal issues, for example, corresponding dampness, that can guide the inspection and aid diagnosis. No diagnosis into the cause of defects will be made. This is a visual account based on drone footage.

The roof areas and guttering have only been inspected from ground level with the use of a drone, as no close access to the roof is possible. Upon close inspection of the elements, additional defects may be discovered.

Where recommendations have been made for works, these are provided based on experience and provided in good faith. All works recommended require further input from a property professional, competitive tender or formal written quotations by appropriate contractors or building professionals. No design liability is accepted for recommendations in this report.

If you do not act on the advice within this report, there is a risk of further deterioration.

This report should be interpreted as a comment on the overall condition of the elements listed and is not an inventory of every individual defect, we have generalised where common defects are noted. The photos shown are an example of the defects that are noted generally throughout, repeated elsewhere and not definitive.

It is not always possible to get a close view of building elements therefore some defects may only be visible during close up inspection, with adequate access, for example with the use of scaffolding.

Changeable weather conditions and shadows can limit visibility of defects.

We have not been instructed to advise on repair methodology, prepare schedules of work, tender the works to suitable contractors or project manage them.

This report is not a structural assessment and there is no liability to report on structural defects.

We have not been provided with any further documentation such as leases, operations and maintenance manuals, construction drawings or specifications.

The following report has been prepared to assist in making reasoned and informed decisions on any repair and maintenance that may be required based on a visual inspection. We have not visited the site and the building fabric has not been subject to any physical testing.

This report and any further correspondence is for your own private and confidential use and those advising you in your intention to purchase the property or plan repairs and maintenance. It should not be reproduced in whole or in part, or relied upon by third parties for any purpose, without our express written authority from the author.

Nothing in this report confers or purports to confer on any third party any benefit or any right to enforce any term of this report or our agreement, pursuant to the Contracts (Rights of Third Parties) Act 1999. This report is private and confidential.
We recommend that you open the footage files and view the photos alongside reading this report, sample photos have been included.

1.2. Property Address

The property address is 1 Cold Spring House, Haworth, Cullingworth, BD13 5EL

1.3.Date of inspection

The property was inspected by Rotorgraph Surveys Limited on 27 October 2024. The weather conditions during the inspection were bright and dry with intermittent cloud coverage.

1.4.Instruction

In accordance with instructions received from Rotorgraph along with the drone footage, a roof condition report has been produced in order to consider the general condition and sate of repair of the chimney stack, flashings, roof coverings and high-level guttering of the main roof and the single storey extensions.

This report is subject to certain limitations as motioned in section 1 of this report

We have assumed that the boundary is as follows, you should check your liabilities in connection with shared coverings.

For reference:

N

W

E - Front

KEY: Assumed boundary line

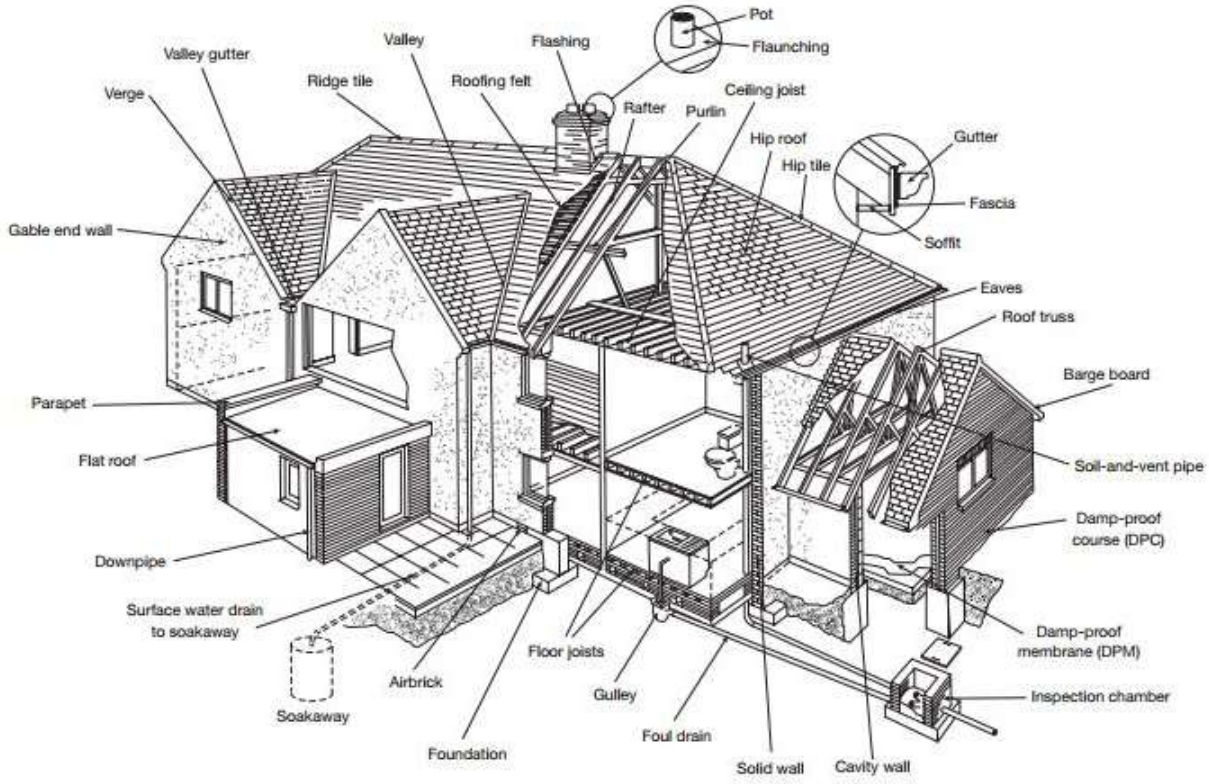
S

1.5.Specific Requirements

We have been advised that this report has been instructed by Matthew Warters who is purchasing the property.

We have not been advised of any additional specific requirements of details of any defects at this time.

1.6.Typical House Diagram



1.7.Condition Definitions

The following brief guidelines form the basis on which the following report is prepared:

Good - Elements with no current issues

No repair is currently needed. The elements listed must be maintained in the normal way.

Reasonable/Fair/Satisfactory - Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Poor - Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced, or investigated urgently. Failure to do so could risk serious issues or severe long-term damage to your property.

2. Description of property

For the purposes of this report and for ease of identification, the front of the building faces east, with all other directional references following this orientation.

N

W

E - **Front**

KEY: Assumed boundary line

S

The property is a semi-detached house, believed to have been constructed in the late 1890's and understood to not be listed or within any local conservation areas, it is believed to be in a Green Belt and Wilsden Landscape area.

The property sits beneath pitched roofs with gable ends, covered in stone slates and ridge tiles, the verges to the gable ends are topped with coping stones and mortar fillets, with matching corbel stones. There is a flat roof with glazed roof lantern to the single storey extension.

There is a small flat roof gulley between the subject property and the neighbours pitched roof to the rear.

The property boundary line is indicated by the red dashed line on the photo above, therefore this report comments only on the elements in ownership of no. 1. There may be shared liabilities in connection with shared elements, such as the chimney stack on the boundary line, your legal advisor should investigate this and confirm the scope of ownership for no. 1 and any repair liability.

There is an outbuilding with felt tiles and store with corrugated profiled metal sheet covering and perimeter stone parapet walls.

There are three chimney stacks, two can be seen to the north facing slopes and a further shared stack to the south, these are built in matching stone.

Lined valley gutters are noted with a build up of coatings, including GRP (glass reinforced plastic) and profiled sheet (assumed to be metal) along with timber box, uPVC and metal half round gutters at eves levels which connect into downpipes.

3. Observations and recommendations

3.1.Chimney stacks

There are three chimney stacks formed in matching construction. Chimney stacks are usually the most exposed part of the building and will naturally be prone to heavy weathering. It is important to keep it in good condition otherwise moisture penetration and deterioration can quickly occur.

The front stack along the south property boundary is assumed to be shared and therefore has been included in this report. We recommend that you confirm this with your legal advisor.

Rear stack	Front stack	Shared stack (front/southside)
		

3.1.1. Rear Stack - North

Pots & Cowls

One flue has been capped off whereas there is a terracotta pot with mesh cowl suggesting a wood burning stove.

There is fine cracking to the pot, but the overall condition appears sound.

One flue has been capped off, if the chimney breasts and flues remain internally, there is a risk of condensation forming in the redundant flues due to the lack of ventilation, unless the chimney breast structures have been removed. You may wish to consider reviewing the means of ventilation to the flues if the internal structures remain.

Flaunching

The flaunching is cracked and these should be repaired when practical, these will worsen through general weathering and 'freeze-thaw' which will eventually allow water ingress (Photo 0414)

Corbeling & Masonry

The stonework is generally weathered and starting to spall, this is evident by the bright 'sandy' surface starting to show through. Overtime they will spall further, therefore it is important to keep the pointing in good condition. In the long term, isolated blocks should be replaced when required.

Some of the blocks have cracked to the flue that has been capped off, this will allow water ingress and should be repaired or replaced. (Photo 0414)

To the flues, in areas the pointing is weathered and missing. Some isolated areas of pointing are missing to the main stack stonework, (Photo 0426) these should be repointed as soon as practical.

The lead flashings to this stack are also weathered and in poor condition, they have been poorly installed and should be renewed, how it has been dressed into the ridge should also be checked. (Photo 0415). The metal strap around the stack appears to be redundant and should be checked, if so it can be removed.

Soot and pollutant build up is noted, this can accelerate weathering of the stone and should be cleaned off.

Overtime, the minor defects will worsen and will allow water ingress. We recommend that you budget for routine maintenance when practical to include the following

1. Review and consider if additional ventilation is required to capped off flue.
2. Repair cracks to flaunching.
3. Repair or replaced the cracked stones.
4. Replace lead flashing.

Please note that no structural assessment has been completed of the chimney stack and overall, we believe the stack to be in reasonable/poor condition.

Rear Chimney stack = Reasonable		
Element	**Condition**	**Recommendation**
Pots & cowls	Reasonable	Maintain in the normal way.
Flaunching	Reasonable	Repair hairline cracks.
Corbelling & Masonry	Reasonable/Poor	Repair cracked stones, monitor weathering and budget for isolated replacements in the future.
Flashing	Poor	Replace.

Chimney stack, example of defects	
Cracked flaunching Cracks to stonework Poor/weathered lead flashing	
Missing pointing Weathered stone	

3.1.2. Front Stack (North)

Pots & Cowls

Both flues have been capped off, however one service flue remains. If this is redundant, it should be removed and the stack capped off appropriately. Please be aware that old service ducting can contain asbestos and this should be checked and disposed of appropriately.

Similar to the rear stack, if the chimney breasts and flues remain internally, there is a risk of condensation forming in the redundant flues due to the lack of ventilation, unless the chimney breast structures have been removed. You may wish to consider reviewing the means of ventilation to the flues if the internal structures remain.

Flaunching

The flaunching is in poor condition, it is weathered and cracked and these should be renewed when practical, the pointing is also missing and loose to the capping stone, this will eventually allow water ingress and the internal areas should be checked for dampness. (Photo 0461)

Corbeling & Masonry

The stonework is generally ok, however small areas are starting to spall, this is evident by the bright 'sandy' surface starting to show through. Overtime they will spall further, therefore it is important to keep the pointing in good condition.

Some areas of the pointing are weathered and missing, these should be repointed as soon as practical.

The lead flashings and soakers to this stack are also weathered and in average condition, due to the awkward detail at the junction with the roof ridges, areas of mortar have been applied, most likely to assist with weathering the detail. We anticipate that this may be a vulnerable area and at risk of water ingress. It should be maintained in good condition. (Photo 0458). The lead flashing at the junction with the outer slope has been poorly installed and is weathered, it should be replaced when practical.

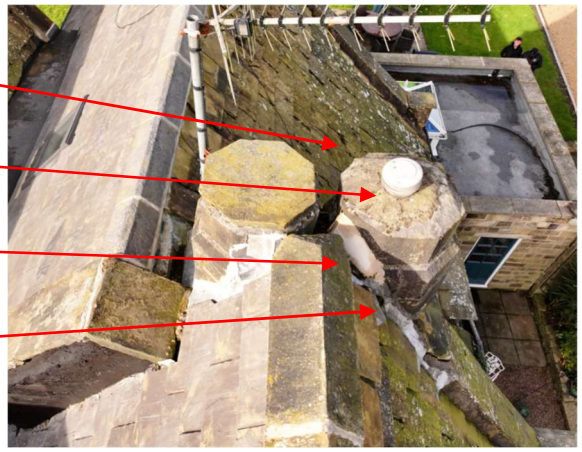
Soot and pollutant build up is noted, this can accelerate weathering of the stone and should be cleaned off.

Overtime, the minor defects will worsen and will allow water ingress. We recommend that you budget for routine maintenance when practical to include the following;

1. Review and consider if additional ventilation is required to capped off flues.
2. Renew flaunching and repoint caping stone.
3. Isolated repointing to stonework.
4. Replace lead flashing.

Please note that no structural assessment has been completed of the chimney stack and overall, we believe this stack to be in reasonable condition.

Rear Chimney stack = Reasonable		
Element	**Condition**	**Recommendation**
Pots & cowls	N/A	Remove flue if redundant.
Flaunching	**Poor**	Renew and repoint capping stone.
Corbelling & Masonry	**Reasonable**	Repoint isolated areas, monitor weathering.
Flashing	**Reasonable /Poor**	Replace section on outer slope.

Chimney stack, example of defects	
Cracked flaunching Redundant service flue Additional mortar Poor/weathered lead flashing & soakers	 

3.1.3. Front Shared Stack (South)

Pots & Cowls

This stack has three flues, but we are unable to identify which of those, if any serve the subject property. Two flues have been capped off, however one terracotta pot and mesh cowl remains to the inner flue, this appears to be reasonably new and in good condition.

Similar to the stacks to the north, if the chimney breasts and flues remain internally, there is a risk of condensation forming in the redundant flues due to the lack of ventilation, unless the chimney breast structures have been removed. You may wish to consider reviewing the means of ventilation to the flues if the internal structures remain.

Flaunching

The flaunching is in poor condition, it is weathered and cracked with sections missing, there is also an accumulation of moss which will retain water, the pointing is also cracked and weathered to the capping stones of the capped off flues. These should be renewed when practical. (Photo 0367)

There is an aerial fixed to the stack, the security should be checked when practical.

Corbeling & Masonry

The stonework is generally ok but in need of routine maintenance, the side of the stack has been rendered, possibly to help with previous water ingress issues. The moss to the mortar joints should be removed. The pointing is weathered and shallow in areas, this should be raked out and repointed. (Photo 0365).

The stonework is mostly ok, however small areas are starting to spall. Overtime they will spall further, therefore it is important to keep the pointing in good condition, at some point in the future, isolated blocks will need replacement.

Some areas of the pointing is weathered and missing, these should be repointed as soon as practical.

The lead flashings and soakers to the south side of the stack are also weathered and in poor condition, this may be the neighbour's side of the stack, and possibly their responsibility (Photo 0365). The flashing to the north side, appear reasonably new (Photo 0368), except those at the rear abutment

with the roof, these appear old and appear to continue to a verge detail with the neighbours roof. This section should be replaced when practical.

Mortar has been dressed over the joints of the crown stones (Photo 0369), but is loose and missing, these should be renewed as part of wider general repointing works.

Soot and pollutant build up is noted, this can accelerate weathering of the stone and should be cleaned off.

Overtime, the defects will worsen and will allow water ingress. We recommend that you budget for routine maintenance when practical to include the following;

1. Review and consider if additional ventilation is required to capped off flues.
2. Renew flaunching and repoint caping stones.
3. Isolated repointing to stonework, crown stones and so on.
4. Replace lead flashing to rear saddle, (assuming south elevation flashing is the neighbour's responsibility).
5. Clear out vegetation from apron flashing/valley to north side of stack (discussed elsewhere).

Please note that no structural assessment has been completed of the chimney stack and overall, we believe this stack to be in reasonable condition.

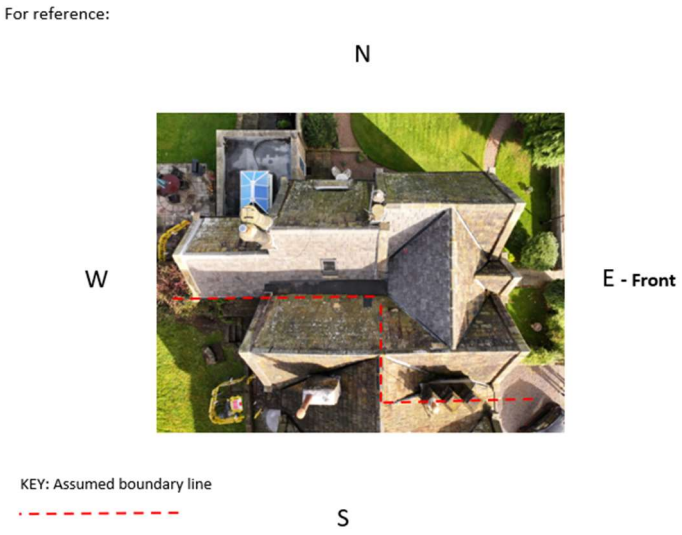
Rear Chimney stack = Reasonable		
Element	**Condition**	**Recommendation**
Pots & cowls	**Good**	Maintain in the normal way.
Flaunching	**Poor**	Renew and repoint capping stone, remove moss and vegetation.
Corbelling & Masonry	**Reasonable**	Repoint isolated areas, monitor weathering.
Flashing	**Reasonable**	Replace section to rear. (Neighbour's flashing excluded, however this needs replacing).

Chimney stack, example of defects	
Loose and weathered mortar/moss growth Cracked flaunching Congested apron flashing/valley Poor/weathered lead flashing & soakers	
ASSUMED NEIGHBOURS SIDE OF STACK (NORTH) Weathered stone and isolated missing pointing Poor/weathered lead flashing & soakers	

3.2.Flashings

Metal flashings are present and close the junctions between walls, roof surfaces and the chimney stack.

The upper chimney stack flashings are discussed under ‘Chimney Stacks’.



To the rear west facing gable, lead flashing has been dressed over the coping stones, this usually is dressed underneath, therefore it may be a secondary layer, upon occupation, the presence of a flashing below the coping stones should be confirmed, in the absence of one, a new flashing should be installed (Photo 0425). The lead is a little weathered but in satisfactory condition despite its non-traditional location. The installation could indicate a previous issue with rainwater penetration.

The flashing at the base of the rear chimney stack at the junction with the roof slope is old and weathered, but looks to be in satisfactory condition (Photo 0426) the pointing is cracked and should be renewed.

To the middle north facing roof slope the flashing above the window is congested with vegetation and broken tiles. There is an especially weathered section of lead and we recommend that you budget for clearing the vegetation and renewing the flashing detail in this area (photo 0437).

A mortar fillet closes the gap between the coping stones and gable ends to the front and middle north facing roof slopes, and the front gables facing east. These are cracked and weathered, the fillet is almost completely missing in many areas. These should be renewed as soon as possible (Photo 0441 & 0443).

Remnants of flashing can be seen to the flat roof junctions with the main walls. New flashings appear to have been installed lower down and appear to be of adequate height.

The apron flashing to inside of the shared chimney stack is congested with vegetation, however, appears to be of adequate height, there will be little fall on this apron section therefore routine clearance of this small gap will be required. (Photo 0370). The saddle flashings are weathered and likely to need replacing in the short-medium term future.

Flashing, example of defects	
Congested apron to shared stack	
Flashing over copings to rear gable coping stones	
extremely weathered and cracked mortar fillet Poor/weathered lead flashing & congested with Vegetation.	

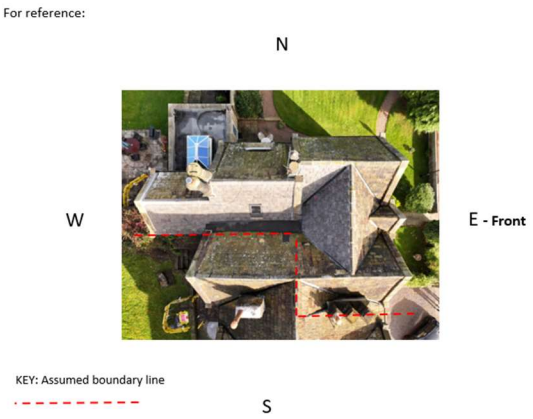
Missing mortar fillet	

3.3.Roof Coverings and details

Pitched roof coverings

The roofs are covered in traditional stone slates with the original slates diminishing in size up to the ridge. These are most likely to be the local Yorkshire/York stone which is a sedimentary rock, these are on occasion referred to as ‘slates’ or ‘tiles’, but are the same product.

Some south and west roof slopes have been recovered with modern equivalents, whereas the north and east roof slopes could contain the what are most likely the original coverings.



The redline on the above photo shows the assumed boundary line which was confirmed after the drone inspection, as a consequence the neighbouring roof covering are featured in the drone footage.

We believe the majority of coverings shown in photos 0374 – 0392 to be the neighbours roof coverings.

The slates on the recovered roofs appear to be in satisfactory condition with no obvious deterioration noted.

The original/older coverings are vary in condition, most on the north facing slopes are weathered and poor condition. We recommend that you budget for recovering these in the short- medium term future, this could be phased but priority would depend on any internal corresponding issues.

We cannot comment or provide any assurance on the quality of workmanship, compliance with best practice, building regulations, planning requirements or manufactures installation guidance of the slates and tiles.

Newer Slates (South and West)

There is evidence to suggest that they are reproduction tiles, given the repeated pattern on many tile surfaces. You may wish to ask the vendor if they have record of the type of tile that was used for future reference, should you wish to match them.

Reproduction tiles are artificially made from materials such as glass fibre reinforced cement and are moulded to appear like natural stone, the tiles are similar to this example:

- Greys Diminishing Reproduction Stone Slate http://greysroofing.co.uk/greys-reproduction-stone-slate-ebrochure

Some of the newer tiles have slipped slightly and ridden up on one another, this could allow minor water ingress (Photo 0394). The spacing and joints between the newer tiles are a little irregular, some tiles are slightly higher, this may allow water ingress over time. (Photo 0406) Minor undulation in the slope may be causing this. This suggests the roof structure may have deflected, and we recommend that the roof spaces are inspected to confirm the condition of the roof structure and check for any deflection and distortion. We recommend that the minor deflection noted to the roof slopes is investigated further by a structural engineer.

The newer tiles appear to be covered in a light sandy coating, this could be wash out from the ridge pointing, or weathering, many tiles/slates weather and change colour over the course of their lifespan.

Diminishing courses are noted to some slopes but not all, these offer better weather proofing.

Original roof slates

Some areas of slates are in satisfactory condition across the slopes whereas others have deteriorated and have weathered at different rates. If recovering is considered, some of the tiles may be salvageable, however the cost of this may excess the cost of all new slates.

On the north facing slopes, the tiles are weathered and many have deteriorated, a number of chipped, broken and slipped tiles are noted (Photo 0433).

There is a thick covering of lichen and this should be cleared from the north roof slopes and the main coping stones, the presence of these can accelerate weathering. This should also be routinely cleared in the future. You should proceed with caution as removal can damage the tiles if not completed carefully.

Small areas of slipped tiles were noted. There are a number of slipped slates at ridge level, which suggests background decay to the roof battens or ridge board (Photo 0452). We recommend that the internal areas of these roof slopes are checked for evidence of decay to the background support.

There are the long-term problem associated with stone slate roofs, overtime widespread slippage can occur, this is sometimes called ‘sick nail syndrome’. If possible, where isolated tiles have slipped the fixings should be checked in the loft spaces for signs of corrosion. ‘Sick nail syndrome’ is a general term for the is a process of the background fixings to supporting stone slates slowing deteriorating causing slates to slip away, this will worsen over time. This will require ongoing monitoring and maintenance.

We anticipate that the coverings on the north slopes are approaching the end of their useful life and we recommend that you budget for recovering them. The slates to the central north facing roof slope appear to be in the poorest condition out of the three roof slopes, this slope could be prioritised if you are considering phasing recovering. (Photo 0433).

The tiles on the east facing slopes (front) are aged and weathered, some of the surfaces have spalled and chipped. These are generally in better condition than the north and should be serviceable for short-medium term future, routine maintenance is still due and you should also budget for isolated replacements in the meantime. Recovering is likely to be required during your occupancy of the property.

Broken slates were noted blocking the valley gutter (Photo 0487) which should be cleared. A number of slates on this elevation have been replaced through routine maintenance. Some of the newer replacement slates are poorly aligned and appear to be slipping.

Some slates weather quicker than others depending on exposure, they are old but those on the east facing slopes should be serviceable for the time being. They should be periodically checked, ongoing maintenance and replacement of slates will be required, you should budget for replacing these on a cyclical basis.

Above the windows there are small matching stone coverings, these generally appear to be in good condition but the flashings are poor, as previously mentioned. The ridge above the porch appears to have missing pointing which should be renewed.

Ridge tiles

Where tiles have been replaced, the ridge tiles have also been upgraded. A number of original/older ridge tiles remain, most of which have been re-bedded. These generally appear satisfactory and can be maintained in the normal way.

The means of ventilation for this roof structure is not obvious, this should be confirmed.

Some of the pointing is cracks and this should be repaired when practical (Photo 0367).

Coping Stones, Corbels & Verges

To the gable ends there are stone copings, these appear to be original. The majority are satisfactory however isolated stones are weathered and replacement should be budgeted for. Routine maintenance is also due, there is an accumulation of moss and lichen which will retain moisture.

The alignment of the copings on the front north east coping appears out and the should be checked to confirm they are firm and secure.

Many of the surfaces are weathered and have spalled, individual coping stones across the gables will need replacing and should be budgeted for (Photo 0406 & 0457).

Broken stones have been pointed by way of repair, this should be maintained.

Majority of pointing to the copings on the external faces are satisfactory. The course of coping stones to the small gable above the door on the east elevation appears to have flashing dressed underneath, possibly to stop water penetration. (Photo 0495)

Corble stones can be found at the junctions of the gables and eves, many have been repointed, however loose pointing and rotational movement is noted to the front elevation (north end). This should be repaired as soon as possible (Photo 0472). There is further cracking to the pointing on the opposite end (Photo 0444).

The righthand corbel of the middle north facing roof slope appears to be weathered and should be checked with close inspection.

As previously the mortar fillets on the inner faces of the copings are missing and in poor condition, mostly to the north facing slopes.

To the rear slope, the gable end has been painted with, what we assume, is bitumen “waterproof” paint, this suggests that there may have been issues with rainwater ingress. (Photo 0398). The lack of a lead flashing in this area may be a problem, and we recommend you budget for installing one. Also in this area the pointing to the verge of the valley is cracked and should be renewed. The flat roof gutter below may be shared. (Photo 394).

The copings to the flat roof extension appear reasonably modern and in need of routine maintenance. There are some thick bed joints and the reason for this is not obvious. There may have been water ingress issues. (Photo 0468).

Flat Roof Coverings

There is a flat roof over the single storey extension, this appears to be glass reinforced plastic (GRP). Generally, the longevity of this material can be a problem as it heavily relies on how well it is installed. There is a covering of moss which should be removed. The fall of the roof may be shallow as there is pooling water. The loose cables should be clipped and secured. Timber board is used to wedge the waste pipe in place.

The coverings appear reasonably new, but are in need of routine maintenance, once the moss and algae have been cleared the coverings can have a closer inspection. This type of flat roof can be prone

to water ingress and the internal areas should be monitored, this roof covering will need maintenance and regular inspection.

There is a small section of flat roof to the valley between the rear roof slopes, it appears to be covered in mineral felt. Rainwater discharges to the slope below. This appears to be in reasonable condition and is clear, it can be maintained in the normal way. Mineral felt has a typical life span of 10-15 years depending on quality of the product and installation.

Out buildings

There is a pitched roof over the black painted out building, this appears to be covered in mineral felt tiles and one is missing. Generally, this is an inferior product to hard wearing roof tiles and it is not known how long these will last. They appear satisfactory for the time being, however, we recommend that you budget for replacing these during your occupancy. (Photo 0516)

There is a corrugated metal roof over the store, the coverings appear satisfactory with no obvious corrosion to the cut edges. The boundary parapets need to be addressed as the render is falling away. There is also overgrown neighbouring vegetation that needs cutting back. Typically, this type of roof covering can be susceptible to cut edge corrosion and the edges should routinely be decorated as they weather to prevent this.

Summary

Overall, the roof coverings vary in condition, this type of roof will need ongoing and routine maintenance.

We recommend that you budget for the below, but not limited to:

1. Ranging over the slopes, replacing all weathered, damaged, cracked, missing and slipped slates.
2. Check background supports of slipped slates for signs of corrosion (in the loft).
3. Budget for recovering the north facing roof slopes.
4. Budget for recovering the east facing roof slopes in the future.
5. Appoint a structural engineer inspect the deflection noted in the ridges and roof slopes.
6. Repointing/flashing the coping stone fillets, junction at the coping stones.
7. Replace isolated coping stones.

8. Obtain details of tiles used to recover.
9. Obtain and guarantees for roof coverings.
10. Repair loose corbel stones.
11. Clear broken slate from valley
12. Budget for cyclical maintenance of the roof coverings.
13. Remove moss/lichen from all coverings.
14. Complete routine maintenance to out building roofs.

Please note that no structural assessment has been completed of the roofs.

Roof Coverings = Reasonable/ Poor		
Element	**Condition**	**Recommendation**
Slates/tiles	**Good/Reasonable/Poor**	Vary in condition. Budget for replacement to north and east slopes. Routine maintenance due to all elements.
Ridge tiles	**Reasonable**	Maintain in the normal way.
Coping stones & Verges	**Reasonable/ Poor**	Re-point lengths of mortar fillets and verges, isolated replacements.
Out buildings	**Good**	Maintenance due.

Example of defects – Roof Coverings	
Irregular spacing, Slipped minor deflection Weathered coping stone	 
Slipped, chipped and broken (North facing slope) Loose/cracked pointing. Possible movement in corbel.	 

Weathered slates to north facing slope	
Check copings are secure, alignment is out.	
Spalling, weathered	
Better condition compared to north, number of spalled slates. Cracking to ridge tile bedding.	
Black waterproof paint, possible indication of water ingress issue. No obvious lead flashing	

Cracked pointing to verge, painted valley gutters.	
Moss, pipe secured on timber wedges.	
Missing felt tile.	
Store roof, blown render.	

3.4.Rainwater Gutters

Defective and leaking rainwater goods can lead to penetrating dampness and deterioration of the building fabric. It is important that you ensure rainwater gutters and downpipes, including the seals and joints, are maintained and routinely cleared.

Rainwater to the roof slopes discharge to decorated timber gutters and what appears to be ogee style uPVC.

There are a number of valley gutters to the roof slopes, this have been lined and painted with what appears to be glass reinforced plastic and other coatings. The rear valleys also appear to have been painted. We recommend that you budget for replacing these in the future, there is no assurance on how long the repairs may last.

The gutters to the main roof appear to have some standing water and vegetation present. We recommend that you thoroughly clear through all the gutters and ensure they are free flowing. Other than this, they generally appear in satisfactory condition.

The timber gutters appear to have been recently decorated in gloss paint. This on occasion can trap moisture and prevent the timber breathing, meaning any concealed rot accelerates. They should be maintained in a good condition.

The front small gutter has distorted and should be replaced, however this may be on the neighbours side of the boundary. (Phot 0514).

The GRP lined gutters are likely to have been completed as a repair, this is not a traditional coating for a valley gutter as they would usually be dressed in lead. We cannot advise on how long the repairs will last.

There is a downpipe unconventionally dressed into the gutter on the north elevation (Photo 0438) the circular pipe from the next roof slope is laid in the gutter, we anticipate that during prolonged and heavy rainfall this will over-flow. There is also vegetation build up. We recommend that you budget for altering this arrangement.

Overall, the rainwater goods appear to be in reasonable condition, however routine maintenance is due. You should budget in the first instance for adapting the circular down pipe arrangement in photo 0438 and clearing through those that are congested. The internal areas below the valley gutters should be monitored for water ingress, the GRP coatings will need replacement at some point.

4. Executive Summary

Please ensure that you read the whole body of this report, we have summarised the overall condition here.

Is it clear that some routine maintenance and repairs have been completed to the roof. There is evidence to suggest that water ingress may have been an issue in areas, for example in and around the coping stones, and isolated repairs have been completed.

We recommend that you check for any guarantees relating to the roof coverings and confirmation that these are transferrable to your name.

We anticipate that this type of roof will require ongoing and continual maintenance due to its historic construction.

The chimney stacks are in reasonable condition, but localised repointing and isolated repairs are needed.

Flashings are present, some need upgrading in areas.

The original slates are weathered and we expect that the north facing slopes should be replaced as a priority, the east facing slopes can be maintained for now, but will need recovering these should be Monitored.

The detail and lack of flashing to the coping stones is likely to be an issue and allow water ingress, these should be addressed when the slopes are recovered. The cracked and loose corbel should be repaired as a matter of priority.

The valley gutter linings have been repaired, but we believe this is only a temporary measure, you should budget for replacement in the future.

We recommend that access to the internal roof space is gained to check the condition of the background fixings of the slates and checked for evidence of water ingress.

Overall, we hope this report is helpful. If you have any further questions or require further advice on the contents, please do not hesitate to contact us.

Claudia Miedzianowska BSs (Hons) MRICS
Chartered Building Surveyor

For and on behalf of Ivycroft Ltd.

END OF REPORT