Condition Report – Example, Address, GU50

Client Details

Example Client – Example Name

Report Written by

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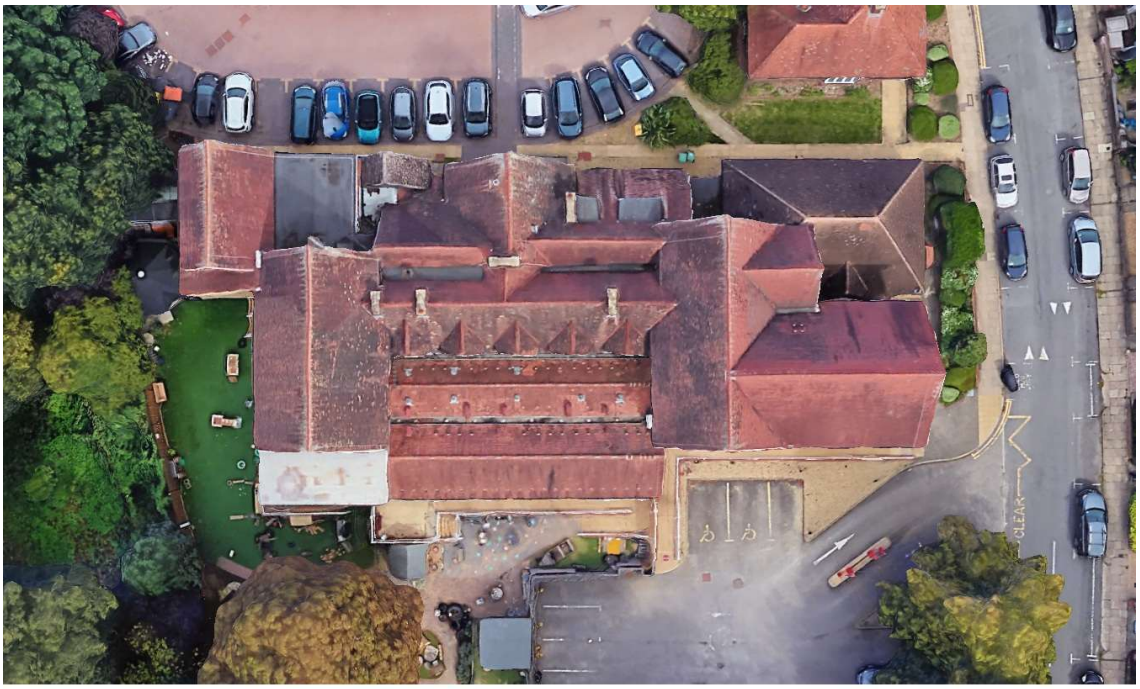
Aerial View



1.0 Overview

This report has been prepared exclusively for Example client to support the refurbishment of the specified roof areas at the aforementioned property. It is based on our site inspection of Example project conducted on 6th October 2025, and should be read in conjunction with the enclosed photographs.

2.0 Survey Scope & Constraints

Following the survey, Calex has been requested to prioritise the identified roof repairs, first addressing the most urgent issues, followed by those deemed important but less critical. This assessment was conducted using a drone from ground floor level and a camera from both ground floor and roof level to the rear of the building. No intrusive examinations or internal structural inspections were performed. This report is premised on the assumption that the structure as it stands is suitable for the intended refurbishment.

3.0 Thermal Performance

This report does not include a full thermal analysis and constrained to the condition of the roof covering, however some observations are listed below.

3.1 Pitched Roofs

The building features multiple pitched roof sections. Given the absence of vents or their specific placement within these sections, it is reasonable to conclude that the roofs adopt a cold roof construction, representative of the configuration illustrated in the accompanying image (inclusive of insulation, where applicable).

Should a detailed thermal performance assessment be necessary, we recommend consulting a specialised roofing system provider, such as Marley, to verify that the roof assemblies conform to Part L (Conservation of Fuel and Power) of the Building Regulations, as well as the requirements outlined in BS 5250:2021, Code of Practice for the Management of Moisture in Buildings.

<u>Warm & Cold Roof Example</u>

Figure 48: Warm roof

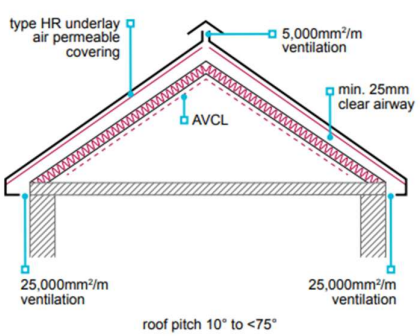
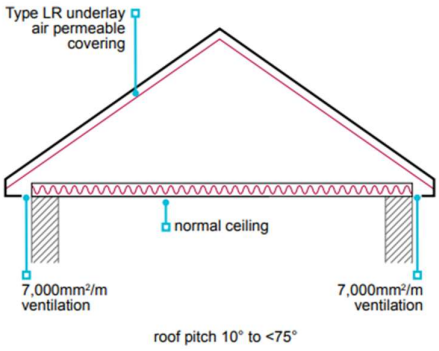


Figure 49: Cold roof — Type LR underlay with air permeable covering



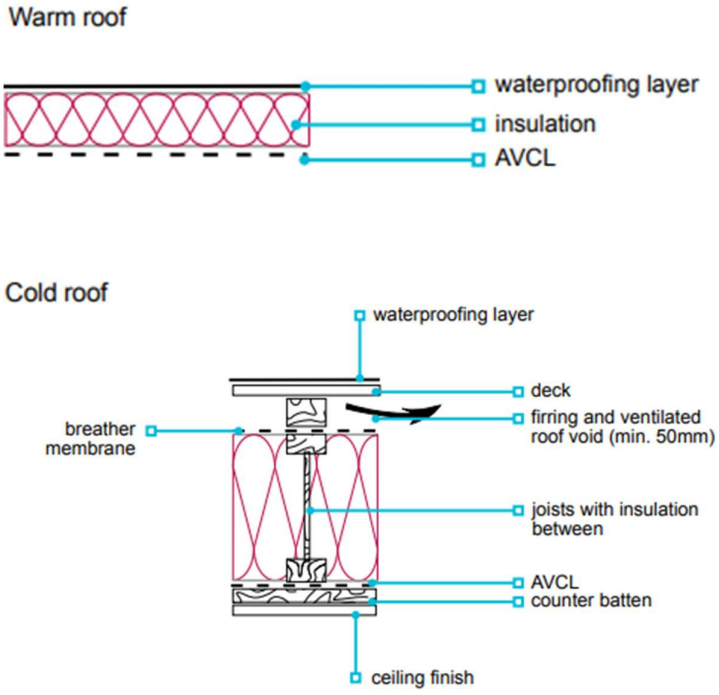
Ref: NHBC Standards

3.2 Flat Roofs

No ventilation was observed across the flat roof areas, indicating that these roofs employ a warm roof construction, as depicted in the accompanying image.

Should a detailed thermal performance assessment be necessary, we recommend consulting a specialised roofing system provider, such as Langley Waterproofing, to verify that the roof assemblies conform to Part L (Conservation of Fuel and Power) of the Building Regulations, as well as the requirements outlined in BS 5250:2021, Code of Practice for the Management of Moisture in Buildings.

Warm & Cold Roof Example



Ref: NHBC Standards 7.1

4.0 Condition of Roof Coverings

4.1 Pitched Roofs

The pitched roofs are covered with clay tiles, with a number of patch repairs visible across the roof areas. The coverings are showing signs of fatigue, with areas of replacement tiles and broken tiles visible across the roof areas, as highlighted on the photosheet. There have been numerous repairs carried out across the roof areas, with replacement of tiles evident, and flash band/lead repairs. At three locations leaks have been detected internally as demonstrated in the photo sheet. For the purpose of this report I have highlighted urgent defects (Photosheet 1).

Photosheet 1 of urgent issues

No.1

No.2

No.3

No.4

No.5

Defect Analysis – Supporting Photosheet 1

4.1.1 No.1 – Defects

Either side of the dormer is showing signs of fatigue with the mortar eroded between the ridge tiles, and tiles have slipped particularly around the verge of the apex. We were advised during survey that there has been water ingress within this area below.

The mortar between the undercloak and verge tiles has deteriorated as a result of tile slippage. The tiles are not lapped correctly into the valley of the dormers, leaving small gaps that increase the risk of capillary water ingress beneath the tiles. The valley should ideally have tiles cut to follow its contour with a consistent overlap ensuring tight abutment and free water flow, however this doesn't appear to be the case in the valley area.

4.1.2 No.2 Defects

Lead is defective in this area. Tiles are broken and dislodged and are vulnerable to falling onto the area directly below.

4.1.3 No.3 – Defects

Ridge tile has dislodged leaving a possible route for water ingress. Also vulnerable to falling during high winds.

4.1.4 No.4 – Defects

A number of defects are visible within this area; missing tiles, lead repairs and dislodged tiles.

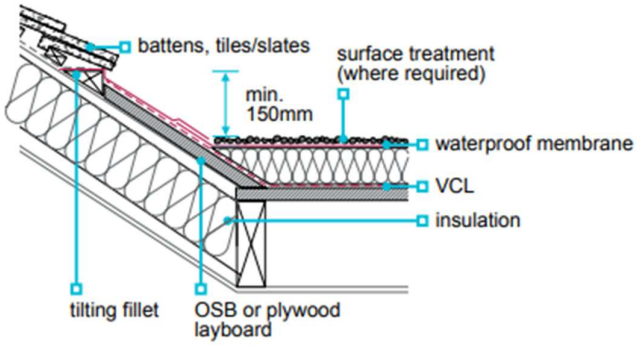
We were advised during the survey that there has been water ingress within this area below.

Repairs have been carried out to the lead flashing to the base of the chimney stack. There is moss build up to the side of the chimney stack which hampered the view of the lead flashing.

4.1.5 No.5 – Defects

The kerb at the junction between the flat & pitched roof should have an upstand of at least 150mm as indicated on the drawing below. This could be a possible route for water ingress which has been identified directly below this detail.

Figure 36: Pitched roof abutment



REF: NHBC Standards 2025 Chapter 7.1

Stepped lead flashing is dislodged and top section is missing. The lead valley is also defective with holes visible, leaving a route for water ingress into the building.
We were advised during the survey that there has been water ingress issues directly below this defected area.

4.1.6 Typical Pitched Roof Defects

Example of missing mortar to lead stepped flashing, and a tile that has slipped.

Example of tile that has dislodged.

Example of broken tiles across the top row.

Another example of missing tiles.

Mortar missing below ridge tiles, evidence of previous re-bedding of ridge tiles.

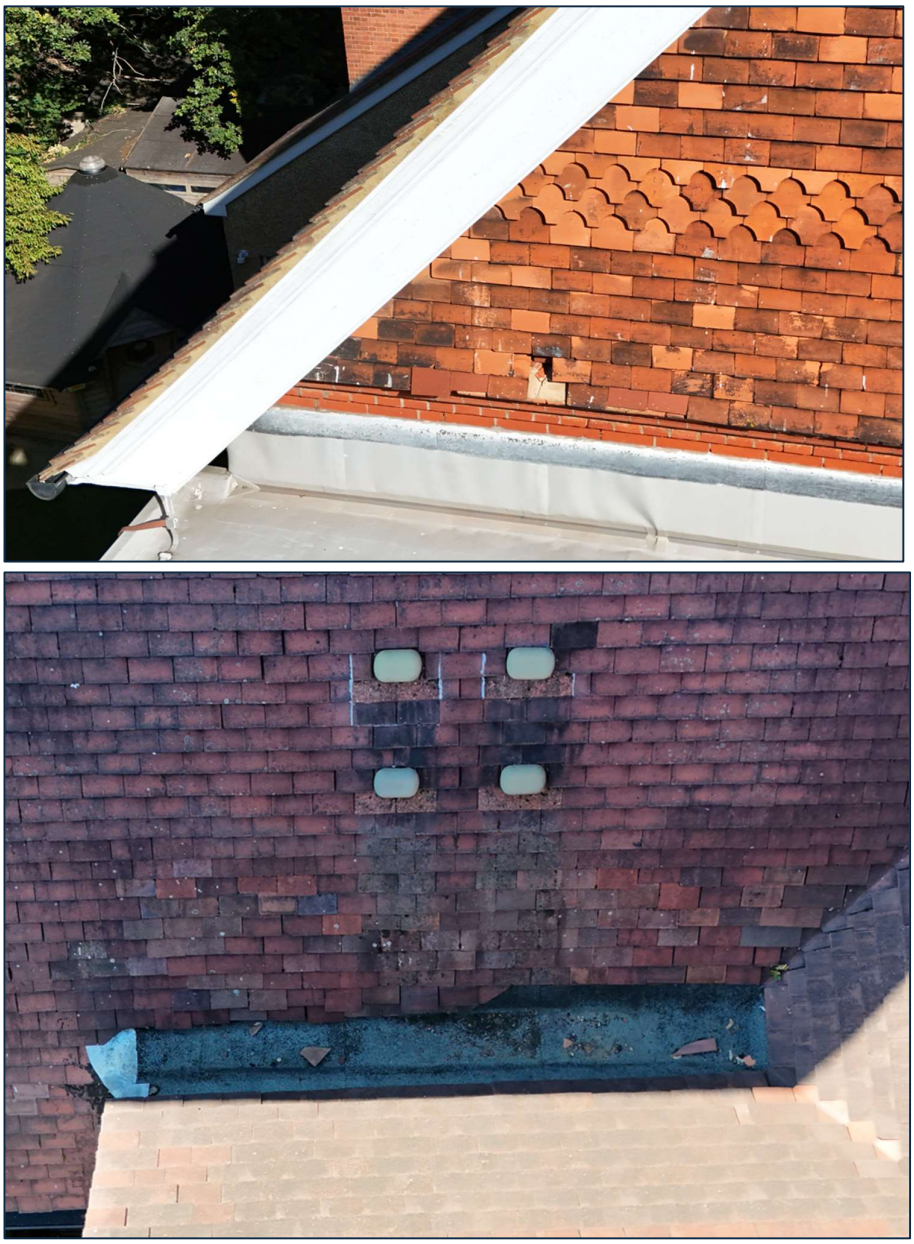
Moss/lichen build up visible. Evidence of previous tiles replacement.

Example of broken tiles, leaving a possible route for water ingress.

Various examples of defective tiles that are broken/slipped.

Example of where a broken tile has fallen onto the dormer roof below.

Example of eroded mortar between ridge tiles.



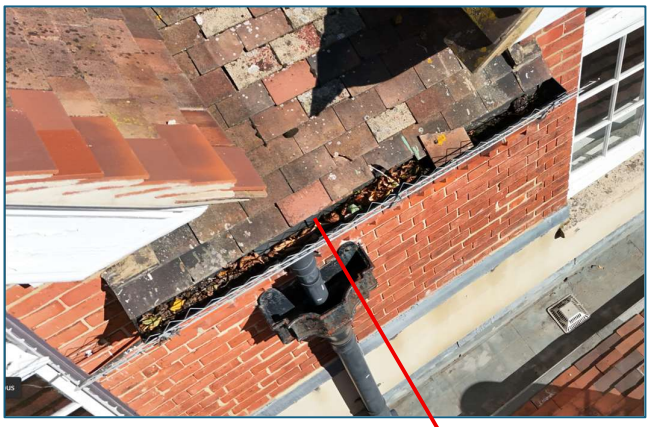
Further examples of slipped tiles.

Fig.3 Photosheet of Flat Roofs / Flat Gutters

The flat roofs are generally in good condition from the visual inspection, with a mixture of bituminous membrane, liquid coating and Single Ply type coverings. No major defects were noted upon the time of survey.

4.3 Guttering

Generally the gutters appeared functional and free from debris, however, since the inspection was conducted in dry conditions, any defective joints would not be apparent. The gutters between the dormers contained debris.



4.4 Fascias & Soffits

Generally the fascias and soffits appear to be in good working order with defects noted in only one location as highlighted below. Paint has started to flake off some fascias, and should be redecorated as part of cyclical works.

5.0 Other Observations

5.1 Lightning Conductor System

There is a lightning conductor system in place, and should be tested in accordance with British Standard BS EN 62305.

6.0 Summary

6.1 Pitched Roofs

The inspection carried out on 6th October highlighted a number of defects across the pitched roofs. There were a number of missing tiles, slipped tiles, repairs, with high level of moss/lichen build up in certain areas. There is evidence of defective lead flashings present and there was a number of patch repairs and replacement tiles installed. There was erosion of mortar between the ridge tiles visible upon the survey. The issues highlighted are no doubt contributing to the water ingress that has been reported, and water ingress can lead to further issues such as rotting of the rafters/battens which may contribute to further defects in the future.

The roof inspection revealed evidence of significant tile displacement across the roof areas. Multiple tiles were found to be loose or have slipped entirely from their battens. This instability is likely a result of deteriorating fixings and exposes the rafters to the elements. Without immediate intervention, there is a high risk of water ingress and subsequent damage to the roof structure and interior of the property.

In addition to causing water ingress, the unsecured tiles present a safety risk from falling debris. A roofing professional should establish a safe working area below the affected roof sections before replacement / repairs commence.

In this case, a full roof replacement is the recommended long-term solution due to the widespread tile slippage and the high potential for systemic failure of the fixings. Patch repairs, while a feasible option for isolated issues, are likely to be a temporary measure here and do not address the underlying causes of the roofs deterioration. Over time, relying on patch repairs can be a false economy, with the accumulating costs and recurring issues eventually exceeding the investment of a full replacement.

We have initially highlighted five areas that require urgent attention and the recommendations are listed in section 7 of this report.

6.2 Flat Roofs

Generally the flat roofs appeared to be in good condition with no defects noted. However the flat roofs require maintenance as outlined in section 7 of this report.

7.0 Recommendations

7.1 Pitched Roofs – Option 1

It is our opinion that the pitched roofs tiles are coming to the end of their serviceable lives and require replacing. We would recommend replacing the pitched roofs first that are directly above areas with pedestrian footfall below.

We recommend replacing the existing pitched roof including battens, membrane and insulation back to the rafters, then install an insulated system (insulation location to be advised by manufacturer) with a clay tile to match the existing appearance. We would recommend contacting a manufacturer such as Marley (Alistair Pont alistair.pont@Marley.co.uk / 07767436159) who will be able to prepare a specification and design tendering contractors can tender against. Marley (or similar) will be able to provide a warranty upon completion of works.

7.2 Pitched Roofs – Option 2

If a repair option is preferred, we would recommend replacing all tiles which have received repairs, and are defective or are missing. For the isolated instances of tile slippage, the immediate remedial work involves repositioning and securing the loose tiles. A roofing contractor will carefully lift the overlapping tiles above the affected area and slide the slipped tiles back into their correct alignment. The tiles will then be re-secured using new, corrosion-resistant nails or tile clips to prevent future movement. This will include an inspection for and replacement of any cracked or broken tiles found during the process. The above is to be carried out along with repointing/re-bedding ridge tiles, and replacing any defective lead with code 4 lead, in line with BS6915 (code of practice for leadwork).

To match the existing tiles a local roofer would be able to assist, samples can be ordered from Marley, example below:

https://www.marley.co.uk/samples

Additional defects, including eroded mortar joints between ridge tiles and defective leadwork, should be discussed with a qualified roofing contractor. However, as previously noted, the long-term durability of such repairs remains uncertain.

7.1.1 Urgent Repairs

No.1

As detailed in section 6, we recommend replacing the roof, and the dormer would form part of the works. In the interim, replacing the dormer would be our advice. We recommend replacing the existing pitched roof including battens, membrane and insulation back to the rafters, then install an insulated system (insulation location to be advised by manufacturer) with a clay tile to match the existing appearance. We would recommend contacting a manufacturer such as Marley who will be able to prepare a specification and design tendering contractors can tender against. Marley (or similar) will be able to provide a warranty upon completion of works.

An alternative would be to replace the verge (two tiles back) including verge mortar, temporary remove ridge tiles and reinstate on mortar once tiles have been replaced, and replace any loose/slipped tiles within the nearby area. However there will be no guarantee that the water ingress issues will be addressed.

No.2

As detailed in section 6, we recommend replacing this roof as detailed earlier in this section. In the interim, replacing the slipped/loose/missing tiles would be our advice. We recommend replacing the defective lead with code 4 lead, in line with BS6915 (code of practice for leadwork).

No.3

As detailed in section 6, we recommend replacing this roof as detailed earlier in this section. As a short term measure, if intact reinstate the original ridge tile on a bed of mortar or replace tile if defective.

No.4

As part of the re-roofing program, this section will be fully replaced. In the interim, the defective stepped flashing and associated damaged tiles should be rectified. Upon establishing safe access, the appointed roofing contractor can assess the extent of slipped or damaged tiles and implement necessary repairs.

No.5

As part of the re-roofing program, this section will be fully replaced. In the interim, tiles should be removed around the highlighted areas; the flat roof kerb raised and weathered with bituminous membranes; and a new stepped Code 4 lead flashing installed directly above the existing Code 4 lead, in accordance with BS 6915 (Code of Practice for Leadwork). Defective or damaged tiles must then be replaced, with others reinstated.

Above this section, tiles should be temporarily removed directly over the lead valley, followed by installation of a new Code 4 lead valley per BS 6915. Defective or damaged tiles must be replaced, with others reinstated. Prior to work commencing, as a temporary measure the lead can be coated in liquid, however this would not be a long term solution.

7.2 Flat Roofs

We recommend that the roofs are cleared of debris/leaves, and maintenance is carried out twice annually in accordance with BS 6229:2018.

7.3 Gutters

We recommend ensuring all the gutters / hoppers are free from debris, and washed through thoroughly, particular attention is to be paid to the gutters between the dormers identified at section 4.3 of this report.

7.4 Fascias / Soffits

As detailed elsewhere in this report, the fascias and soffits are generally in satisfactory condition. One localised area (section 4.4) requires targeted repair. The paint finish on the fascias exhibits variable deterioration across the roof sections and should be renewed as part of routine cyclical maintenance.

7.5 Lightening Conductor System

We recommend engaging with Nimbus (or similar approved) www.nimbus.co.uk / 0845 8802 464 who will be able to carry out the inspection and advise on requirements.

A local roofing contractor will be able to quote and carry out options above.