

Roof Survey

Of

Tile Street

Roof Road

Slates

LE33 5PL



For Attention of. . .

Debby Doe

Survey by Moran Roofing Specialists Ltd . Lee Moran (MloR)

Govt. Trustmark Approved £5M liability Ins.

NFRC Competent Person members (self certify for building regs.)

30 yr NFRC membership No; 1276 Checktrade members

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Introduction.

Further to your instructions, I have now undertaken a Roof Survey of the above mentioned.

I inspected these areas on September 2nd 2021, when the weather was overcast & drizzly, following a period of dry weather.

This report should be regarded as a comment on the overall condition of each roof and the quality of its coverings, and not as an inventory of every single defect.



It relates to those parts of the properties that were reasonably and safely accessible via drone at the time of my inspection, but you should be aware that defects can subsequently develop.

NOTE: The terms left, right, front and rear are used as if facing the front elevation of the building from the portico side.

Work carried out in the immediate future/short term – this work will typically include problems that could get worse if they are not resolved quickly (e.g. leaking gutters, extensive rising dampness, etc.). Although the precise time scale will vary with the nature of the problem, the work should be carried out within a few weeks or months of occupying the property.

Work carried out in the medium/long term – this type of repair and/or improvement is not urgent and although the problem may gradually get worse, it can usually fit into a maintenance programme. You may have to carry out temporary repairs in the short term but works that are more substantial can usually wait. Typical examples may include a roof covering that is approaching the end of its useful life, windows that require increasing levels of timber repairs or an older boiler (although not dangerous) that will have a limited life. We will use these standard descriptions in the report in an effort to help you prioritise any repairs.

General description.

Water out Manor is a relatively new property which is a Georgian style country house. Water out Manor is a revelation, having only been built in 1992, as a copy of an Irish country house.

Location

Water out Manor enjoys a pleasant, rural situation, down a private lane off the Ridge road. Situated on the northern slope of the elevation downs, the property is surrounded by its own extensive grounds and benefits from distant views over the adjoining woodland and farmland, with the London skyline on the horizon. A short drive away, the historic town of Guildford offers an extensive range of high street shopping and a selection of cultural and leisure amenities.

Main Roof

The main roof appears to have many of the original 600 x 300mm slates still in place with very few past repairs.

Looking at the drone images, I can see a dozen or so local repairs which are needed to reinstate existing slipped slates.

Having looked closely at the drone pictures, the exterior of the main roof elevations are in good working order with only minor repairs needed. When you start to see regular slipped slates, this will be a sign of nail sickness due to the fixing being that of a steel fixing instead of the recommended aluminium or copper nails.

....It's recommended an overhaul is undertaken using a cherry picker to replace up to a dozen slates. Please see below for other items recommended during the overhaul. The roof will be subject to yearly or biyearly maintenance checks to ensure longevity of the current coverings.



Lead Flashings, Hips, dormers & Valleys

From the HD photos taken via the drone, all flashings, hips, dormers & valleys look to be in good condition. Lead issues are hard to identify unless up close to check for wear & tear & also areas which have become thin. Having said that, the property is relatively new in the world of traditional lead works so if fitted correctly with the correct ventilation under the areas related to the lead, it should last for many more years to come.

....The flashings would benefit from a closer inspection during any regular maintenance plan with minor maintenance where necessary to ensure all is secure and sealed.

Lead Crown Roof & Skylight

The crown roof is my biggest concern related to this property. This area has been subject to various repairs over the years which can be identified by the Flashband surrounding the dome roof light & various grey & white mastics which can be seen across the whole crown roof detail.

The workmanship to this whole detail is poor with the lead barely covering the mop sticks in places.

Most of the detail work has been incorrectly bossed during installation which has caused issues related to stress & thermal movement. When it comes to Lead works, it's imperative that a competent lead worker is employed & follows LSA Guidelines regarding size and lengths.

The dome roof light is poorly installed without up-stands. The surround is covered in Flashband in an attempt to keep it weathered. Flashband is a temporary repair tape generally used by cowboy builders or homeowners for a quick fix. Cracks in the lead can be seen around the dome even via the drone images.

..... This crown roof & dome would need to be removed, insulation & ventilation checked with a view to reinstate the whole crown with new lead in the correct size bays in a code 6 lead. The dome or new roof light/lantern would need to be installed with the correct 150mm up-stand & welded details to ensure complete watertightness & longevity.

Rainwater Goods & Rotten Fascias (Roofline).

Basically, seamless gutters (also known as continuous gutters) only have joints at the corners where they meet with the downspouts. Most seamless systems are made from aluminium, copper or painted steel.

In the 1960's seamless gutters became available to the wide public. They transformed the industry because of simplicity, durability, and overall efficiency.

These rainwater goods are that of a seamless aluminium which has been superficially painted. The paint is flaking & will require redecoration as per your personal preference at your convenience.

Leaking rainwater goods may cause penetrating dampness leading



to deterioration of the building especially elements built into or attached to the wall. These rainwater goods appear to have an issue at the corners. This could be an issue with the actual corner profiles themselves, or perhaps an incorrect sealant has been used. I suspect it to be one these, but can never be 100%.



All we know is there's an issue which has caused premature ageing of the bottom edges of each corner.

.....Gutters and downpipes should be checked and cleared as part of your regular maintenance plan. To gain access to the fascias, the seamless gutters will need removal, fascias can be retro fixed locally with a view to redecorate & re-fit the existing seamless rainwater goods using the correct sealant.

Portico Flat Roof

The portico flat roof appears to be screed across the top surface. This has degraded & has cracks appearing which look to have been repaired at various stages during its lifetime.

The parapet has a good lead damp course which can be seen both sides & has a lifetime left in it.

..... This flat roof could be recovered in a modern liquid product to help protect the decorative stone below.

Chimneys

The main roof has 2 chimneys situated at either end of the crown roof. The other 2 chimneys are situated on the lower elevations at either end of the property.

The chimneys appear to have been well maintained over the years. One chimney on the crown has had some recent work & has been redecorated.

The other chimneys have the odd superficial crack & need to be checked upon closer inspection with a view to make local repairs during.

..... The chimneys need to be checked upon closer inspection with a view to filling the cracks & redecorate. It's also advised to cover all open pots with Rain top, birdguards. Colt Cows have produced a top quality standard birdguard for gas & solid fuel burning fires, this guard has been designed to prevent unwanted water ingress, bird and animal entry to reduce the potential for clogging by soot and debris.

Loft Space

The loft area wasn't accessible during my visit. No request was made to venture in to the loft areas.



QUOTATION

ROOFING
COMPETENT
PERSON
SCHEME

 **NFRC**

07/09/2021

- **FAO: Mr and Mrs Doe**
- sample@hotmail.co.uk
- **Ref: 2 sample Road, Surrey, DJ01 007**
- **Re: Various Items Related to the Survey**
- Dear Mr & Mrs Doe,
- Thanks for the opportunity to quote on the roof related works/repairs at the above property. It was a pleasure to meet you.
- *'Operating with the utmost honesty and integrity, we aim to provide a service that meets our customer's expectations, ensuring that every contract is completed to meet our high standards, every time.'*
- All safety and PPE equipment is available to our staff when required on all contracts. All staff are fully qualified to work at height, ensuring best practice is adhered to at all times.
- All teams have NVQ Diplomas in slating and tiling together with Lead Sheet Association training and various H&S training certificates (Peninsula members and up to date on H&S). These can be sent to you on request.
- **We are CompetentRoofer scheme members and were one of the first to comply back in 2006. By using a **CompetentRoofer** registered contractor, you can rest assured that they are continuously audited against a robust set of criteria**
- We are also part of a new NFRC **RoofCERT** roofing accreditation scheme currently being rolled out across the country. The UK's only scheme for accredited roofing skills. This is a brand new government backed scheme for individual roofers who want to prove their technical knowledge, essential skills and competence to employers and clients who want the confidence that every roofer they use does the job right. (<https://www.roofcert.co.uk/home/what-is-roofcert>).
- Our Mobile Elevated Platform Operators are **IPAF** trained. The International Powered Access Federation (IPAF) training programme is globally recognised. The **IPAF Card** or PAL (Powered Access License) is recognised as worldwide proof of platform operator training to the highest standard.
- Did I mention we have just won the 2021 UK Enterprise Awards. Moran Roofing Specialists Ltd has been awarded;

- **BEST ROOFING REFURBISHMENT SPECIALISTS 2021 - SOUTH EAST ENGLAND. ...FOR THE 2021 UK ENTERPRISE AWARDS PROUDLY HOSTED BY SME-NEWS!  WE ALSO WON BEST ROOFING SERVICE PROVIDER 2020 - SOUTH EAST ENGLAND.**



- All repairs and maintenance will conform to current Building & Health & Safety Regulations. British Standards - BS 5534 and BS 8000.
- It's our understanding that you'd like a quote related to my findings above for your perusal. Further to my visit to survey, here is our quotation for the roof related works/repairs required at the above property.
- **Proposed works.**
- We propose to gain safe, comfortable access via a number of ways which include bespoke tubular scaffolding, tied off ladders/roof-ladders/hop-ups and/or aluminium towers or even Mobile Elevated Working Platforms, each to be itemised below. All compliant with HSE
- **General Overhaul**
- This is related to the 'Main Roof' advisory as well as 'Lead Flashings, Hips, dormers & Valleys' & 'Chimneys' advisory.
- We propose to gain access via our Hinowa Lightlift 2312 Tracked Cherry Picker. The Hinowa Lightlift is a tracked spider type cherry picker suitable for work in areas with restricted access, rough ground or on sensitive floors. This will be brought along on the day of works, set up, used and taken away at the end of the job.
- It is acknowledged that all roofs require some level of maintenance during their lifetime, even if it merely involves the removal of wind-blown debris from valleys and gutters. Minor maintenance of roofs is important to maintain optimum performance of the roof.
- Any leaves and debris will be removed from valleys, gutters, and drain pipes, and any moss or lichen growths that restrict the flow of water off the roof slope.
- All Lead hips and valleys can be susceptible to splitting if incorrectly installed. It is important therefore that Lead details are carefully checked & any defects rectified as part of the general overhaul of the exterior.
- Any broken or defective slates will be replaced with a sound matching unit and not covered over superficially with any other material or coating. We would allow up to 20 slate replacements within this quote
- Chimney pots are usually bedded in mortar which also forms some protection to the exposed upper surface of the stack. This is not fully visible from ground level but the flashing is prone to deterioration and should be checked and maintained on a regular

basis. We can cut out & fill any cracks using mortar & give the chimneys a coat of paint if you provide said paint ensuring you supply the colour of your choice.

- As an addition, Raintop Birdguards can be supplied & installed for **£59 plus vat** each above & beyond the price quoted whilst on site carrying out these works.
- Site will be left clean and tidy upon completion.
- **All access, materials, rubbish disposal and fully IPAF trained and highly experienced roofing technicians for the sum of; £. plus vat**
- **Lead Crown Roof & Skylight**
- We propose to erect a tubular scaffolding which will allow unrestricted access to the crown roof with a platform & walkway one side & hand rails the other.
- All our staff are Lead sheet association trained in all aspects of Lead work including bossing and welding, together NVQ Diploma trained in roof slating and tiling. **We work strictly to LSA guidelines** for lead thickness, width and lengths. We work to current BS5534 and self-certify for building regulations.
- Carefully remove the dome to dispose of & remove all existing lead bays to remove from site for recycling. (*I have allowed an allowance of £250 plus vat in return for this lead*).
- Check all decking is installed correctly with the correct ventilation underneath. This is an unknown & as such, please see **Provisional Sums** below should there be extra works involved here. The other option may be to add flush fitting slate vents in to the surrounding elevations. These will cost the same as the birdguards (supply and fit - **£59 plus vat each**).
- Install a new lantern at 1 metre by 2 meters to include the correct bespoke up-stand as instructed within the manufacturers instructions. As the size & design is an unknown, I have used a Stirlingbuild 1 x 2M (Stirlingbuild roof light, grey on grey, with a blue tint) as an example. The price for this would be **£1,311.00 plus vat** & would be added to the quotation below. The putting together of the lantern is included as is the installation of the 150mm curbs. (Up-stands) but, the lantern is not included in the final price below.
- Supply and install 6 complete code 6 lead bays strictly following LSA guidelines related to size & thickness. Supply and install the lantern surround as necessary.
- All to be clipped at 400mm centres to surround the crown.
- All Lead to be treated upon completion. Patination Oil is a white spirit based surface treatment that prevents Lead carbonate from forming on the surface of Lead Sheet and ultimately helps prevent staining to adjacent materials.
- Site will be left clean and tidy upon completion.

- **All access, materials, rubbish disposal and fully trained and highly experienced roofing technicians for the sum of; £. plus vat**
- **Rainwater Goods & Rotten Fascias (Roofline).**
- This is an aluminium seamless system which requires specialist machines on site to complete. As this will be subbed out to my specialist roofline team, I am still awaiting a price but this will involve the removal of full lengths of seamless guttering to gain access to the offending rotten areas.
- It will require scaffolding and will be quite involved
- Site will be left clean and tidy upon completion.
- **INDICATIVE COST FOR 2 CORNERS: All access, materials, rubbish disposal and fully trained and highly experienced roofline technicians for the sum of; £. - £. plus vat**
- **Portico Flat Roof.**
- We propose to gain safe, comfortable access via tied off ladders/roof-ladders/hop-ups and/or aluminium towers at the discretion of the operatives
- We propose to lift the existing flashings ready for re-use.
- Fix any cracks with WinFix Concrete
- Prepare substrate with BC tape as per Winkler instructions.
- Supply & pour in two layers over a 48 hours period, Wingum Plus H20 with Wintechno mat in-between the two layers.
- Colour can be grey, white or red.
- Return after 24 hours to re-dress lead flashings.
- Site will be left clean and tidy upon completion.
- **All access, materials, rubbish disposal and fully trained and highly experienced roofing technicians for the sum of; £. plus vat**
- *We hold 5,000,000 public liability insurance, happy to show you many roofing projects carried out by us in the Farnham area.*
- *Any further references required can be viewed at; www.moranroofing.net*
- *Our latest Checktrade report can be found here; <https://www.checktrade.com/MoranRoofingSpecialists/>*
- *I hope you are happy with the above specification & quotation and look forward to hearing from you in the near future.*
- **Kind Regards**

- Lee & Darryl Moran (MIOR)



- **Moran Roofing Specialists Ltd**

- **Office; 01252 733849**

- *Govt. Trustmark Approved £5M liability Ins.*

- *Competent roofer members (self certify for building regs.)*

- *25 yr NFRC membership No; 1276 Checkatrade members*

- **Website:- www.moranroofing.net**

- **Please sign this document if you are happy for the work to go ahead according to our terms and conditions, which have been supplied to you.**

- **The customer has the right to cancel this contract with Moran Roofing Specialists Ltd within 14 days of signing this contract and if that option is taken, then the customer will incur no costs associated with any aspect of the job; there will also be no penalties for cancellation within the 14 day period. After this period you will be required to pay a 15% deposit on the total contract price.**

- PRINT.....

SIGN.....

DATE.....

- **Advisories and Potential Additional Costs**

- **Advisory**

- If Moran Roofing Specialists LTD are employed for any type of works, it is up to the owner/ occupier to take reasonable steps to cover any openings including doors, windows and fire places. This includes personal items in your loft if necessary. Moran Roofing Specialists will gladly carry out this service free of charge upon request. We will not take responsibility for issues arising from items being left in the loft.

- **Advisory**

- On the horizon are some more significant price increases forced upon us by the ongoing and now well-publicised global supply chain problems. Shipping and haulage costs and delays, raw material costs including plastics, resins (used to make man-made sheet material) and steel and other factors related to covid such as social distancing in plants and warehousing operations, all added to huge demand for materials, both around the globe, and in our local market.

- We are only too aware that these increases, on top of previous increases, are very uncomfortable reading, and its very difficult to predict where prices are going next. But we are negotiating constantly with our suppliers to keep these increases to a minimum. Concrete tiles are on a 22 week lead time. Clay tiles are on a 12 week lead time. Regrettably, due to the current situation in the building industry, **material costs are subject to change**

- **Electrical Items**

- Every endeavour will be made to work around/cover/protect telephone, television, satellite cables/dishes, external lights or any other external electrical fittings but, regrettably no responsibility will be accepted for any damage caused.
- **Internal/external Decoration.**
- Please note we will not be held responsible for internal ceiling cracks or indeed falling plaster, soot or broken windows as a result of us working above the areas. We are very careful to avoid falling debris and use nail guns rather than hammers where we can to minimise the chances of cracks occurring. Roofing is inherently dusty, if you're concerned regarding certain areas where dust may cause staining, please mitigate this prior to our arrival or discuss with us prior to works commencement. Please discuss the proposed works with your neighbours if they might be effected in any way.
- **Prime cost sums**
- The term 'PC Sum ' shall mean a sum provided for the work or services to be carried out by a nominated or named sub-contractor, or for materials or goods to be obtained from and delivered to site by a nominated or named supplier. Where a Statutory Authority or a Public Undertaking shall carry out work which is not a statutory obligation, their work shall be covered by a PC Sum.
- **No provision has been made for unseen work**
- **Provisional Sums**
- The term 'Provisional Sum' shall mean a sum provided for work or for costs which cannot be entirely foreseen, defined or detailed at the time the tender documents are prepared.
- Please add a 'Provisional Sum', for a potential maximum amount of 3 days labour and up to £495 for extras, a total of £2595 plus vat for any potential unforeseen extras. If deemed necessary, these will be documented and agreed on site before any extra work begins. All Provisional Sums are to be expended as directed by the Customer. No work would be carried out without your consent.
- **Chimneys, Parapets and Associated Constructions, where damp proofing is essential.**
- (SECTION 12 IN OUR TERMS & CONDITIONS OF SALE.)
- In summary, new roof coverings and flashings will not prevent moisture seepage in an old chimney or parapet wall which does not have a properly fitted damp proof course. It is for the building owner to decide on what measures to take, but the chimney or parapet must have an effective damp proof course in place to prevent seepage before any re-roofing works are completed. Moran roofing will not be held responsible if your chimney still leaks after a 'repair' has taken place. For a solid 15 year guarantee that your chimney won't leak, your chimney would need to be re-built with the said damp proof course or removed . We can provide the service required to remedy such issues if necessary.
- Great care needs to be taken with items fixed to chimney stacks, for example TV aerials and satellite dishes, which impose added stresses and strains upon the structure for which it was not designed especially during very windy weather conditions. In extreme cases, structural failure can occur. Even where apparently sound, such fixings should be monitored and checked on a regular basis.