

Project Preface

Client Name and Address

Name
Address
Address
Postcode

Quote 4 Drones Details

Prepared at: 286A Chase Road, London, N14 6HF

Document Prepared by:

Job Reference:

Reviewed by:



1. Identification photograph

General view of the building looking southeast.

Table of Contents

Project Preface	1
1. Introduction	4
1.1 Instructions and Brief	4
1.2 Site Inspection	4
1.3 Identification and Terminology	4
2. Inspection Findings	5
3. Recommendations	8
4. Conclusion	9
5. Photographs	10

1. Introduction

1.1 Instructions and Brief

Client instructed Quote 4 Drones to proceed with an inspection of the roof to Property, Address, Postcode on Date. In summary, our brief was to undertake a visual inspection of the roof using a drone and produce a Roof Inspection Report. Our findings were to confirm the general condition and identify any areas of concern/ works that need to be included in the upcoming refurbishment of the property.

In addition to our anticipated limitations the following site-specific limitations apply.

- Roofs were inspected from ground level using a drone.
- As access was via a remote device a tactile inspection was not possible, therefore some defects may not have been fully identified.
- The areas of investigation were limited to the roof only.

1.2 Site Inspection

The property was inspected on Monday 5th June 2023 by Drone pilots.

The prevailing weather at the time of our inspection was dry with sunny periods. The temperature was rising during the inspection in the region of 11-20 degrees Celsius.

1.3 Identification and Terminology

For the purposes of description and identification we have described the front elevation of the property as facing north onto Moseley Road. Descriptions such as “left” and “right” are given as if facing the particular element in question.

Where the expressions immediate, short term, medium term, long term, and very long term are used they generally mean the following:

- Immediate: Within 1 year
- Short Term: Within the next 1 to 3 years
- Medium Term: Within the next 4 to 10 years
- Long Term: Within 11 to 20 years
- Very Long term: Over 20 years

2. Inspection Findings

The roof, for reporting purposes, has been divided into 5 sections corresponding with the blocks beneath as there are clear lines of delineation within the roof coverings. On closer inspection it appears as though the coverings are a man-made tile rather than concrete as previously reported. These types of tiles were historically manufactured with asbestos fibre content, with the age of the original construction being just prior to the banning of the use of asbestos it would be prudent to have these tested. They are typically low fibre count and reasonably straight forward to remove and work with, however due to the Control of Asbestos Regulations 2012 there are requirements imposed on the duty holder to advise all those working on or near the material, or evidence that it has been tested and found to have no asbestos content.

General description

A pitched roof construction with north and south facing pitches along the east wing and east and west facing pitches to the south wing. At the far east and south end and forming links between blocks are reduced span glazed coverings over the stairs that provide access to the upper flats. To the outer edge of the east end stairs is a gable wall enclosing the stairs and projecting above the glazed roof forming a pitched parapet wall. To the south end the glazing is only to the east pitch. The main roofs drain to uPVC guttering and downpipes with the glazed sections draining to aluminium box guttering.

Section 1

The glazed stair roof coverings are stained, due to the age of construction these are presumed to be single-glazed units, therefore the staining is likely to be to both internal and external surfaces. The parapet gable structure is finished with a concrete or engineered stone coping, fixed to this is a lightning protection strap.

The main roof coverings are largely in-tact and appear well fixed, there is extensive vegetation growth throughout, particularly focused to the joints between the tiles and above cowls. The cowls installed are finished in dark grey presumed uPVC. To the north facing pitch at low level one of the tiles appears to have slipped into the gutter and will require re-setting.

The ridge tiles are a dry fixed system secured using screws with a plastic head cap. The material is not known but appears to be man-made and is therefore presumed to be either plastic or a resin-based product if not the same as the tiles. One of the ridge tiles has only been installed with three fixings, where most have four. One of the vent tiles is missing a fixing and a further ridge tile appears to have had the screw head snapped off, with a third either missing the head cap or having the screw head damaged. A couple of the tiles are showing signs of cracking. A lightning protection tab is noted to be fixed beneath one of the ridge tiles.

To the north of the building are small feature flat bay roof details covered with lead. The north pitch guttering discharges to the centre of these which in turn drain to a central hopper and a downpipe that splits the bay detail. There is general dirt staining and minor debris build up to the bay covering.

The gutters to the south and north pitch have minor debris within them, whilst those to the glazed section of the stairs are blocked with debris.

Section 2

An area to the west, on the south pitch, adjacent to the glazed link has been recovered, whilst there are visible fixing holes to these replacement tiles there are no visible fixings and therefore these are presumed to be held in place with an adhesive. Two tiles immediately above this area have slipped, with one missing from the roof entirely. It is presumed that these were disturbed during the repairs and not properly secured. This has left a hole into the roof void, there is evidence of roofing felt beneath, which appears to be a bitumen type felt that can contain asbestos fibres. The felt is degraded and is not providing the secondary barrier to water penetration as designed.

On the north pitch, one of the vent cowls is missing the cap to prevent water penetration. Opposing the slipped tiles mentioned on the south pitch, there are two missing tiles to the north. Again, the felt beneath is degraded and a hole for water penetration is present, the ridge tile above this area is also missing.

To the remainder of the ridge, one of the tile fixings is either missing a head cap or has a damaged head, and another appears to only have three fixings.

The glazed link between sections 2 and 3 was noted to be dirt stained throughout.

It is evident the lightning protection system is installed below the roof coverings, with small tabs protruding under the ridge tiles to capture any lightning strike.

The gutters to the north and south pitches have minor debris within them, and the bay roof has minor debris build up and general staining around the downpipe outlet.

Section 3

Similar to the previous sections, this section is affected by vegetation growth, although this appears to be less so, considered to be due to the distance from the trees at the east end.

There does not appear to be any slipped tiles to this section. The ridge tiles have a lightning protection tab protruding from underneath, one of the ridge tiles has split down the apex to at least two thirds of its length. Whilst it is fixed in four locations and therefore may not present a hazard from falling debris in the near future, it is likely a location for water ingress. The adjacent vented ridge tile has loose insect mesh that needs reinstating to avoid an infestation within the roof void. Two of the ridge tiles appear to have either been originally fixed with only three fixings, or has one missing.

The gutters to the north and south pitches have minor debris within them, and the bay roof has minor debris build up and general staining around the downpipe outlet.

Section 4

The roof coverings have vegetation growth to the surfaces. There is a lightning tab to one of the ridge tiles, four ridge tiles were noted to be missing fixing head caps, but otherwise they all appear free from significant defects and remain secure. To the glazed link between section 4 and 5 it was noted that one of the seals at the apex was coming loose and hanging loose, this will need to be reinstated. The glazing was further noted to be dirt stained throughout.

The gutters to the north and south pitches have minor debris within them, and the bay roof has minor debris build up and general staining around the downpipe outlet.

Section 5

The largest section, this has pitches facing to all points of the compass, there is vegetation growth throughout the coverings. The south facing pitch has two flue vents protruding through the coverings from the plant room. Adjacent to one of the vent cowls above the flues there are 2 slipped tiles.

At the junction between the south and east pitches is a valley gutter presumed to be lined with lead. Adjacent to this, on both sides are new looking tiles, these have no visible fixings, or fixing holes, they are therefore presumed to be held in place with some form of adhesive. The number of replacement tiles increases towards the parapet wall of the penthouse projection, with a few of these appearing displaced.

To the south end of the east pitch there are two slipped tiles and one above the glazed stairwell section is cracked.

To the north facing pitch we note two missing caps to the vent cowls, a slipped tile adjacent to the parapet wall of the penthouse projection. A further slipped tile is present to the other side of the penthouse on the west pitch, with a further missing tile at the far south end and two further missing vent cowl caps.

The ridge tiles to the east wing appear intact and free from defects, however, there are five missing fixing caps to the ridge tiles of the south wing, one ridge tile adjacent to the penthouse projection has a flash band repair (which are typically temporary fixes). Four of the ridge tiles were noted to have potential splits along their apex.

As with other areas of the roof there is a lightning protection tab protruding from under the ridge tiles.

To the south end, the glazing over the stairwell is dirt stained, these are presumed to be single-glazed, therefore the staining is likely to be to both internal and external surfaces.

The guttering to the west pitch has minor debris within it and three sagging or poorly fixed joints were noted on the east facing pitch.

Penthouse area and balconies

Formed from flat roof structures bounded by parapet walls creating balconies, largely appearing inaccessible, they are covered with lead to the balcony decks and the round parapet coping's with the remaining parapet coping's being of concrete or engineered stone construction.

The parapet walls are red and buff brick to tie in with the main structure, there is staining at high level, considered to be from splash back run-off as there is no rainwater collection system in this area.

The lead is generally stained and appears to have debris throughout the balcony surfaces.

Lead is also used to provide protection to the penthouse bay window projection. In two locations the Lead was noted to be coming away from the brickwork and will require re-securing to prevent water ingress. Above this location to the round parapet structure lead was also noted to be coming away from the brickwork and will require resecuring.

Ground floor canopy

Over the entrances to the commercial properties is a lead covered cantilever canopy. The canopy is constructed to create a large box gutter within itself to collect and discharge rainwater from outlets at given points along the construction.

We note large areas of moss growth or moss debris from the main roof collecting on the canopy that will cause rainwater to back up and potentially overflow flashing depths and cause internal damage. Some of this is now providing soil for larger plants to start growing and will need clearing away.

Where the curved bay walls meet the canopy we note possible patch repairs to the area below the window cills where flashings having been patched with flash-band. The one just to the north of the Subway sign has come away from the building and is laid partly across the canopy covering.

To the north end of the canopy we also note patch repairs having been carried out to the upstands of the lead suggesting historical issues in these areas.

3. Recommendations

We recommend a number of minor remedial works to put the roofs back into a good state of repair, these are outlined below.

The tiles should be tested for asbestos content, following this we recommend patch repairing the slipped and missing tile areas and replacing the cracked and split ridge tiles.

We recommend consideration be given to cleaning the roof coverings, however it should be noted that this can cause issues of water ingress due to typical cleaning methods using pressurised water systems.

Whilst the budget might not stretch to a new roof covering at present, it would be prudent to consider re-covering the roof in the future and perhaps doing this in phases, such as block by block or pitch by pitch. If the tiles are proven to contain asbestos, removal of these prevents issues around future maintenance, and wholesale renewal will ensure the coverings have a long life-expectancy.

The gutters throughout require cleaning, which may be done as a byproduct of the roof cleaning.

The three poor connections to the east pitch need to be properly fixed to the guttering.

We further recommend clearing all the debris from the ground floor canopy to prevent further deterioration of the coverings.

Missing vent cowl caps ought to be reinstated to prevent water ingress at these locations and lead flashings that are coming loose to the penthouse projection need re-attaching to prevent any water ingress.

We would also recommend a close inspection of the canopy coverings, having cleared away the debris to assess for any damage and ascertain whether historical repairs were warranted and whether a better solution can be carried out.

4. Conclusion



From a building surveyors perspective, the building is in occupation and the roof is in a serviceable condition.

Key issues noted include slipped and missing tiles with two holes potentially allowing water ingress. Split ridge tiles with one patched up with temporary flash-banding and missing vent cowl caps.

The roof coverings have significant vegetation growth throughout which is transferring into the guttering as debris and having blocked one outlet where further vegetation is sprouting as it is to the canopy beneath.

The property is habitable, and the issues identified are commensurate with a property of this size, age, use and maintenance regime.




5. Photographs

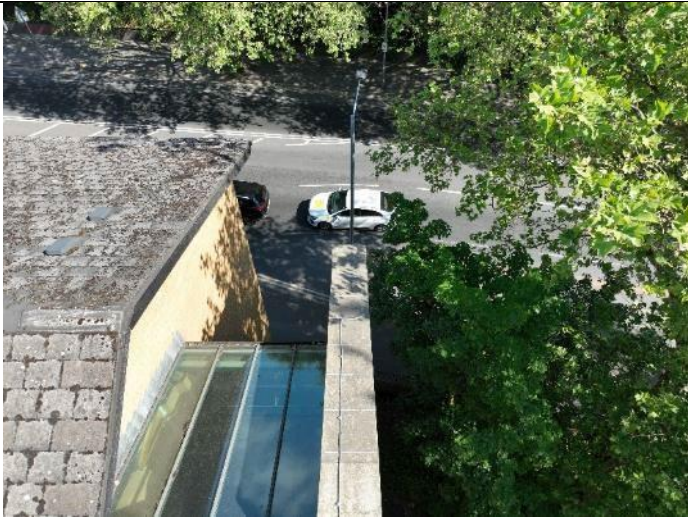

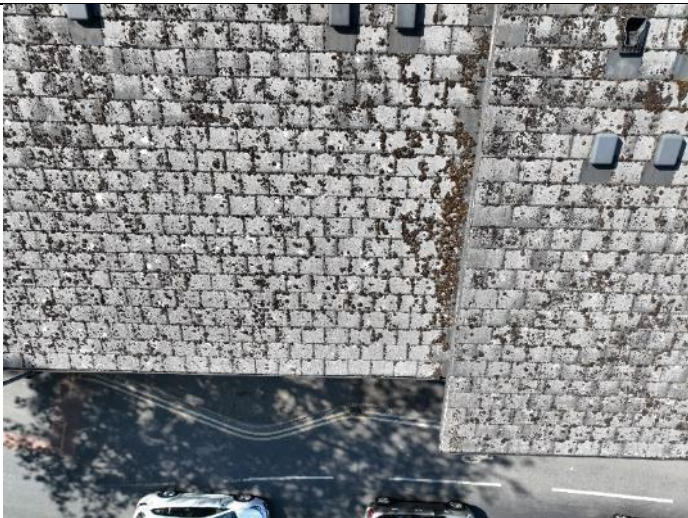
Item No.	Description	Photo
1	General view to roof section 1 at the east end of the building.	 An aerial photograph showing a building with a grey stone roof. A glass-enclosed stairwell is visible on the right side of the building. The building is surrounded by green trees and a paved area with several cars parked.
2	View of the glazing over the stairwell, south side.	 A close-up aerial view of the glass-enclosed stairwell. The structure is made of clear glass panels supported by a metal frame. The surrounding area shows the stone roof of the building and green foliage.




3




View showing vegetation growth to the roof coverings on the south facing pitch and to the top side of vent cowls.









Item No.	Description	Photo
4	Further view showing vegetation growth to the roof coverings on the south facing pitch and to the top side of vent cowl.	
5	View of the staggered junction of the roof coverings looking down the north facing pitch.	
6	Further view of the north facing pitch showing vegetation growth to coverings.	




Item No.	Description	Photo
7	View of the glazing over the stairwell, north side.	
8	View showing vegetation growth to the roof coverings on the north facing pitch.	
9	Further view of vegetation growth to coverings.	




Item No.	Description	Photo
10	General view of the north facing pitch showing vegetation growth throughout.	 <p>An aerial photograph showing a large, flat roof covered in grey stone tiles. The roof is heavily overgrown with dark green moss and small plants, particularly in the center and towards the edges. Several small, dark rectangular objects, possibly roof vents or skylights, are visible. In the background, a street with parked cars and greenery is visible.</p>
11	General view to roof section 2 at the east end of the building.	 <p>An aerial photograph showing a building with a complex roof structure. The main roof is covered in grey stone tiles. A prominent feature is a stepped roof junction where a lower section meets a higher one. The building is situated on a street with several cars parked along the curb. Trees and a brick-paved area are also visible.</p>
12	General view of the stepped roof junction.	 <p>A close-up aerial photograph focusing on the stepped roof junction. The image shows the transition between two different roof sections, both covered in grey stone tiles. The junction is clearly defined by a change in the roof's elevation and the arrangement of the tiles. A few roof vents are visible on the higher section.</p>




Item No.	Description	Photo
13	View to section of replaced tiles.	
14	Slipped tile at the verge on south facing pitch and holes through to roof void on both pitches also section of ridge tile missing.	
15	General view showing the glazed roof of the interlinking staircase, historic section of replaced tiles and general vegetation throughout and the missing ridge tile and hole to coverings.	


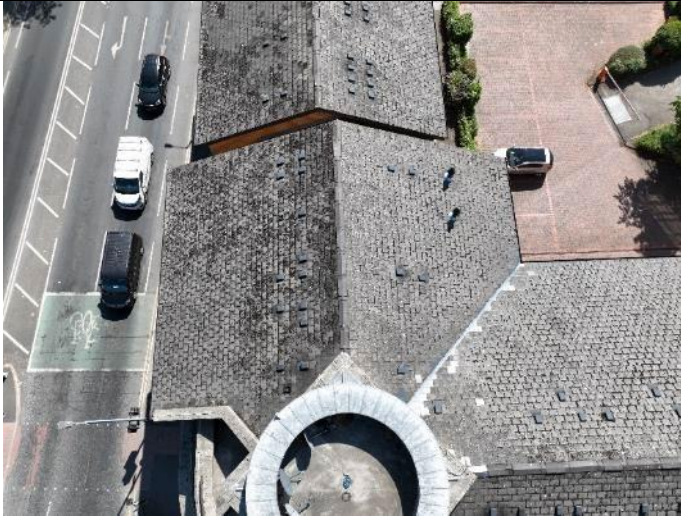
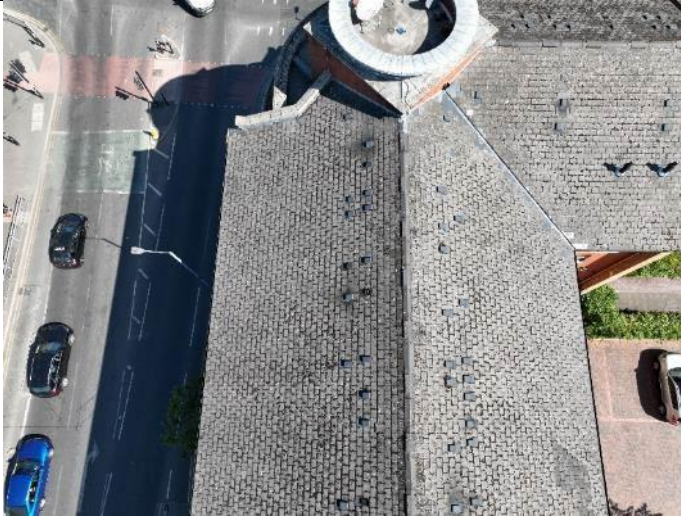
Item No.	Description	Photo
16	Further view of vegetation growth to the roof coverings.	
17	General view to roof section 3 at the mid-section of the east wing of the building.	
18	General view showing some vegetation growth.	




Item No.	Description	Photo
19	View towards the staggered ridge junction detail.	
20	General view down the north facing pitch, note the loose insect mess to the right most ridge vent tile, also note the split ridge tile adjacent.	
21	View along the verge detail at the junction with the glazed linked staircase.	




Item No.	Description	Photo
22	View of vegetation growth to coverings and solar degradation to vent cowls.	
23	View of vegetation growth to coverings and solar degradation to vent cowls.	
24	Further general view of the roof coverings and vegetation growth noting the location of the split ridge tile.	




Item No.	Description	Photo
25	General view of the verge to section 3 and the interlinking glazed roof leading to section 4.	
26	General view to the fourth roof section of the east section of the building.	
27	Minor vegetation growth to joints in the tiled covering.	




Item No.	Description	Photo
28	Vegetation growth generally to the roof coverings.	 <p>An aerial photograph showing a large, flat roof covered in grey asphalt shingles. The roof is heavily overgrown with dark, dense vegetation, particularly in the central and right-hand sections. Several dark, rectangular roof vents are visible, some partially obscured by the plants. In the background, a paved street with a few parked cars and some greenery is visible.</p>
29	Vegetation growth generally to the roof coverings.	 <p>A close-up aerial view of a roof section. The grey asphalt shingles are heavily covered with dark, fuzzy vegetation, likely algae or moss, which is particularly dense in the lower-left and central areas. Several dark roof vents are scattered across the roof surface. The edge of the roof meets a dark asphalt road at the bottom of the frame.</p>
30	Vegetation growth generally to the roof coverings.	 <p>An aerial view showing two adjacent roofs. Both roofs are covered in grey asphalt shingles and show significant dark, fuzzy vegetation growth. The roof on the right has several dark roof vents. In the background, there is a residential area with green trees, a paved driveway with a few cars, and a portion of a brick building.</p>




Item No.	Description	Photo
31	<p>Vegetation growth generally to the roof coverings and lightning strap evident below two ridge tiles. Also note the weathered barge boards to the adjacent roof section.</p>	
32	<p>General view of the fifth section east wing.</p>	
33	<p>General view of the fifth section south wing.</p>	

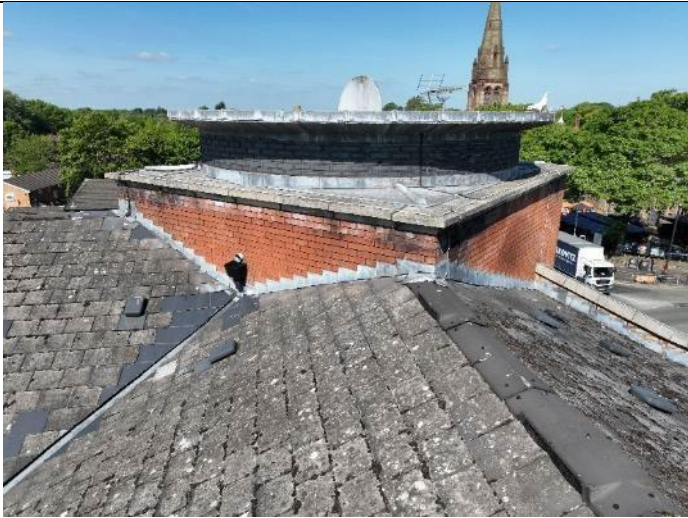


Item No.	Description	Photo
34	General view of the fifth section south wing.	 <p>An aerial photograph showing a large, rectangular building with a grey, tiled roof. The building is situated on a street corner. Several cars are visible on the road to the left, and a white car is parked on the sidewalk to the right. The surrounding area includes trees and other buildings.</p>
35	Flues projecting through the south pitch and replacement tiles to adjacent to the valley gutter.	 <p>A close-up aerial view of the roof tiles. Two dark, cylindrical flues are visible, protruding from the roof surface. The tiles are grey and arranged in a regular pattern. A white car is partially visible at the bottom right corner of the image.</p>
36	General vegetation growth throughout the coverings.	 <p>A close-up aerial view of the roof tiles, showing significant vegetation growth. The tiles are covered with small, dark green plants and moss, particularly in the crevices between the tiles. A white car is partially visible at the bottom right corner of the image.</p>




Item No.	Description	Photo
37	Staining to the glazing over the stairs at the south end.	
38	Two or three slipped/missing tiles to the south end east pitch.	
39	Flashband repair to the ridge tile adjacent the parapet flashing. Replacement tiles with no visible fixings, some of which appear to have slipped.	




Item No.	Description	Photo
40	Slipped tiles either side of the vent cowl.	
41	Vegetation growth and weathered barge boards.	
42	General vegetation growth throughout and slipped tile to right of the image.	




Item No.	Description	Photo
43	Slipped tiles adjacent to the parapet structure and general vegetation growth throughout.	
44	Missing tile to top right hand corner.	
45	Missing vent cowl cap and vegetation growth throughout.	




Item No.	Description	Photo
46	Missing vent cowl cap and vegetation growth throughout.	
47	Further view of temporary repair to the ridge tile and vegetation growth to coverings.	
48	Bay roof lead flashing loose above the outermost ridges and also loose to flashing of round section above.	



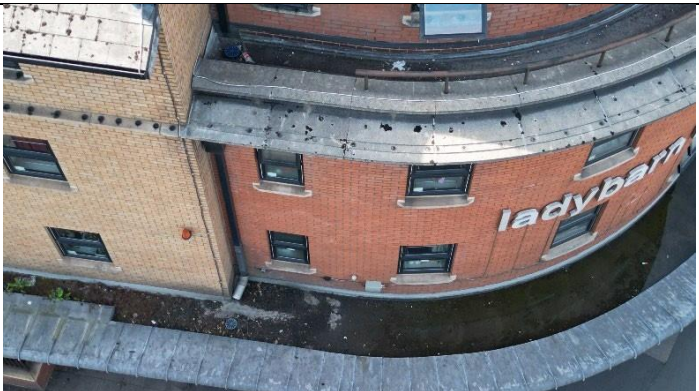
Item No.	Description	Photo
49	General view to the rear of the penthouse projection showing staining to brickwork.	
50	General view to the front of the penthouse projection showing staining to brickwork.	
51	Close up of guttering showing the loose junction.	


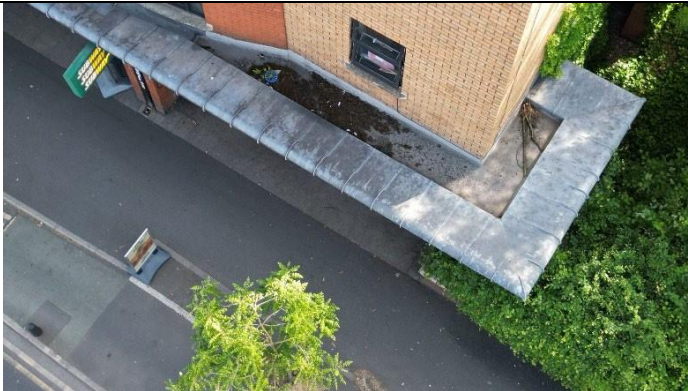

Item No.	Description	Photo
52	Poorly detailed end of the lead valley.	
53	Clear gutters in areas, with vegetation growth to the bottom edge of the tiles	
54	Debris to guttering.	




Item No.	Description	Photo
55	Blocked guttering with significant debris build up.	
56	Minor debris to guttering on north pitch.	
57	Minor debris to guttering.	


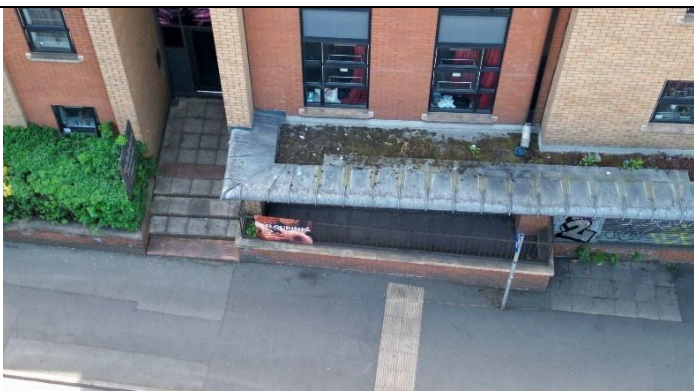
Item No.	Description	Photo
58	General dirt staining to the bay roof coverings.	
59	General staining throughout the bay roof and debris to the guttering above.	
60	General staining throughout the bay roof and debris to the guttering above.	

Item No.	Description	Photo
61	General staining throughout the bay roof and debris to the guttering above.	
62	Minor debris to gutters.	
63	Further minor debris to the guttering.	

Item No.	Description	Photo
64	View showing anti bird fittings to string course and debris to canopy coverings below.	
65	Standing water, debris and vegetation growth to the canopy coverings and minor vegetation growth to the balcony coping stones.	
66	Standing water, debris and vegetation growth to the canopy coverings and minor vegetation growth to the balcony coping stones.	

Item No.	Description	Photo
67	Vegetation growth to the guttering adjacent to downpipe.	
68	Vegetation debris to the canopy coverings.	
69	View of the loose flash-band to the window cill areas.	

Item No.	Description	Photo
70	Further vegetation growth to the canopy coverings.	
71	Vegetation growth and debris to the canopy coverings.	
72	Standing water, debris and vegetation growth to the canopy coverings.	

Item No.	Description	Photo
73	Standing water, debris and vegetation growth to the canopy coverings.	 An aerial photograph showing a curved, grey metal canopy structure over a street corner. The building above the canopy is red brick and has the word "ladybarn" written in white on its facade. The canopy appears to have some debris and vegetation growth on its surface. A street sign is visible on the left side of the image.
74	Vegetation debris and previous patch repairs to the canopy standing seams.	 A close-up photograph of a canopy structure. The canopy is made of grey metal panels with visible standing seams. There is significant vegetation debris and what appears to be a patch repair on the canopy's surface. The building behind the canopy is red brick with several windows.