

Roof Condition Report

Company X, C/O Quote 4 Drones

Unit 12, Central Six Retail Park, Warwick Rd, Coventry CV3 6TA

June 2023

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1 Introduction

DBS LTD (DBS) have been appointed by Company X c/o Q4D who have carried out a drone survey at Unit 12, Central Six Retail Park, Warwick Rd, Coventry CV3 6TA.

DBS received instructions from Q4D to produce a condition report based on the findings and data from the drone survey which was carried out in June 2023. Our report details our findings and provides recommendations.

David Lee of DBS reviewed the drone footage provided on 19th June 2023, the weather when the drone footage was captured was predominately dry, sunny, and hot.

Unit 12, Central Six Retail Park consists of one large, detached retail unit which is circa 10,019 sq. ft. The building comprises of traditional red brick construction with aluminium glazing. The roof of the building comprises of a tiled pitched roof to the front and side elevations and the upper roof level consists of a hip roof with a metal sheet roof covering.

The property is situated on Warwick Road, CV3 6TA Cove. Warwick Road links directly with the A4054 dual carriageway which provides access into Coventry Town Centre.

We understand the client's internal acquisition surveyor has requested this survey to understand the general condition of the roof as the client would like to acquire this property.

We were not able to inspect any voids such as cavity walls or within drainage runs, etc, unless otherwise stated in this report.

2 Roof Condition

To carry out our survey we used a drone to inspect the roof covering and associated roof components. We visually inspected the roof covering and gutters from data captured using a drone. We were able to have an overview of the whole of the roof as well as a closer inspection of individual areas including inspecting the coatings, rainwater goods and copings.

The general condition of the tiled roof coverings throughout appears to be in a poor weathered condition and there are numerous slipped tiles. The valley tiles can be seen missing in numerous areas and within the gutters there is evidence of slipped tiles which have been caught by the guttering. The ridge tiles are also in weathered condition and the pointing between the tiles require reinstatement.

The metal roof covering which comprises of metal sheet roofing material is in poor condition, the sheet panels are heavily corroded throughout the roof area and require over-coating or replacement. There is cut edge corrosion to the metal panels throughout particularly at the start of the sheet metal. The rooflights are dated and heavily soiled. Evidence of historic repairs are apparent.

To note, there is a long cable on the roof space which is loose and could cause a hazard during a storm or high winds.

The gutter outlets appear to be in a fair condition, however at the time of the survey it was dry, so we were not able to confirm the condition of the rainwater outlets and gutter connections. The gutter linings are corroded throughout and are in poor condition. There is also a build-up of silt, debris, and moss within the gutter linings.

The metal coping caps at the rear of the unit are in fair condition, however, require cleaning. The lead flashings are in a weathered condition throughout the roof areas particularly between the ridge tiles and the metal sheet roof area. The timber fascia boards at the rear of the property are weathered and require sanding down and retreating.

This main entrance independent roof comprises of steel framed construction. The tiled pitched roof has moss growth, debris and is in a weathered condition. There is a timber framed upstand on the ridge of the roof and has a lead covering, the lead covering appears to be in fair condition. The timber framed upstand/vent is weathered with signs of damp and moss. The ridge tiles are weathered, and moss is apparent on the roof space. The timber fascia boards are weathered and require sanding down and decorating. The rainwater goods appear to be in fair condition, however, the weather was dry at the time of inspection. The walls for the independent roof are clad in timber panels which appear to be in a fair condition, however, requires sanding down and redecorating.

We recommend that the main entrance glass canopy is visually inspected by a specialist to determine the condition of the canopy.

3 Conclusions & Recommendations

From our inspection, and in our opinion, the roof coverings are currently in a dilapidated condition and require repair and reinstatement. Based on our visual inspection and our review of the roof, we recommend the following:

1. We would recommend that a roofer physically inspects the roof tiles throughout and an investigation is carried to determine if the roof tiles are safe, and the fixings will not fail during high winds or a storm. We would also recommend that the ridge tiles are repointed to avoid rainwater ingress tracking through the roof space.
2. We recommend that the metal roof area is recoated to ensure that there are no leaks in the near future. A long-term recommendation would be for the landlord to completely renew the metal sheet roof and all associated components such as flashings and the rooflights.
3. With regards to the loose cable on the roof space, this should be removed from the roof space or secured immediately.
4. We would recommend carrying out further investigations to the rainwater goods and to carry out leak testing to determine their current condition.
5. To extend the life of the metal copping caps, we would recommend that these are treated for corrosion and over-coated.
6. We would recommend that further investigations are carried out to determine the current state of the flashings.
7. The gutters and gutter linings throughout should be cleared and cleaned throughout and over-coated in with a suitable waterproofing product.
8. The independent roof, roof tiles require cleaning, and the timber fascia boards, and cladding require reinstatement as mentioned above.

DBS would be pleased to undertake further investigations and offer further advice on this matter and would be pleased to offer these services under the instruction of Quote 4 Drones LTD.

4 Third Party Clause

In accordance with our standard practice, we must state this report is confidential to the party to whom it is addressed and their professional advisors, and no responsibility is accepted to any third party whether under the Contracts (Rights of Third Parties) Act 1999 as amended or otherwise for the whole or any part of its contents.

Neither the whole, nor any part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form or context in which it will appear.

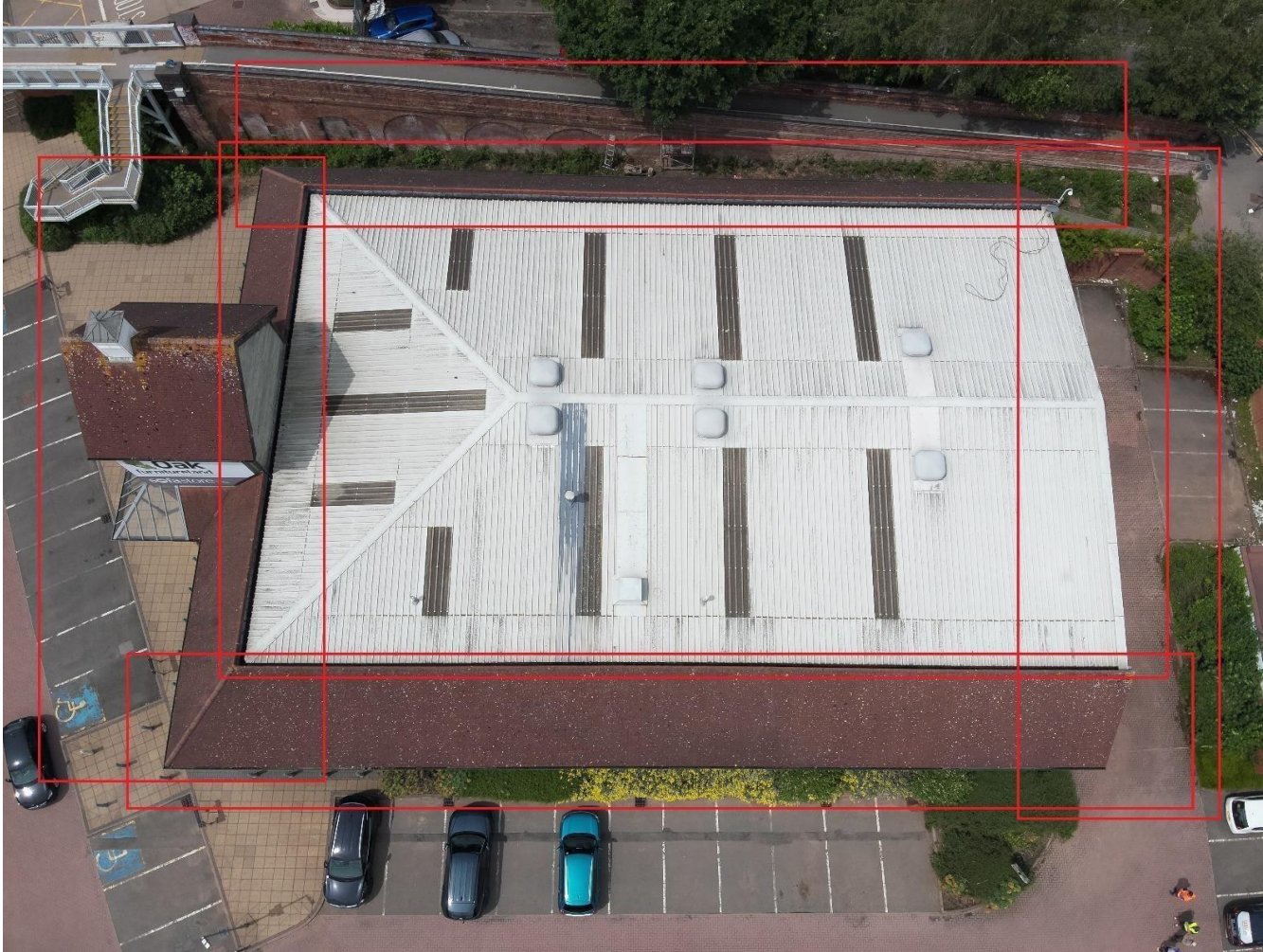
5 Limitations

You will appreciate we could not inspect parts of the property and roof which are covered, inaccessible or not exposed. We cannot therefore report that they are free of any defect, which may subsequently become apparent.

During our inspection we have used a drone to provide access to the roof coverings. Due to site limitations and manoeuvrability, we could not closely inspect all areas of the roof however we have inspected a representative sample in preparing our report.

Appendix One Photographs

P1



P2



P3



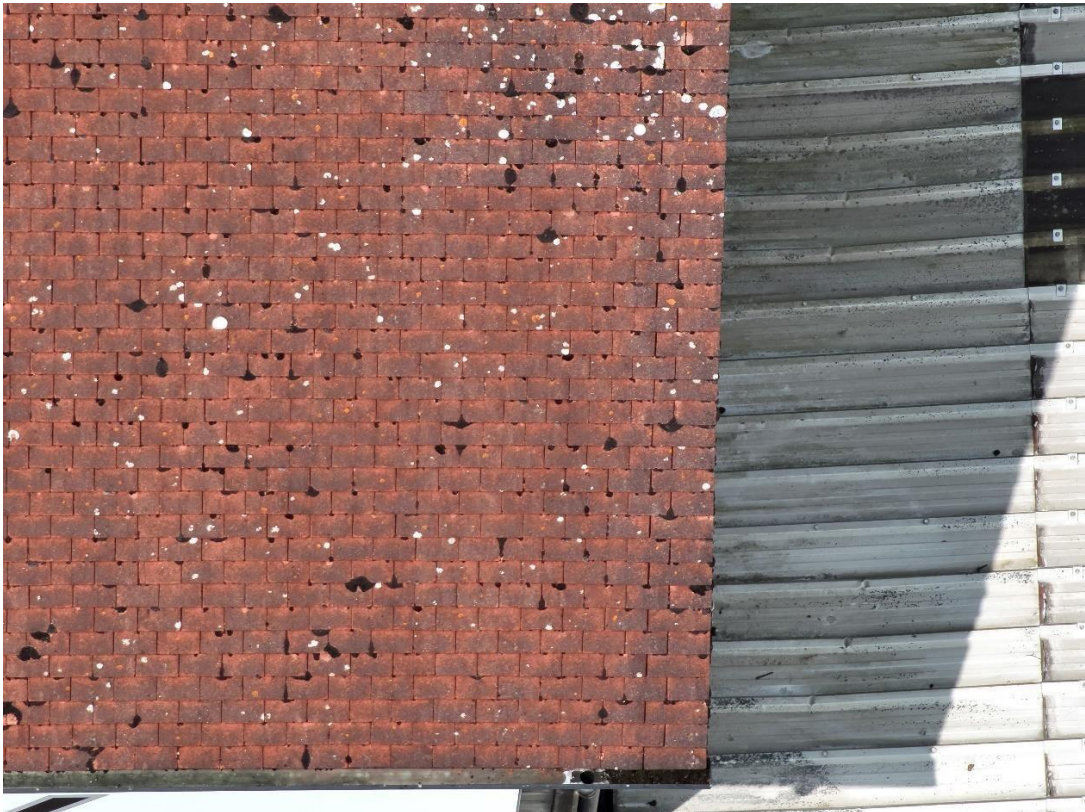
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David Lee
Building Surveyor
DBS LTD
London