

Reference No: PS - 1381

Roof Condition Report

Project Name:

The Furze – Internal

Description:

Roof Condition Report

Prepared For:

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Prepared By:

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Number	Action/Cause	Appendix B
1.	<p><u>Ground Floor Level:</u></p> <p>Slate Roof 07 – Damage above Room 10.5 caused by damaged valve on water pipe above as shown. Higher levels of light penetration than one would expect links in with external images showing dilapidated timber fascia's surrounding Slate roof 07. Roof is otherwise dry.</p> <p>Slate Roof 03 – Roof above Audiology suite difficult access to reach eaves however exploratory hatch shows pitched slate roof installed straight onto existing flat roof build up, no visible sign of ingress from hatch joists appear in fair condition.</p> <p>Courtyard – Poor detailing on fascia boards and damp visible on lintel above window of 19.3 due to detailing. Loose slates and poor allowance for pipework to enter adjacent roof will all contribute to ingress in adverse weather conditions.</p>	<p>1 – 6</p> <p>7 – 14</p> <p>15 – 21</p> <p>22 – 24</p>
2.	<p><u>First Floor Level:</u></p> <p>Room 40.0 – Historic ingress from Slate Roof 01 present in room 40.0, exposed panel shows damage to beams and substrate of this section. Consistent with images from Slate Roof 01 of patch repair. Ingress damage extends to corner of roof above room 11.5.</p> <p>Room 29.5 – Hatch shows chimney stack above to centre of Slate Roof 01, appears to be in reasonable condition and the ceiling above room 29.5 has been completely replaced, no information has been given for this.</p> <p>Office 9.4 – Extensive water damage to ceiling consistent with upstand detailing on Flat roof 01A, no panel exposure available to view substrate.</p>	<p>25 – 38</p> <p>39 – 41</p> <p>42 – 43</p>

FAIL



APPENDIX B

Known Defects



1 – Hatch 30.6



2 – Slate Roof 07 Room 10.5



3



4



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7



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14



15 – 19.3 Hatch



16 – 15.5 Corridor Access



17 – Slate Roof 03 Audiology Suite



18



19



20



21



22 - Courtyard



23



24



25 - First Floor 40.0



26



27



28 – Above 40.0/11.5 Leak from Slate Roof 01



29



30



31



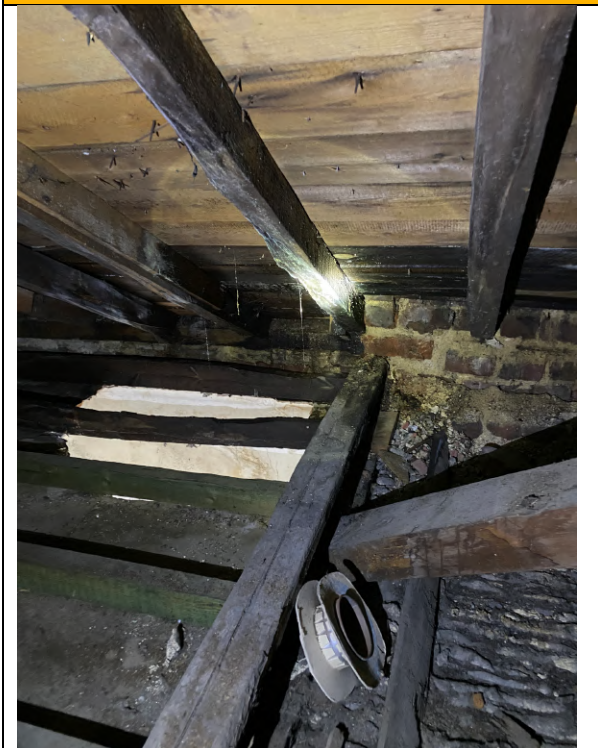
32



33



34



35



36



37



38



39 – 29.5 Hatch



40 – Central Chimney Slate Roof 01



41 – New Ceiling above 29.5



42 – Flat Roof 01A 9.4



43 – 9.4

Brief

This survey should be read in conjunction with PS – 1386 External Roof Survey and the November '23 Llewelyn Davies Internal Roof Survey Scope.

Premsurv have been instructed to inspect the internal roof areas of 'The Furze'. This has been limited to non-intrusive inspections utilising roof hatches where available.

Conclusion

The building structure, internals and external roof areas have not been maintained for a number of years resulting in a plethora of issues that require significant redress.

The majority of the sarking felt that was visible in roof areas is in reasonable condition, especially given the lack of roof maintenance and the defects externally visible from above. This is suggestive that external defects found, are isolated and therefore could be remedied to ensure the building is watertight, internal works can then be undertaken with the confidence that further ingress would not ensue.

The condensation and mould visible in areas is a result of multiple failures of ingress in the roofing above and the severe lack of maintenance for an extended length of time.

The ventilation in the roof space appears to be sufficient in the areas viewed, however there are defects shown in the images where the fascias/soffits have failed therefore failures have occurred and extensive daylight can be viewed from the roof space. Despite this it does not appear that nesting birds have taken advantage of these defects and there was no sign of guano or nests in any areas viewed.

The defect found above room 10.5 from the internal pipework failure is indicative of other services viewed and it is advisable to undertake a full mechanical and electrical survey of existing services to include all internal plumbing.

Consideration should be given where ingress has occurred in the roof space resulting in water damage to insulation and ceiling substrate, due to non-intrusive survey, none were visible from the hatches, however due to the presence of visible condensation, mould and in some areas collapsing ceilings, it must be assumed that there has been damage to these. Areas should be removed and replaced in conjunction with external/internal works as has been historically performed in room 29.5.

The areas of most risks are in line with the highlighted sections in the Nov '23 Llewelyn Davies report, however the external factors should be addressed prior to internal roofing works.

The visible section under slate roof 07 is in fair condition but for the eaves exposure to the elements, this will be addressed and closed in line with external works to the soffits/fascias and any damaged or slipped slates.

The pitched Slate Roof 03 has been installed directly above an existing bituminous flat roof build up, this is assumed a continuation of the Flat Roof 02A which was overclad. As a result, it is inconclusive to determine any ingress into the system above the audiology suite and the eaves are not visible. Consideration should be given to address the junction of the existing Flat Roof 02A onto the Slate Roof 03 to ensure that any historic ingress or

moisture is not trapped within the system and able to travel across the substrate under both roof areas.

The Courtyard defects will be addressed within the external roofing works, however if future consideration is given to replacing the windows in room 19.3 the lintel should be inspected to determine if any damage has been caused by the poor external detailing.

The historic ingress caused by the defects on Slate Roof 01 has resulted in extensive internal damage to the ceiling and substrate above room 40.0. As this appears to have been poorly repaired externally there is evidence that it remains an ongoing point of ingress which has resulted in damage over a significant period of time to the substrate of the Slate Roof, the beams underneath the ingress and the ceiling below. Assumption of damage to the floor of room 40 under the ingress point is assumed due to the time elapsed however due to a lack of intrusive works this cannot be confirmed.

Flat Roof 01A has visible ceiling damage consistent with the upstand defects on the roof above, a number of repairs have been conducted over the years to the upstands and the detail areas of Flat Roof 01A, it is unclear whether the ingress is ongoing or the patch repairs have prevented any ongoing ingress.

Internal roofing works should only be undertaken after all external issues have been addressed.

We trust the above and enclosed details meet with your approval and take this opportunity of thanking you for considering our services. Should you require any further information or clarification of our proposals please do not hesitate to contact us when we will be pleased to help you in any way we can.

Yours sincerely

Jon Pearson

Director



For and on behalf of