

# Roof Condition Report (Level 2)

13 March 2025

(To be read in conjunction with photos 1-79 delivered by email link).

4 Sample Road, SE8 \*\*\*



Prepared by: Joe Murtagh

South London drones Ltd

---

## *Table of Contents*

---

Introduction: 3

Findings/Observations: 4

Illustrations: 5-7

Recommendations: 8

Summary: 8

Limitations: 9

Cracked flaunching (48).



---

## Introduction

---

Client: S\*\*\* M\*\*\*\*\*g

Email: s\*\*\*\*\*g@\*\*\*\*\*.com

Site Address: 39 St\*\*\*\*\*s \*\*\*\*\* SE8 \*\*\*

Weather: Cloudy

Roof Type: Slates, part natural, part man made. Double internal pitch. (Butterfly roof).

Reason for Report: House purchase.

Orientation: Front, back, left & right as seen from front door.

Loose lead to new roof (69).



---

*Observations*

---

Observation	Photo Reference	Description of Fault
Missing or slipped slate.	40,54,56	Replace missing or broken slates.
Moss/Lichen present.	50,52	Clean moss from slates.
Loose pointing to chimney.	55,57	Clean vegetation from slates.
Debris in box gutter.	1,4,71,72	Clean gutter.
Chimney flaunching cracked.	32,38,46,47,48,55	Replace chimney flaunching.
Loose sand and cement fillet.	48,49,50	Remove debris.
Loose lead to new roof.	39,62,64,69	Re-fix lead and install lead sealant.
Fillet needs replacing with lead.	69,70	Remove damaged sand and cement and replace with code 4 lead flashing.
Pitch of rear addition looks too low for slate.	11,13,15	Check angle of pitch. May need low pitch tiles installed.



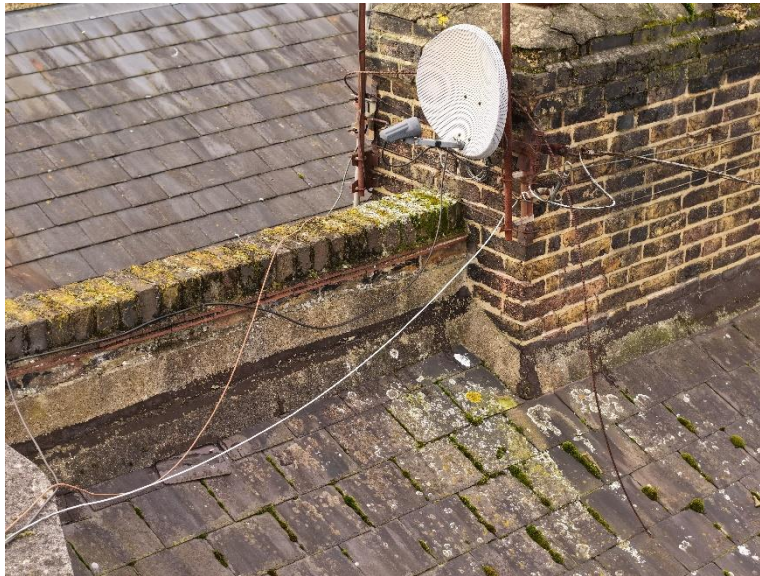
---

## *Illustrations*

---

Please refer to separate photo file for full gallery

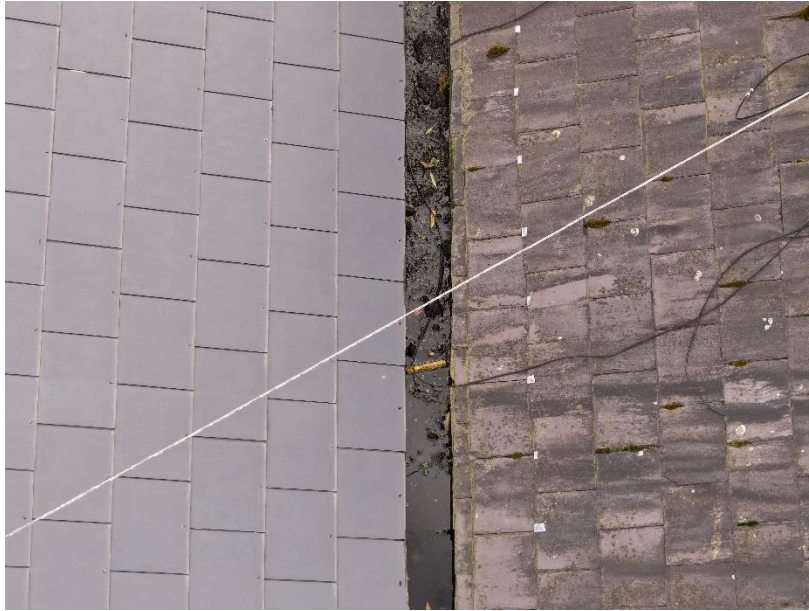
Slates slipped or missing (54).



Loose pointing to chimney (58).



Debris in box gutter (72).



Rear addition roof fillets need replacing with lead. (15).





Right side new/ Left side original roof in bad condition. (32).



Diagram Reference:



---

## *Recommendations*

---

Replace broken or missing slates.

Clean moss from roof, chimney and parapet walls.

Clear debris from box gutter.

Re point chimney and parapet walls.

Replace cracked chimney flaunching.

Replace left hand slope and rear addition with new slates to match right hand slope.

---

## *Summary*

---

The main roof features a double pitch design covered in slate, with a central box gutter. The right-hand slope has been recently replaced and appears to be in very good condition. Two minor issues have been identified:

1. The new lead flashing at the bottom is coming loose and requires re-fixing and the application of lead sealant.
2. The brick-on-edge atop the parapet wall needs cleaning and some repointing.

The left-hand slope appears to be original and should ideally be replaced. It would be advisable to use made slates to match with the right-hand slope. Additionally, the chimney requires re-flaunching, which involves re-capping around the chimney pots with sharp sand and cement. The chimney also needs re-pointing. The left-hand parapet wall also needs re-pointing or rendering, and the broken fillets should be replaced with lead.

The lower rear addition roof needs attention. The pitch appears too low for slate, which could lead to water ingress during heavy rain and strong winds. The fillets are in poor condition and should be replaced with lead. Ideally, this roof section should be completely renewed.

I would estimate to replace the left-hand pitch; lower rear addition roof and chimney works to cost £8,000-£10,000 including scaffolding.





---

## *Limitations*

---

Whilst drones can provide stunning images and video of roofs and buildings in general. They cannot see through or under certain materials such as but not limited to chippings, solar reflective paint, sedum roof systems, paving slabs or decking. Drones can see many problems with roofs but on some occasions, they may not see faults that are obstructed from view.

At South London Drones every effort is made to all visible faults but this cannot be guaranteed. We cannot accept any responsibility for any fault missed weather obstructed or otherwise. Please see terms and conditions on our website or request an email copy if required.

