



02 October 2019
FAO: Mr Serge Kouperschmidt
Camfly Films Ltd
14 Eaton Park Road
Palmers Green
London N13 4EL

Dear Serge

**Re : Report of the Roof Covering from Drone Photographs
XXXXwood Lane, London XXXX**

We confirm our instructions to provide a letter report on the condition of the roof from your drone photographs, together with a desk top appraisal for the client.

This report is not a building survey of the roof or the property, as the property has not been inspected but a report on the condition and the periodic maintenance necessary to keep the roof wind and water tight.

Background:

We are familiar with this location and have undertaken a number of surveys and reports in this area.

The tree lined residential road is in a popular location and close to Archway Lane (A1) and Hampstead Lane (B519) with shopping, public transport and open spaces in reasonable distance.

The property from the photographs appears as a substantial period style three storey brick built double fronted building with front single bays, and the building is housed under a pitched hip ended slate clad roof with raised chimney stacks.

Findings from Drone Photographic Schedule:

The building has a substantial pitched hip ended roof detail with a slate covering to the roof slopes.

We recorded some unevenness with some high level delamination, cracked and slipped slates.

The slate junctions have some minor gaps where wind driven rain could enter but we assume that there is sarking felt below although as stated there were no signs of ventilation and it is deemed too old to have had a breatherable membrane.

We consider some of the slate slippage is due to nail sickness e.g. corrosion of the fixing nails allowing the slate to slip.

There was also no access to inspect but the slates in a few of the photographs appear thin and this will reduce the performance and ability to keep the structure dry.

There have also been some isolated slate replacements as the replaced slates are in slightly different colours indicating some old repairs.

There is also some discolouration, moss and weathering to the slate roof slopes noted, which is fairly normal.

We have assumed there would be a sarking felt below the slate covering, although no roof vents were noted and without roof ventilation interstitial condensation can cause timber decay in the structure.

The ridge and the hip tiles appear slightly unbedded with minor gapping to the pointing with some heavy sections of staining and weathering noted.

There are hip iron fitted to the hip details that appear sound.

There are two front bay lean-to roofs that are in a similar condition to the main roof with delamination, cracked and slipped slates but with isolated slate replacements noted. The stepped flashings have minor undressed sections and the rainwater goods have some blockages with assumed poor falls to gutters.

There is also an entrance gable roof section that has some delamination and slipped slates.

The photographs show a flat roof section with some deterioration noted, and we advise that there is a fairly high risk entrapped moisture and / or timber decay to the substrate, as felt flat roofs are known to develop defects over time and usually have a life expectancy of c20 years.

The photographs also show a glazed roof sections that we assume is a conservatory type structure with glazing bars, that appears to be sound although difficult to see in any detail.

There should also be a snow guard to the roof above the glazing to prevent any falling roof debris causing injury or damage.

There are three chimneystacks raised in brickwork each with three flues. The majority of the chimney pots are cowed but there are two open pots, and we advise that open pots not in use should be capped and vented.

We noted some spalling to the chimney stack brickwork and some open jointed or perished pointing, and the flaunching has some disrepair with some minor signs of cracking,

The chimney stacks have aprons, back gutters and stepped flashings to abutments that are slightly undressed with some disrepair and weathered where noted, although sections of the back gutter appear in an unsound condition. The cement pointing to the flashings and brickwork is also poor in places.

The Zinc valley gutters are in a similar poor condition with slate distortion noted.

We advise that valley boards that are in timber and below the valley gutters often have signs of disrepair or decay when stripped back, but the condition cannot be seen from the surface.

There is a plastic SVP (Soil Vent Pipe) protruding the roof and is with a flashing detail and a cowl.

The rainwater goods are mostly in plastic and the gutter do not fall to the outlets although there appear to be some signs of leakage from the gutter joints. The photographs show the gutters are blocked with leaves and there are two bottles trapped in the gutters that would cause rainwater discharge issues.

There is a downpipe that is discharged from the gutter outlet and this will cause unnecessary dampness to the brickwork.

The soundness of gutters and downpipes can only be ascertained in wet weather conditions, but signs of some defects were noted.

We are not instructed to report on the structure but we noted from the photographs that the main structure is mostly in Flemish bond brickwork with some signs of spalling and open jointed pointing together with possible signs of frost damage where the freeze and thaw cycle will cause damage in winter months, although parts of the brickwork have been overpainted.

The brickwork also has isolated signs of water staining together with minor signs of contamination noted.

The windows where noted are in timber box frame and sash, and some signs of disrepair were noted.

The joinery for example fascias could not be seen in detail to comment on but due to the age and the location we would expect to identify some disrepair e.g. poor joinery and loose putties.

The external joinery paintwork is peeling in places with some isolated denuded sections noted.

There are probably timber supports within the structure that have not been inspected due to access, and we cannot confirm that they are free from defects within this appraisal report from drone photographs.

We also that north facing elevations can be subjected to heavy rainfall with sunshine to the south elevation, and this can cause cracking and thermal movement to structures.

The above items will impair the integrity and weather tightness of the structure, although there were some isolated signs of some minor repairs and making good carried out on a piece meal basis.

We advise that the uninspected roof void timbers including the rafters, purlins, struts, collars and binders were not inspected but as the roof covering showed defective areas where water ingress could occur, then timbers and or ceilings could be water stained.

We often note on period type building cruck (irregular) roof timbers with some deflection and splitting, and there is often a lack of thermal insulation.

If there is sarking felt laid below the covering then there would be a lack of ventilation to the roof void, but if there is no sarking felt then by default there would be natural provisions for ventilation.

If there are main services in the void like a cold water storage tank or header tank in the void then these are often without by-law kits and often have inadequate thermal jackets or pipe lagging, although not inspected.

We advise that there could be some concealed defects or disrepair to the roof structure not noted in the photographic schedule, and no warranty can be given in this respect as the letter report is limited and restricted as based on photographs.

Recommendation:

We recommend that the issues identified above are attended in a cyclical programme of remedial repairs to keep the building wind and water tight.

Option 1 - We advise that if there is sarking felt laid below the slate covering then we would advise that some slate replacements together with repairs and maintenance to components like the chimneystacks, flashings and gutters could extend the economical life cycles for a short period of time.

The repairs or overhaul of this type of roof will probably also cause some damage to sound slates using duck boards to access the roof, and under Health & Safety scaffold will still be required, and if the roof life expectancy is only extended for a few years then this could be classed as a wasted expenditure.

Option 2 - We advise that if there is no sarking felt below the slate covering then the roof would be deemed sub standard, and we would therefore only recommend the slate covering replacement using a breathable under membrane, together with complete repairs to chimneystacks and gutters and replacement of all flashings and soakers.

It should be noted that as many of the existing slates are near the end of the economic and serviceable life cycle and replacement in a natural slate would be the long term solution using a breathable under membrane.

However, it would first need to be checked if the location has conservation status or any listings as if so the Local Authority planners would probably require the roof when replaced to be reclad in a natural slate and not a manmade fibre slate which looks like slate and is rivet fixed and considerably cheaper than natural slate, so the planners would need to be contacted to obtain any approval or consent.

We advise that costs should also be considered at this juncture as temporary repairs now would be wasted costs if the roof was replaced in a few years time, as slates will continue to deteriorate and nails continue to rust and eventually fail, and bearing that in mind the roof covering replacement should offer best value for money with a long term guarantee.

The disrepair to the chimney stacks, flashings and the rainwater goods also require attending when the roof covering is repaired or replaced as stated, and scaffold will be needed for the works to make the building wind and water tight, and all associated components should be attended in the same contract due to on costs like the scaffold.

We advise that pre decoration and painting for example would normally be attended to on a five to six year cyclical cycle, and consideration should be given to this while scaffold is erected, and appropriate scaffold lifts should be allowed in the scaffold design.

We have only commented on the roof covering as instructed, but included other items noted from the photographs.

This report is produced from drone photographs provided and the building has not been physically inspected.

If you would like to discuss or for us to provide a specification of proposed works, or to tender or for project management services, then please contact us.

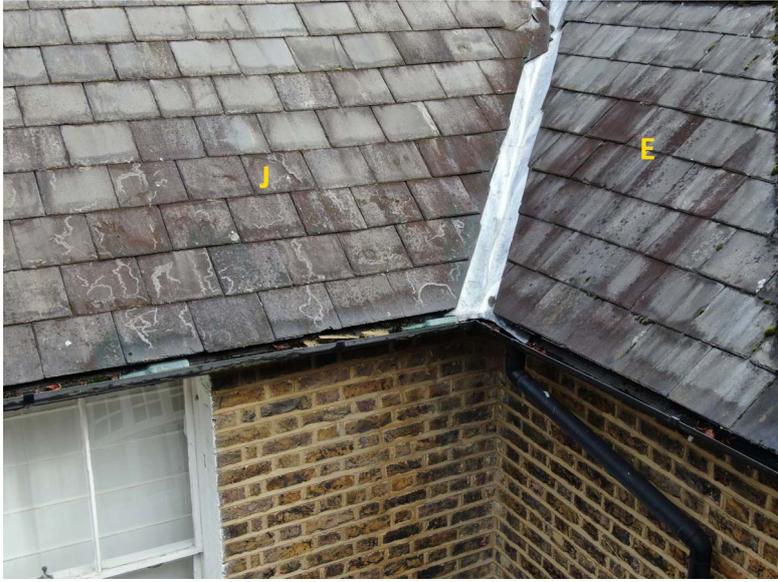
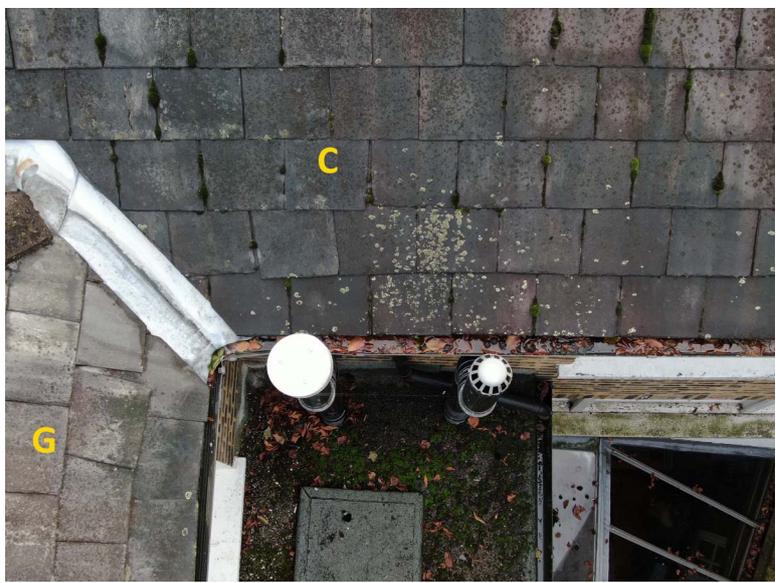
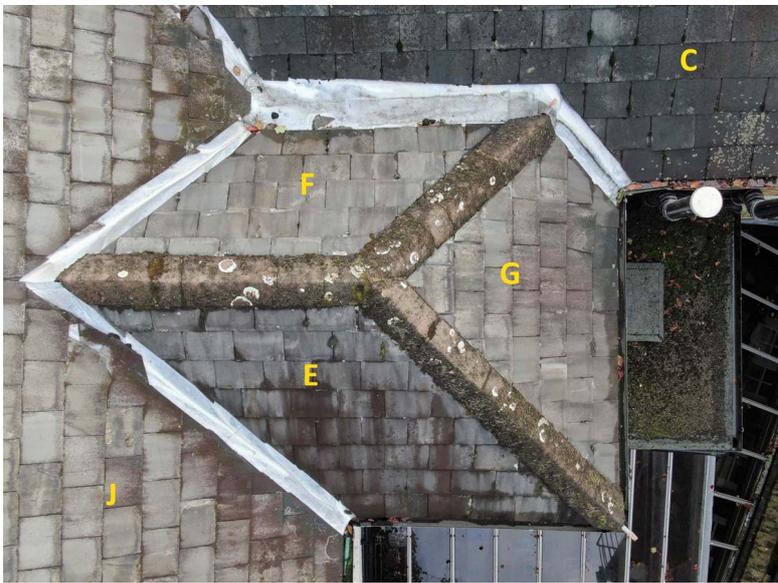
Yours sincerely

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Photographic Schedule

These have been provided separately by Camfly films Ltd and held in our office





More pictures available in full report....

- 2
12. A general overall comment will be made relating to any garage, drive, outbuildings, boundaries and gardens, although specialist or leisure structures such as swimming pools, saunas, conservatories, tennis courts or other such structures will not be inspected, other than to comment as to the location.
 13. The sight of planning permissions, building regulation approvals or party wall matters are considered to be outside the scope of this survey, although general comments may be able to be made. We cannot verify if any consents or approvals have been obtained e.g. for chimneybreast or wall removal, or if the property is affected by any proposals or notices, or that its intended use is lawful.
 14. As chartered surveyor we reserves the right to reduce or increase the extent of the survey according to the circumstances. For example, a Homebuyers report is not considered suitable for a converted flat or a property with substantial disrepair as a more detailed investigation is normally required.
 15. We will assume that no deleterious or hazardous materials or techniques have been used and high alumina cement (HAC) concrete, calcium chloride additive, sea dredged aggregate, asbestos, calcium silicate brickwork, urea formaldehyde foam, cavity wall fill, woodwool slabs, lead paints, lead water mains or any other deleterious materials were not used in the construction, maintenance or repairs of the property. We are also not able to comment on the condition of any concealed components e.g. wall ties, cavities, flues, metal reinforcement bar, structural supports or know if the area floods, as they are all outside the remit of this report.
 16. The report is provided for the sole use of the client and is confidential to the client and or the client's other advisors. The report will be prepared with the skill and care expected of a qualified and competent chartered surveyor, but we accept no responsibility whatsoever to any other person. The report should not be reproduced without the express permission of Adams - Chartered Surveyors.
 17. An oral report can be provided if specifically requested, but this does have limitations and can lead to misunderstandings. A written report will be forwarded to you as soon as practical after the initial inspection has been undertaken. We would advise that you and your Legal Advisor read the report in conjunction with your valuation and other professional advice before exchanging contracts, or take action as a consequence of our initial findings and /or recommendations.
 18. If we provide a budget cost estimates for items of works to the property, then a reputable builder's quotation should be obtained to firm-up our budget costs prior to exchange of contracts. We can assist in providing specifications, bills of quantities, site supervision and project management as an additional service.
 19. The client agrees to pay Adams - Chartered Surveyors the agreed fee in respect of a Building Survey, Schedule of Disrepair, Defect Analysis, Homebuyers Report or any other type of inspection undertaken or report provided, including the amount of any VAT on the fee. The report will be dispatched only on receipt of payment.
 20. A cancellation fee will be charged if a confirmed appointment has been made and cancelled within 72 hours of the said appointment time. At our discretion we reserve the right to charge up to 50% of the agreed fee, subject to being able to re-programme the surveyor's workload, on late cancelled instructions. If for any reason we are instructed to undertake a second or subsequent survey for the same client, we will allow a 15% discount off our normal scale fees.
 21. There are different types of surveys, homebuyers, appraisals and engineer's reports available and we advise you discuss your requirements prior to instructing us. All reports to be read in conjunction with other professional reports and advice.

22. We have not inspected any title documents, local authority search, preliminary enquires, leases or other agreements and paperwork and this report is based on the visual inspection of the property only. We assume that there are no unusual or onerous restrictions, encumbrances, covenants or outgoing, which effect the enjoyment or use of the property, and Legal Advisor to check.
23. If the inspection relates to a leasehold property, we would not have inspected the lease or know the unexpired term, ground rent or service charge payable. We will provide a check list for your Legal Advisor, as there will be repairing and insuring liabilities etc. The inspection of a flat will be of the internal space, and the known common parts of the structure only, in which only the flat is located. The objective is guidance on the construction and maintenance requiring attention within the next 5 years, and not defects or blemishes that should be addressed by routine or cyclical maintenance.
24. Depending on the type of survey undertaken, it is sometimes necessary to recommend a specialist be instructed to report on a particular issue. As an example the lifts in a block of flats, or if trees are in close proximity to the structure. If there are signs of structural movement we may also recommend an arboriculturalist's reports in conjunction with a structural engineer, as experts.
25. No comment can be made on the existence of any form of site contamination as experts testing can only establish this. If from local knowledge contamination or flooding is known, then we will advise accordingly. It is impossible to comment on underground cables, transformer stations or electro-magnetic fields on or near the subject property, which may have health implications.
26. For the avoidance of doubt the RICS use the term building survey in place of the term structural survey, when describing this type of survey.

Adams – Chartered Surveyors is the surveying division of Buildability Management Ltd. We are a local firm of multi-disciplinary and experienced chartered surveyors undertaking Building Surveys, Homebuyers Reports, Schedules of Dilapidations, Defect Analysis, Dispute Resolution, Party Wall Awards, Project Management and Building Works.

As chartered surveyors we comply with the RICS codes of practice, carry professional indemnity insurance of £2,000,000 in each and every claim and hold public and employers liability insurance. We also confirm that we have never had a claim made against us.

All of our chartered surveyors undertake CPD (continued professional development) and the company is a member of the Surveyors Ombudsman Service and Regulated by RICS. Rev. Jan 2000, 2003, 2006, 2008 and 2010