



Full View

Aerial Imaging Solutions

Overview

The areas under consideration consist of a saw tooth dual pitched roof with surrounding flat roofs. There are a number of profiled metal roof coverings that are also in scope.

The main sawtooth and flat roofs are serviced by box gutters with external downpipes to carry rainwater away from the gutter to the drainage system at ground level. Profiled metal roofs are serviced by externally mounted gutters and down pipes.

We have been instructed to examine the general structure of the roof system and rainwater goods identifying any defects.

The weather condition at the time of the survey was approximately 3 Degrees C, Overcast



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#	Severity	Components	Issues	Comments	Page
1	5	Roof	Water Ingress	Water ingress	8
2	5	Roof	Water Ingress	Water ingress	9
3	5	Roof	Water Ingress	Water ingress	10
4	5	Roof	Water Ingress	Water ingress	11
5	5	Roof	Water Ingress	Water ingress	12
6	5	Roof	Damage	Damage to roof coverings. Water ingress certain at this point	13
7	5	Roof	Damage	Damage to roof coverings. Water ingress certain at this point	14
8	3	Window	Existing repair	Existing repair to roof light windows using flash band tape or similar	15
9	5	Roof	Damage	Damage to roof coverings. Water ingress certain at this point	16
10	3	Roof	Existing repair	Existing repair to roof penetrations using a liquid treatment system	17
11	3	Roof	Existing repair	Existing repair to roof penetration using flash band tape or similar	18
12	3	Roof	Existing repair	existing repair to roofing system	19
13	3	Roof	Existing repair	Existing repair to GRP roof lights using a liquid treatment system or similar	20
14	4	Window	Broken fixing	Missing fixing	20
15	3	Roof	Existing repair	Existing repair to large areas of the roofing system	21
16	3	Roof	Existing repair	Existing patch repairs to large areas of the roofing system	22
17	3	Roof	Existing repair	Existing repair to a large area of the roof using flash band tape and a liquid treatment system	23
18	3	Roof	Existing repair	Existing repair to large area of the roofing system using a liquid treatment system	24
19	3	Roof	Existing repair	Existing repair to large area of the roofing system	25
20	5	Roof	Missing	Cluster of missing, loose and broken roof tiles	26

DJI_20240105120921_0001_V.JPG

Jan 5, 2024, 12:09:21 PM



6

Severity 5

Damage

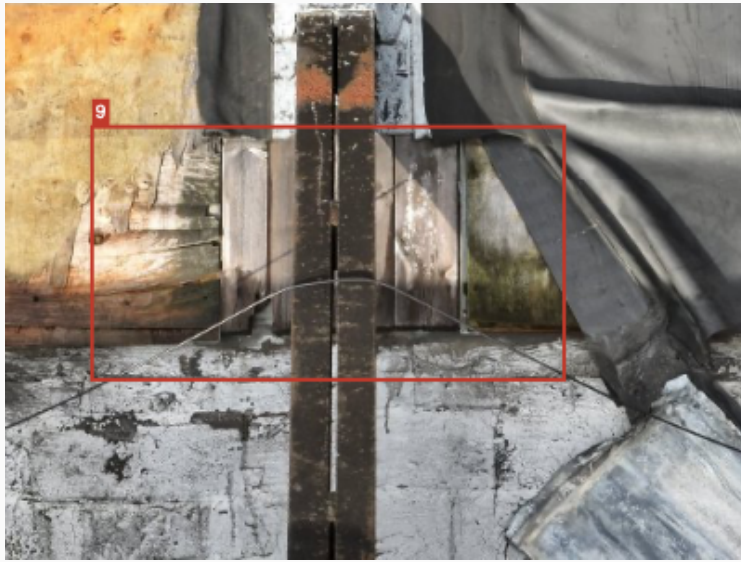
Roof



R

Alex Herman

Damage to roof coverings. Water ingress certain at this point




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9

 Severity 5

 Damage

 Roof





Alex Herman

Damage to roof coverings. Water ingress certain at this point



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15

 Severity 3

 Existing repair

 Roof





Alex Herman


Existing repair to large areas of the roofing system



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20

 Severity 5

 Missing

 Roof





Alex Herman

Cluster of missing, loose and broken roof tiles



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Recommendations

Roof Coverings

Overall, the structural integrity of the roof is in poor condition and does not perform its basic function of keeping the building watertight. The sawtooth and flat roofs have been subject to poor patch repairs over the years in an attempt to prolong the life of the roof. Left unchecked the roof will completely fail. Due to the sheer number of patch repairs and damaged areas on the roof system it is clear the roof coverings have far exceeded their serviceable life and should be replaced with new.

Overall, the structural integrity of the profiled metal roof is in adequate condition, however it requires proactive maintenance to the roof sheets in order to increase the longevity of the roof.

When the sheets are originally profiled, they are shear cut to length, mechanically damaging the coating. Water is almost invariably held at the edges, especially at the overlap through capillary action, eventually dissolving the protective zinc layer and allowing corrosion to creep and lift the paint.

The edge corrosion has not yet taken hold however in the event corrosion extends to the fixing point, the entire sheet must be replaced as treatment cannot be performed. Due to the extensive failure of the protective coating, it is recommended that a full coating system is integrated into the schedule of planned preventative maintenance at some point in the future. This will encapsulate both the fixings and the cut edges whilst protecting the metal roof sheets, extending the serviceable life of the roof coverings.

All perished roof fixings to be replaced prior to the aforementioned works being carried out.

Windows

The windows, similar to the roof coverings do not perform their basic function of keeping the building watertight. Again, these have been subject to poor patch repairs over the years in an attempt to prolong their life however they, as part of the overall roof coverings, have far exceeded their serviceable life and should be replaced as part of a wider building overhaul.

Flashing/Upstands

All required flashing detail repairs to be included in the proposed schedule of planned preventative maintenance.

Penetration/Fixings

All perished fixings to be replaced as part of the wider schedule of works. All penetrations should be reviewed, removing all redundant fixtures where possible.

