

Overview

The areas in question consist of flat roofs with differing roof systems.

We have been instructed to comment on the overall condition of the roof system, identifying any noticed defects.

The weather condition at the time of the survey was approximately 18 Degrees C, clear.

Throughout this survey we will refer to blocks as below.





Full View

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Analysis

Roof A

A review of the flat roof system has highlighted several notable defects that may compromise its overall performance and longevity.

There is evidence of ponding water caused by areas of roof sagging, which suggests inadequate drainage and possible structural concerns. Additionally, the presence of differing roof types across the system raises concerns regarding the integrity of the junctions between these separate build-ups; in several locations, these junctions appear to have deteriorated visibly.

Furthermore, while some sections of the roof have undergone complete re-roofing, other areas exhibit significant signs of wear and deterioration, indicating inconsistent maintenance and potentially reduced waterproofing performance across the system.

Roof B

A review of the flat roof system has highlighted several notable defects that may compromise its overall performance and longevity.

There is evidence of ponding water caused by areas of roof sagging, which suggests inadequate drainage and possible structural concerns. Additionally, the presence of differing roof types across the system raises concerns regarding the integrity of the junctions between these separate build-ups; in several locations, these junctions appear to have deteriorated visibly.

Furthermore, while some sections of the roof have undergone complete re-roofing, other areas exhibit significant signs of wear and deterioration, indicating inconsistent maintenance and potentially reduced waterproofing performance across the system.

Roof C

Similar to the other roofs within scope, There is evidence of ponding water caused by areas of roof sagging, which suggests inadequate drainage and possible structural concerns. Additionally, the presence of differing roof types across the system raises concerns regarding the integrity of the junctions between these separate build-ups; in several locations, these junctions appear to have deteriorated visibly.

Furthermore, while some sections of the roof have undergone complete re-roofing, other areas exhibit significant signs of wear and deterioration, indicating inconsistent maintenance and potentially reduced waterproofing performance across the system.

Attached are extensive drone photographs of the roof, highlighting the noted defects. We have employed a colour coded severity system to help you identify the areas of most concern in the roof's current state.



Roof D

A review of the flat roof system has highlighted several notable defects that may compromise its overall performance and longevity.

There is evidence of ponding water caused by areas of roof sagging, which suggests inadequate drainage and possible structural concerns. Additionally, the presence of differing roof types across the system raises concerns regarding the integrity of the junctions between these separate build-ups; in several locations, these junctions appear to have deteriorated visibly.

Furthermore, while some sections of the roof have undergone complete re-roofing, other areas exhibit significant signs of wear and deterioration, indicating inconsistent maintenance and potentially reduced waterproofing performance across the system.

Roof E

A review of the flat roof system has highlighted several notable defects that may compromise its overall performance and longevity.

There is evidence of ponding water caused by areas of roof sagging, which suggests inadequate drainage and possible structural concerns. Additionally, the presence of differing roof types across the system raises concerns regarding the integrity of the junctions between these separate build-ups; in several locations, these junctions appear to have deteriorated visibly.

Furthermore, while some sections of the roof have undergone complete re-roofing, other areas exhibit significant signs of wear and deterioration, indicating inconsistent maintenance and potentially reduced waterproofing performance across the system.

In addition to the above noticed defects, there are areas of fascia board that are failing further exposing the internal roof build up. These areas are visible from ground level.

Roof F

A review of the flat roof system has highlighted several notable defects that may compromise its overall performance and longevity.

There is evidence of ponding water caused by areas of roof sagging, which suggests inadequate drainage and possible structural concerns. Additionally, the presence of differing roof types across the system raises concerns regarding the integrity of the junctions between these separate build-ups; in several locations, these junctions appear to have deteriorated visibly.

Furthermore, while some sections of the roof have undergone complete re-roofing, other areas exhibit significant signs of wear and deterioration, indicating inconsistent maintenance and potentially reduced waterproofing performance across the system.

Attached are extensive drone photographs of the roof, highlighting the noted defects. We have employed a colour coded severity system to help you identify the areas of most concern in the roof's current state.

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5	4	Roof	Damage	Deterioration to flat roof system	8
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7	3	Roof	Ponding water	Ponding water	10
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10	4	Roof	Damage	Damaged fascia	13
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12	4	Roof	Damage	Damaged fascia	15
13	3	Roof	Existing repair	Existing repair	16
14	3	Roof	Ponding water	Ponding water	17
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18	4	Roof	Damage	Deterioration to roof coverings	21
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21	4	Roof	Lap failure	Lap failure	24
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2

Severity 4

Damage

Roof



Alex Herman
Deterioration to roof coverings



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3

 Severity 4

 Other Issue

 Roof



Alex Herman

Failed junction between the two roof coverings



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4

Severity 3

Existing repair

Roof



Alex Herman
Existing repair



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13

Severity 3

Existing repair

Roof



Alex Herman

Existing repair



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16

Severity 3

Ponding water

Roof



Alex Herman
Ponding water