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Overview

The areas in question consist of profiled metal roof sheets with a single pitch.

Rainwater goods consist of box gutters with gravity fed internal downpipes that discharge at ground level. There is a secondary gutter system around the perimeter of the building, with external downpipes that also discharge at ground level.

There is a solar PV system installed on a portion of the roof system, consisting of approximately 183 panels within the array.

There are multiple GRP roof lights across all elevations.

At the time of the survey no fall protection system was visible on any of the roofs

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 23 Degrees C, overcast.

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Analysis

Roof Coverings

The roofing system shows signs of maintenance with historic repairs evident across the entirety of the roof, specifically the valley gutter areas which have received an application of a liquid protection system or similar. It cannot be determined what condition the substrate was/is and the reasons why these repairs were necessary in the first instance or if after they were performed that they have rectified any fault that was historically present.

There is evidence of systemic cut edge corrosion to both the metal roof sheets and barge/ridge flashing detail. This is caused by water held at the edges of the metal roof sheets which eventually start to cause the cut edges to corrode.

There are a vast number of perished roof sheet fixings across the entirety of the components that make up the roofing system and in some instances can be seen underneath the liquid treatment system used in the historic repairs as mentioned previously. The distribution of perished roof fixings is vast and can be seen on all hip and ridge line flashing detail as well as the roof sheets themselves.

Flashing/Upstands

As mentioned previously, there is systemic cut edge corrosion across the entirety of the roof coverings that includes all flashing detailing across the roof system.

GRP Roof Lights

In general, the GRP roof lights are in fair condition with slight UV degradation to note.

Rainwater Goods

The current condition of the rainwater goods indicates a clear lack of routine maintenance. This is demonstrated by the significant accumulation of organic debris. Such build-up not only impedes the free flow of rainwater but also traps moisture, creating a continuously damp environment that accelerates the degradation of the gutter materials.

Upon inspection, the internal surfaces of all box gutters show extensive and systemic corrosion. This level of deterioration is consistent with prolonged water ponding, likely caused by insufficient drainage or obstructions within the system. The constant presence of standing water compromises the protective coatings and promotes rust formation, ultimately weakening the structural integrity of the metal components.

Furthermore, a considerable number of down pipe outlets were found to be missing leaf guards. The absence of these allows debris to enter and potentially block the downpipes, leading to back flow and further water retention within the gutter system. This not only exacerbates the corrosion issue but also contributes to confirmed instances of internal water ingress. It is therefore reasonable to conclude that the defective gutter system is a contributing factor to the observed water ingress.

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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Severity overview

Severity 1	Severity 2	Severity 3	Severity 4	Severity 5
0	0	8	27	0

#	Severity	Components	Issues	Comments	Page
1	3	Roof	Existing repair	Existing repair to roof fixing using a liquid protection system or similar	5
2	4	Gutter	Gutter corrosion	Gutter Corrosion	6
3	4	Gutter	Gutter corrosion	Gutter Corrosion	7
4	4	Roof	Cut edge corrosion	Cut edge corrosion	8
5	4	Roof	Cut edge corrosion	Cut edge corrosion	9
6	4	Roof	Cut edge corrosion	Cut edge corrosion	10
7	4	Roof	Cut edge corrosion	Cut edge corrosion	11
8	4	Gutter	Gutter corrosion	Gutter Corrosion	12
9	4	Gutter	Gutter corrosion	Gutter Corrosion	13
10	4	Roof	Cut edge corrosion	Cut edge corrosion	14
11	4	Roof	Cut edge corrosion	Cut edge corrosion	15
12	4	Roof	Ponding water	Ponding water in gutter system	16
13	4	Gutter	Gutter corrosion	Gutter corrosion	17
14	4	Gutter	Gutter corrosion	Gutter corrosion	18
15	3	Roof	Existing repair	Existing repair using a liquid protection system	19
16	4	Roof	Cut edge corrosion	Cut edge corrosion	20
17	4	Gutter	Gutter corrosion	Gutter corrosion	21
18	4	Gutter	Gutter corrosion	Gutter corrosion	22
19	4	Gutter	Gutter corrosion	Gutter corrosion	23

#	Severity	Components	Issues	Comments	Page
20	4	Gutter	Gutter corrosion	Gutter corrosion	24
21	4	Gutter	Gutter corrosion	Gutter corrosion	25
22	4	Gutter	Gutter corrosion	Gutter corrosion	26
23	4	Roof	Cut edge corrosion	Cut edge corrosion	27
24	3	Roof	Debris	Contamination build up on solar PV system	28
25	4	Gutter	Gutter corrosion	Gutter corrosion	29
26	4	Gutter	Gutter corrosion	Gutter corrosion	30
27	4	Gutter	Gutter corrosion	Gutter corrosion	31
28	3	Gutter	Missing leaf guard	Down pipe outlet is missing a leaf guard	32
29	4	Gutter	Gutter corrosion	Gutter corrosion	33
30	3	Roof	Existing repair	Existing repair to roof fixing	34
31	3	Roof	Existing repair	Existing repair to roof fixing	34
32	3	Roof	Existing repair	Existing repair to roof fixing	35
33	3	Roof	Existing repair	Existing repair to roof fixing	36
34	4	Gutter	Gutter corrosion	Gutter corrosion	37
35	4	Gutter	Gutter corrosion	Gutter corrosion	38

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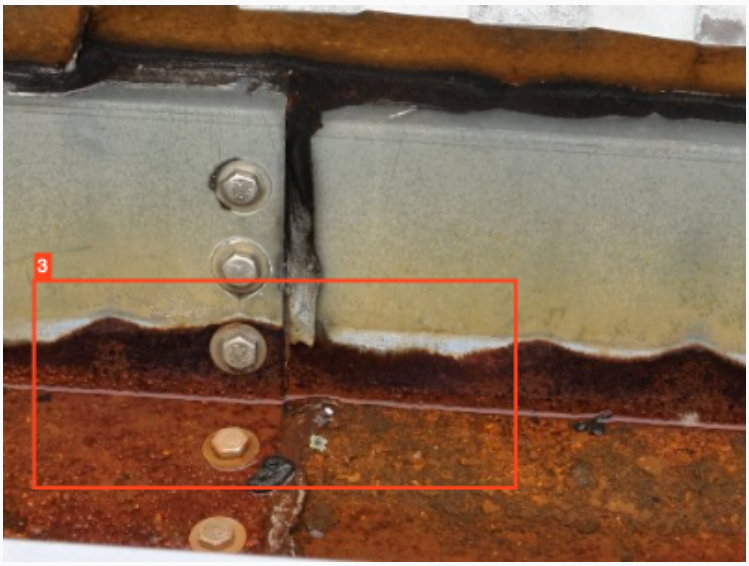
2025:06:25 10:49:49

2

Severity 4 | Gutter corrosion | Gutter

Alex Herman
Gutter Corrosion



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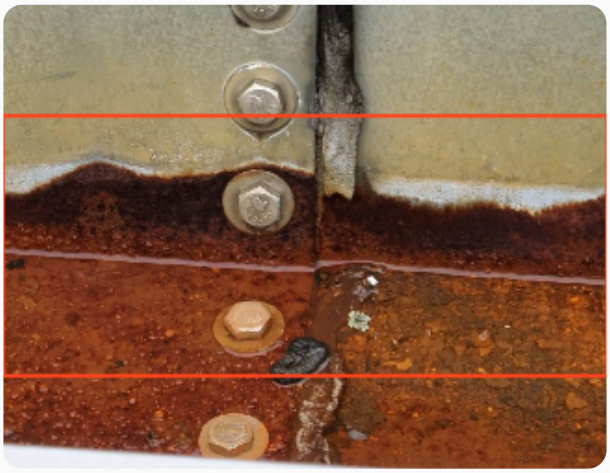
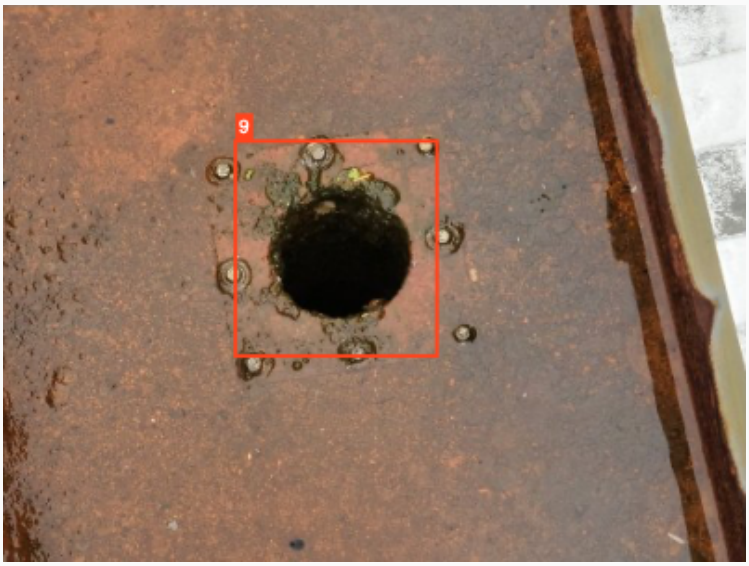
 # 3 Severity 4 | Gutter corrosion | Gutter



Alex Herman
Gutter Corrosion



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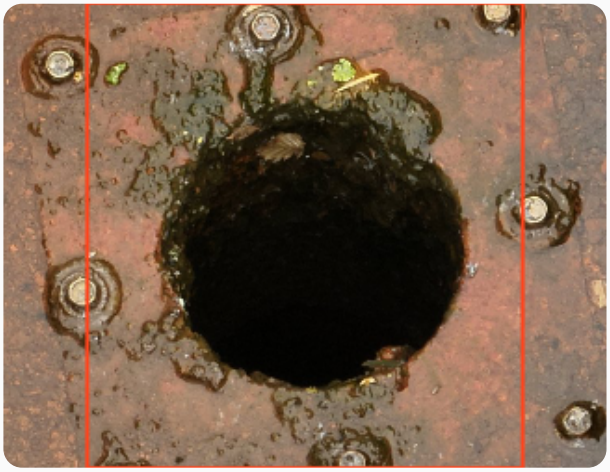
 # 9 Severity 4 | Gutter corrosion | Gutter



Alex Herman
Gutter Corrosion

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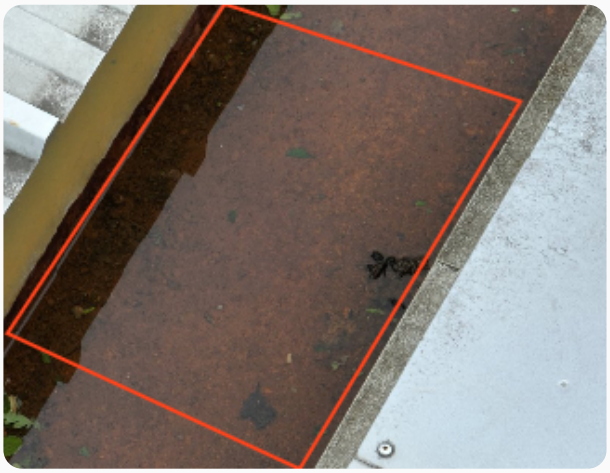
12

Severity 4 | Ponding water | Roof



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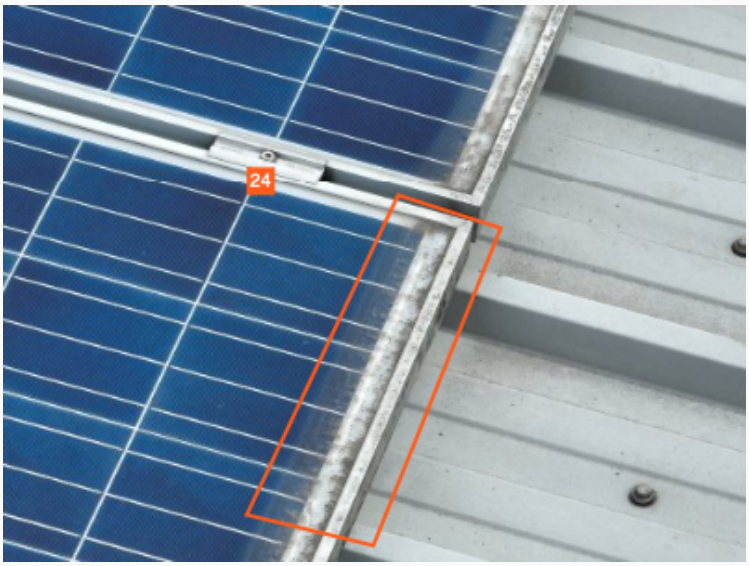
Ponding water in gutter system



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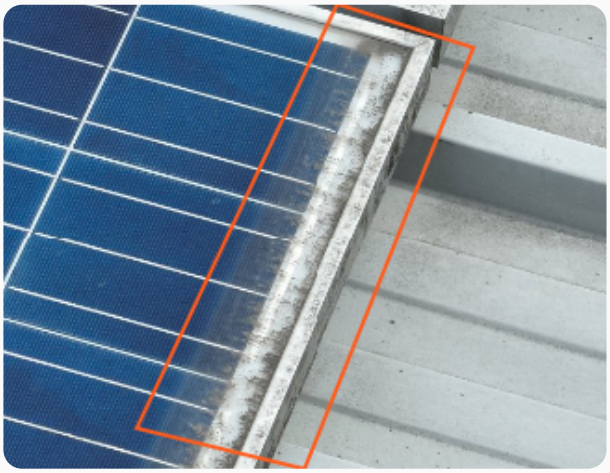
 # 24 Severity 3 | Debris | Roof



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Contamination build up on solar PV system

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Recommendations

Roof Coverings

Overall, the roof is in inadequate condition and requires proactive maintenance to the roof coverings in order to increase the longevity of the roofing system.

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.

In all instances the edge corrosion visible has not spread to the first fixing point of the roof sheet in some areas and so is not affecting the basic integrity of the roof however the corrosion is at the point where it must be treated soon to prevent having to replace the entire roof sheet. It is common during cut edge corrosion treatment to take the opportunity to encapsulate fixings and penetrations as an additional operation and due to the extensive amount of perished and loose fixings on this roof this is essential. In this instance, due to the corrosion on both the cut edges and the wider area of the roof, it is recommended the existing coatings are removed and reapplied, encapsulating the fixings at the same time. Prior to commencement of works all missing roof fixings must be replaced to new items as per the manufacturers specifications.

Flashing / Upstands

As mentioned above all remaining flashing and upstand components to be included in the wider schedule of remedial works.

Rainwater Goods

The existing gutter system has significantly deteriorated and is currently in a state of disrepair. A comprehensive program of remedial work is required to restore the system to a safe, functional, and compliant condition.

The first step in the restoration process involves the complete removal of all accumulated debris, organic matter, and vegetation from the gutter channels. This is essential to ensure proper water flow and to prevent further deterioration of the gutter surfaces. Once cleared, all associated downpipes must be thoroughly tested using water flow or suitable diagnostic tools to confirm that they are free from blockages or partial obstructions.

Following the cleaning process, a detailed internal inspection of the entire gutter system should be conducted. This inspection will focus on identifying areas affected by corrosion and physical damage. In many cases, where the metal substrate is still structurally sound, it may be possible to extend the serviceable life of the gutters by installing a gutter lining system. These systems typically involve the installation of a waterproof membrane that provides long-term protection against leaks and corrosion.

However, if the inspection reveals that certain sections of the guttering are severely corroded—compromising structural integrity or posing safety concerns—those sections will need to be replaced prior to lining. Replacing damaged segments ensures a suitable substrate for the new lining system and guarantees a uniform and reliable outcome across the entire system.

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Summary

Overall the roof is in inadequate condition and the above recommended remedial work should be considered at a minimum to prolong the roof's serviceable lifespan.

Once the roof has been brought to an acceptable standard it is recommended to integrate the following into the schedule of planned preventative maintenance:

Annual Gutter Cleaning: This will ensure the gutter system continues to function efficiently by preventing debris buildup and blockages.

Annual Roof Survey: Conducting a yearly inspection of the roof coverings will allow for regular monitoring of the roof's overall condition and timely scheduling of any necessary maintenance.

These measures will help maintain the roof's integrity and performance over time, addressing potential issues before they escalate.

I ho e this surve has iven ou an insi ht into the eneral condition of the roof coverings at [redacted]

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