



Full View

Aerial Imaging Solutions

Monday 13 July 2026

[REDACTED]
[REDACTED]
Bristol
[REDACTED]

Re: Report of the overall external roof condition at [REDACTED]

Dear Sir/Madam

Please see below a survey of the recent roof works undertaken at the above named property.

Our survey is limited to a visual inspection only. We do not have information with regard to the total roof system build-up, construction drawings or specification/material information documents.

Overview

The areas in question consist of a Bituminous felt flat roofs system Rainwater goods consist of integrated gutters with down pipes that discharge at ground level.

Our instruction is to comment on the overall condition of the roof systems and to identify any visible defects noted at the time of inspection.

Weather conditions during the survey were clear and dry, with an ambient temperature of approximately 19°C.



Roof System

The bituminous felt flat roof system is exhibiting a number of age-related defects that are adversely affecting its weatherproofing performance. The most significant defects comprise failures to the sealed lap joints between the felt membranes, several of which are located directly above areas of confirmed internal water ingress. The location of these defects indicates that the failure of the roof covering is likely contributing to moisture penetration into the building.

Numerous areas surrounding the internal rainwater outlets have previously been treated with liquid-applied sealants, together with several other isolated locations across the roof where defects had evidently been identified historically. These localised repairs indicate a reactive maintenance approach rather than comprehensive remedial works. Whilst the effectiveness of the historic repairs cannot be confirmed without intrusive investigation, the continued evidence of internal water ingress strongly suggests that these repairs have either failed or that moisture has penetrated beneath the roof covering into the underlying substrate.

Further deterioration is evident in the form of widespread blistering and bubbling to the felt membrane across both roof levels. This is typically indicative of trapped moisture or a loss of adhesion within the roof build-up and may signify deterioration of the waterproofing system. Although these defects are not necessarily causing immediate leakage in every location, they reduce the long-term reliability and serviceability of the roof covering.

The roof surfaces are also poorly maintained, with debris and vegetation present throughout. Particular concern is noted regarding the accumulation of loose screws and other debris, which may impede surface water drainage, increase the likelihood of puncturing the roof membrane, and accelerate deterioration if left in place.

Overall, the roof system is exhibiting widespread deterioration consistent with an ageing bituminous felt roof that has undergone numerous localised patch repairs. The combination of failed lap joints, extensive historic repairs, blistering, and confirmed internal water ingress indicates that the roof covering is no longer providing reliable long-term weather protection. Intrusive investigations are recommended to determine the condition of the underlying roof deck and insulation, establish the extent of moisture ingress, and inform the scope of permanent remedial works or roof replacement.

Rainwater Goods

A number of rainwater outlets are missing protective leaf guards, with one guard noted to be damaged. The absence of leaf guards increases the risk of debris entering and obstructing the drainage system, potentially resulting in localised ponding water and increased loading around the outlets, thereby exacerbating the risk of water ingress.

The downpipes were not tested during the inspection and, as such, no assessment can be made regarding their operational condition or whether any internal blockages are present. It is recommended that the rainwater drainage system is tested and cleaned as part of the planned remedial works.

Facade

Localised deterioration of the mortar joints was observed within the external brickwork, including areas directly above one of the confirmed locations of internal water ingress. Open or deteriorated mortar joints can permit moisture penetration into the external wall construction, particularly during periods of prolonged or wind-driven rainfall.

Whilst the roof remains the primary suspected source of water ingress, the deteriorated masonry should also be considered a potential contributory factor. Localised repointing should therefore be undertaken, with further investigation carried out if water ingress persists following roof repairs.

Electrical

Redundant electrical cabling has been secured to soil vent pipes (SVPs). This installation is not considered good practice and serves no operational purpose. The redundant cabling should be removed as part of the maintenance works to eliminate unnecessary loading on the vent pipes and improve general roof housekeeping.

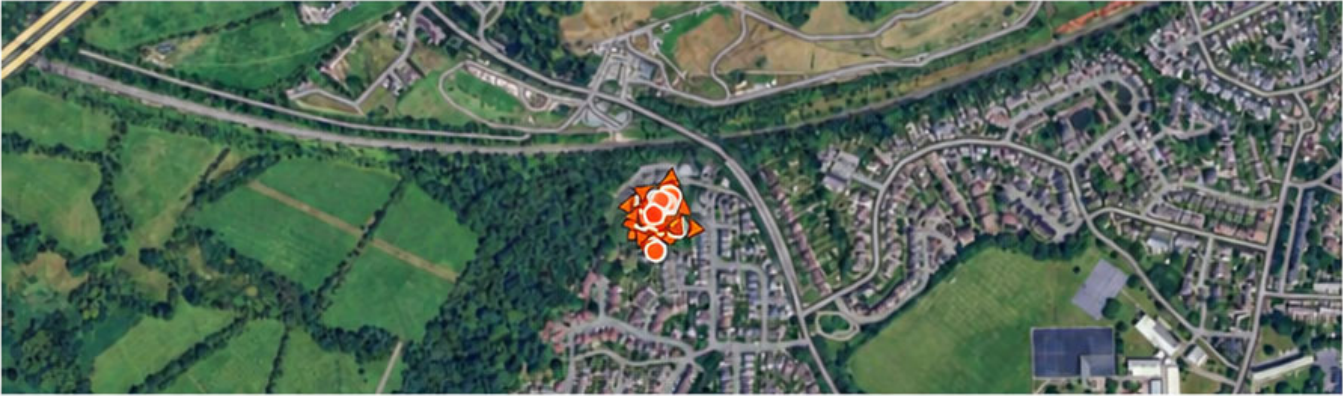
General Analysis

The inspection identified several defects within both the roof covering and external façade that are likely contributing to the confirmed internal water ingress. The failed felt lap joints, extensive historic patch repairs, deteriorated masonry joints, and poorly maintained roof surfaces all present potential pathways for moisture penetration and should be addressed as part of a coordinated programme of remedial works.

However, not all of the internal moisture-related issues observed appear to be attributable to external water ingress. Several locations, as identified within Appendix A, exhibit characteristics more consistent with condensation and inadequate ventilation rather than direct roof leakage. Extensive mould growth was observed in a number of rooms, with one property displaying an unusual distribution whereby significant mould was present within the room adjacent to the bathroom, whilst the bathroom itself showed little evidence of mould growth. During the inspection, humid air generated within the bathroom was observed being discharged directly into the neighbouring room rather than being effectively extracted externally.

These observations strongly suggest deficiencies within the property's mechanical ventilation system, resulting in elevated internal humidity levels and condensation-related mould growth. Consequently, the moisture issues affecting the property are likely to have multiple contributing factors, comprising both defects within the building envelope and inadequate internal ventilation. Further investigation of the mechanical extraction system is therefore recommended alongside the proposed external remedial works to ensure all sources of moisture are appropriately addressed.

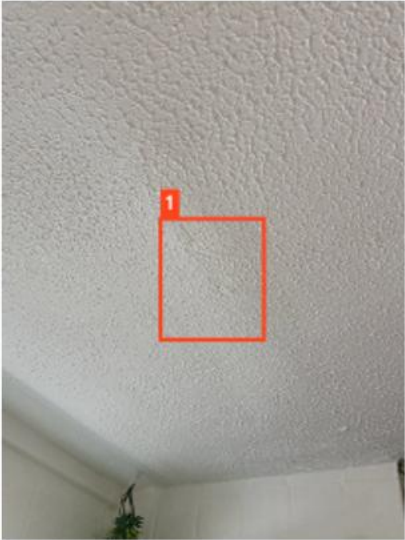
Please refer to the appended photographic schedule. A colour-coded severity system has been applied to aid prioritisation; this represents a professional opinion based on observed condition at the time of inspection and should not be taken as a definitive statement of causation.



Severity overview



#	Severity	Components	Issues	Comments	Page
1	4	Roof	Water Ingress	Evidence of water ingress internally	4
2	3	Façade	Mortar	Slight mortar deterioration between brickwork	5
3	3	Roof	Felt roof lap failure		6
4	3	Roof	Felt roof lap failure		7
5	3	Roof	bubbling		8
6	3	Roof	Felt roof lap failure		9
7	3	Roof	Felt roof lap failure		10
8	3	Gutter	Debris		11
9	3	Roof	Debris		12
10	3	Roof	bubbling		13
11	3	Gutter	Missing leaf guard		14
12	3	Roof	Felt roof lap failure		15
13	3	Roof	Felt roof lap failure		16
14	2	Roof	Existing repair		17
15	2	Electrical	Cabling		18
16	2	Electrical	Cabling		19
17	2	Roof	Existing repair		20
18	2	Roof	Existing repair		21
19	2	Roof	Existing repair		22
20	2	Roof	Existing repair		23
21	2	Roof	Existing repair		24
22	2	Roof	Existing repair		25
23	2	Roof	Existing repair		26
24	2	Gutter	Missing leaf guard		27
25	2	Roof	Existing repair		28
26	2	Roof	Existing repair		29
27	2	Roof	Existing repair		30



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1

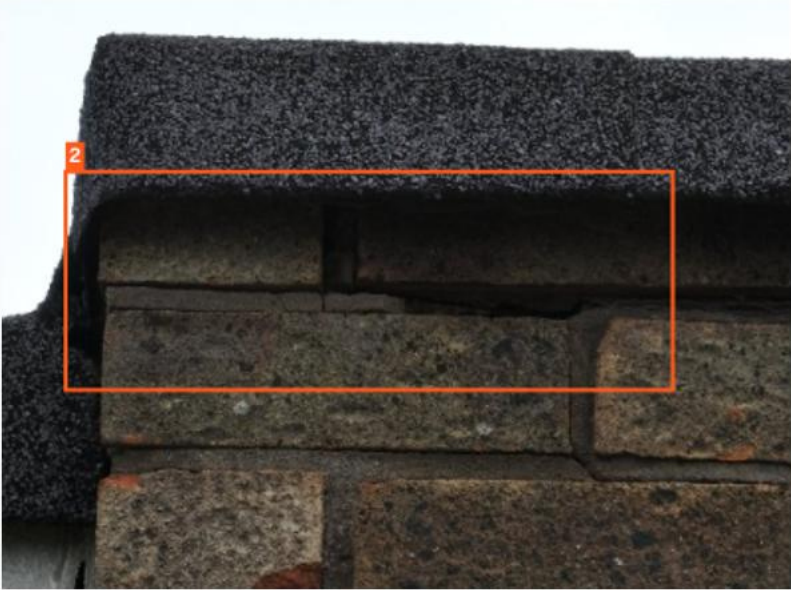
Severity 4

Water Ingress

Roof



 **Alex Herman**
Evidence of water ingress internally



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2 Severity 3 Mortar Façade



 **Alex Herman**
Slight mortar deterioration between
brickwork



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3



Severity 3

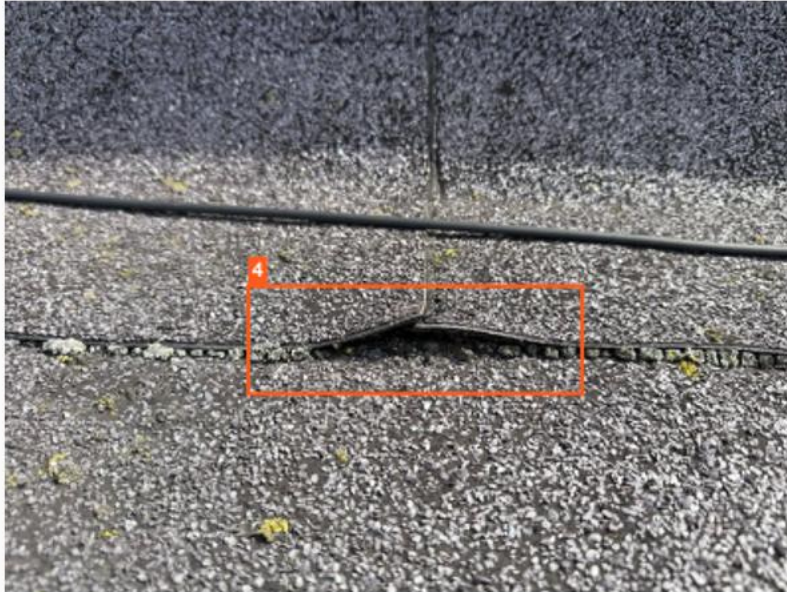


Felt roof lap failure



Roof





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Severity 3

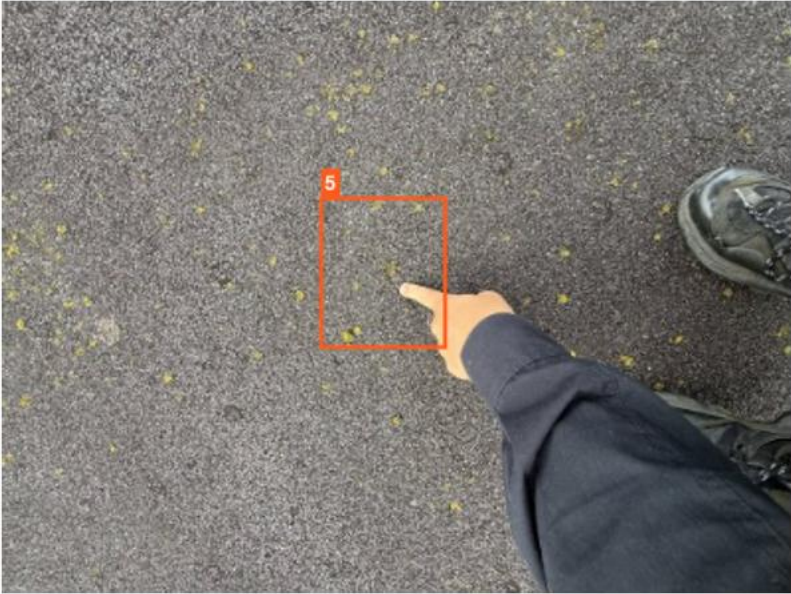


Felt roof lap failure



Roof



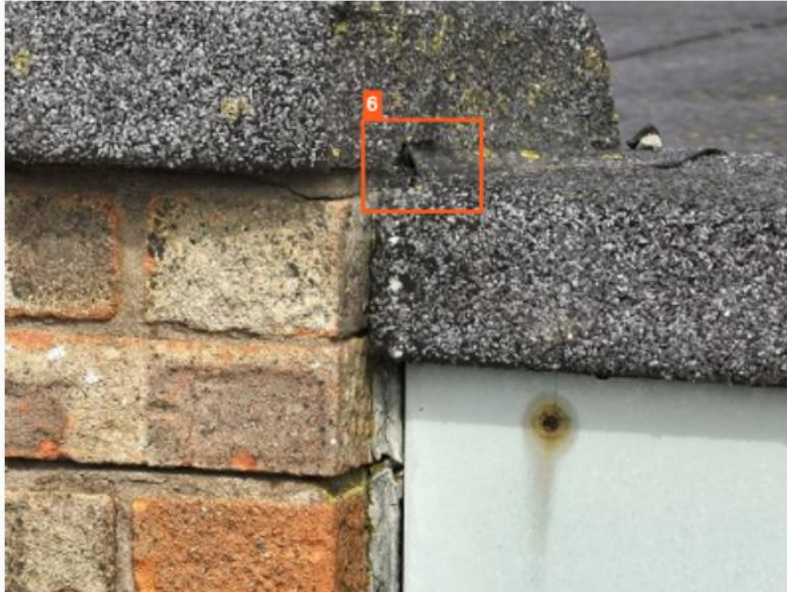


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5  Severity 3  bubbling  Roof





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6



Severity 3

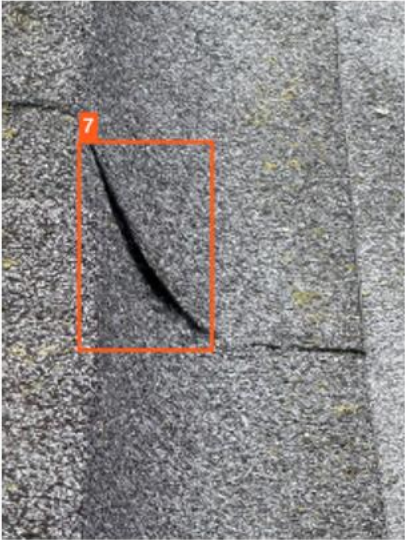


Felt roof lap failure



Roof





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7

Severity 3

Felt roof lap failure

Roof





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8

Severity 3

Debris

Gutter





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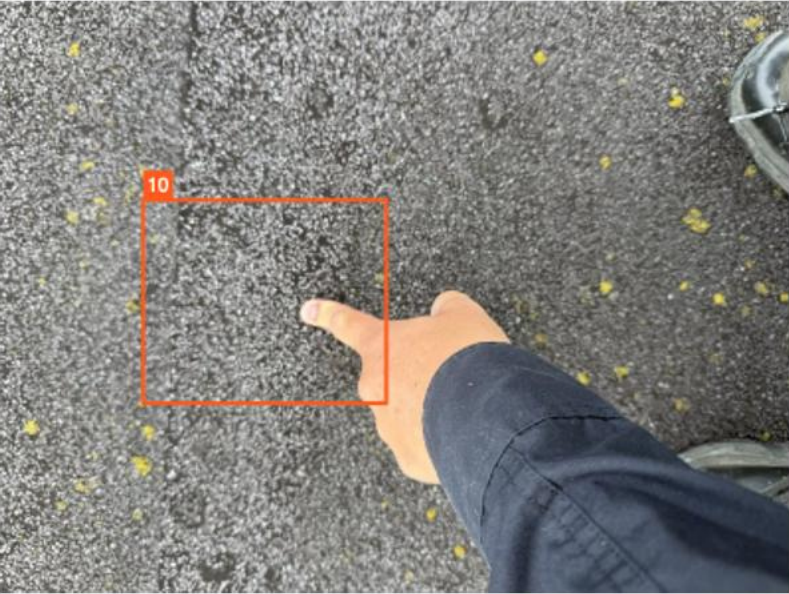
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Severity 3

Debris

Roof





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10

Severity 3

bubbling

Roof





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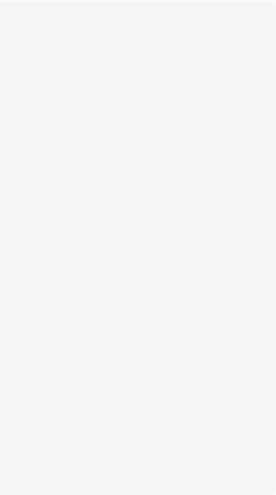


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 Severity 3

 Missing leaf guard

 Gutter





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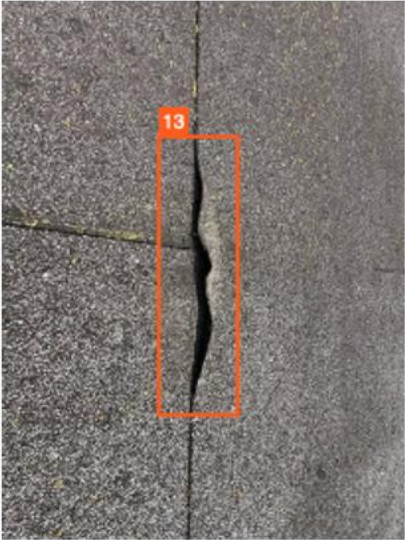
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 Severity 3

 Felt roof lap failure

 Roof





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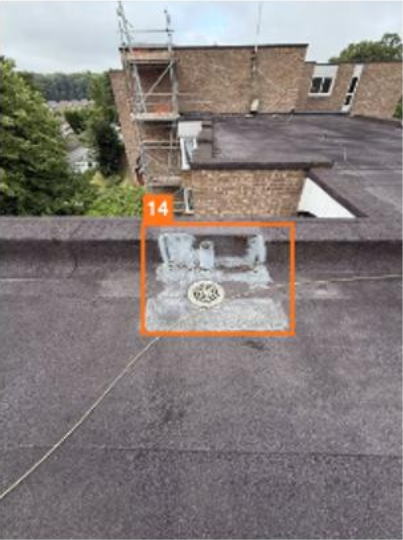
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Severity 3

Felt roof lap failure

Roof





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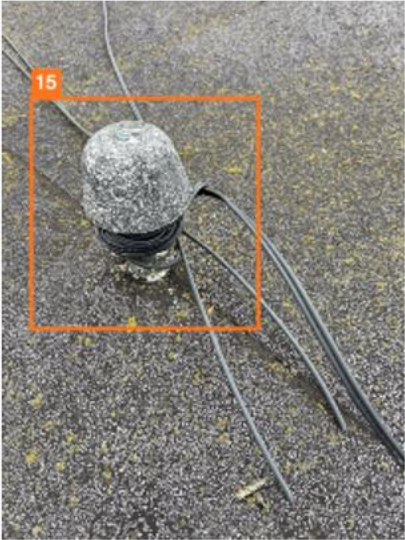
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 Severity 2

 Existing repair

 Roof





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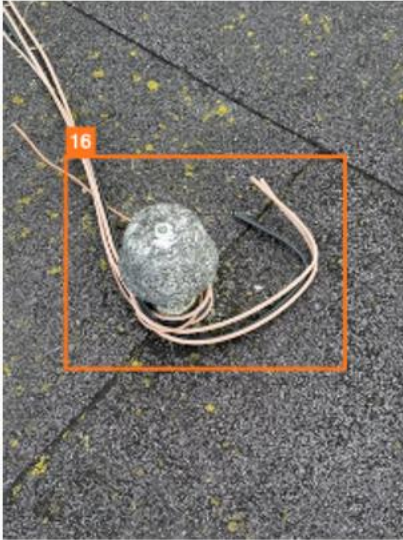
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 Severity 2

 Cabling

 Electrical





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16



Severity 2



Cabling



Electrical





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17

 Severity 2

 Existing repair

 Roof





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18

 Severity 2

 Existing repair

 Roof





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19

Severity 2

Existing repair

Roof





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20



Severity 2



Existing repair



Roof





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21

 Severity 2

 Existing repair

 Roof





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22

Severity 2

Existing repair

Roof





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23

Severity 2

Existing repair

Roof





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24



Severity 2



Missing leaf guard



Gutter



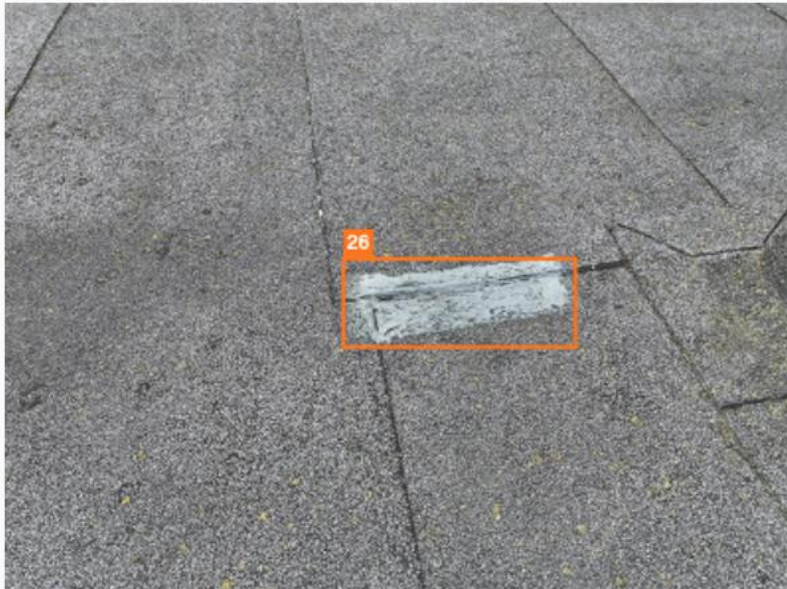


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25  Severity 2  Existing repair  Roof





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26



Severity 2

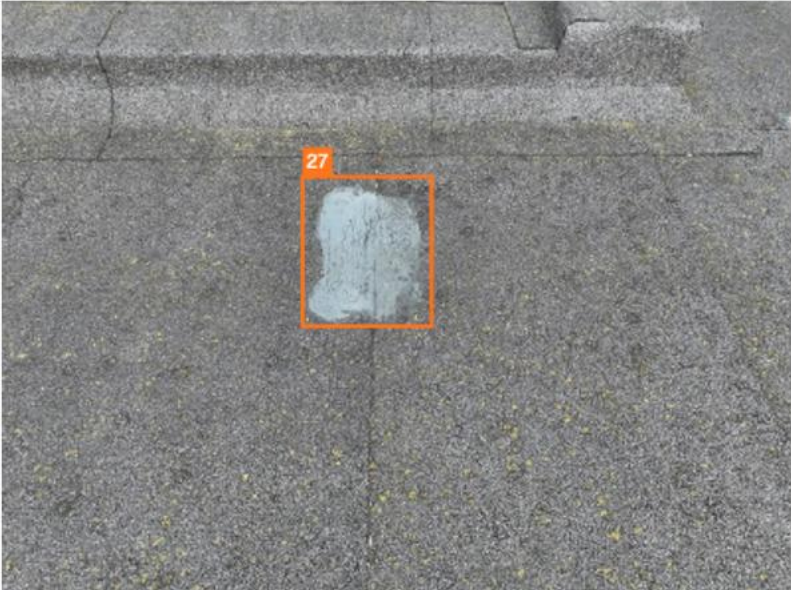


Existing repair



Roof





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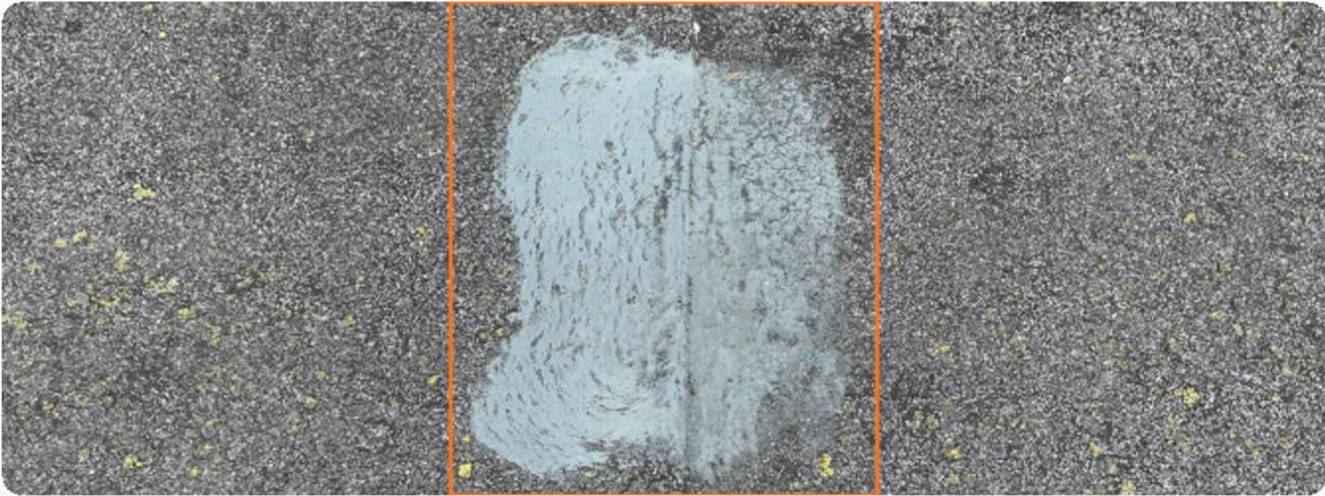


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Severity 2

Existing repair

Roof



Recommendations

It is recommended that a planned programme of remedial and investigative works is undertaken to address the defects identified within the bituminous felt flat roof system, rainwater goods, external masonry, and associated roof-mounted services. The inspection identified widespread deterioration to the roof covering, including failed lap joints, historic liquid-applied patch repairs, membrane blistering, and poor standards of roof housekeeping. These defects, together with localised deterioration of the external masonry, are considered likely contributors to the confirmed internal water ingress. In addition, evidence of condensation and inadequate mechanical ventilation was observed within several properties, indicating that not all moisture-related issues are attributable to defects in the external building envelope.

Implementation of the recommendations below will identify the principal sources of water ingress, restore the weatherproof integrity of the roof system, improve rainwater drainage, address external defects, and reduce the risk of both water penetration and condensation-related moisture issues.

High Priority Works

Bituminous Roof Covering

The most significant defects comprise failures to the felt lap joints, widespread historic liquid-applied repairs, membrane blistering, and confirmed water ingress beneath areas of known roof defects. The extent of previous patch repairs suggests the roof has been maintained reactively over a prolonged period, and the continued internal water ingress indicates these repairs are no longer providing an effective long-term solution.

Recommended actions:

- Install safe access to all roof areas.
- Undertake intrusive investigations to determine the condition of the underlying roof deck, insulation, and substrate, particularly in areas affected by internal water ingress.
- Remove all defective and failed liquid-applied patch repairs where necessary.
- Repair or replace failed sections of the bituminous felt roof covering, ensuring defective lap joints are fully reinstated.
- Assess the overall condition of the roof covering following intrusive investigations and determine whether localised repairs or full roof replacement represents the most appropriate long-term solution.
- Remove all debris and vegetation from the roof surfaces.

This will:

- Identify the full extent of moisture penetration within the roof build-up.
- Reinstatement the weatherproof integrity of the roof covering.
- Reduce the risk of further internal water ingress.
- Provide a long-term remedial solution rather than continued reactive patch repairs.
- Maximise the remaining serviceable lifespan of the roof, or inform replacement where required.

High Priority Works

Rainwater Goods

Several rainwater outlets are missing leaf guards, with one guard damaged. Although the downpipes were not tested, unrestricted drainage is essential to the long-term performance of the flat roof system.

Recommended actions:

- Replace all missing and damaged leaf guards.
- Remove all debris from the roof drainage outlets.
- Test and inspect all downpipes to confirm they are free from obstruction and operating correctly.
- Clean and flush the complete rainwater drainage system.
- Repair any defects identified during testing.

This will:

- Improve the efficiency of the roof drainage system.
- Reduce the likelihood of blocked outlets and ponding water.
- Minimise the risk of water ingress associated with restricted drainage.
- Extend the serviceable lifespan of the rainwater goods.

Medium Priority Works

External Masonry

Localised deterioration of the mortar joints was identified within the external brickwork immediately above one of the confirmed locations of internal water ingress.

Recommended actions:

- Rake out all defective mortar joints.
- Repoint the affected masonry using a suitable mortar compatible with the existing construction.
- Inspect adjacent elevations for further areas of mortar deterioration and undertake localised repairs where necessary.

This will:

- Reinstall the weather resistance of the external façade.
- Reduce the potential for moisture penetration through the masonry.
- Improve the long-term durability of the external envelope.

Medium Priority Works

Roof Services

Redundant cabling has been secured to the soil vent pipes and should be removed as part of the maintenance works.

Recommended actions:

- Remove all redundant cabling from the roof.
- Inspect the remaining roof-mounted services to ensure they are adequately supported and do not compromise the roof covering.

This will:

- Improve roof safety and housekeeping.
- Eliminate unnecessary loading on the vent pipes.
- Reduce the risk of future damage to the roof covering.

High Priority Works

Internal Ventilation

The internal inspection identified evidence that several areas of mould growth are likely to be attributable to condensation resulting from inadequate mechanical ventilation rather than defects in the roof covering alone. One property exhibited humid air from the bathroom discharging into an adjacent room, resulting in extensive mould growth outside the bathroom itself.

Recommended actions:

- Undertake a specialist inspection of the mechanical extract ventilation systems serving the affected properties.
- Confirm that all bathroom extract systems discharge externally and are operating correctly.
- Repair or replace defective extraction systems where required.
- Review internal ventilation provision and implement improvements where necessary.

This will:

- Reduce internal humidity levels.
- Prevent condensation-related mould growth.
- Improve indoor air quality.
- Differentiate condensation issues from defects associated with the external building envelope.

Planned Maintenance

The roof system would benefit from a planned programme of routine inspection and preventative maintenance following completion of the remedial works. Given the evidence of repeated historic repairs, ongoing monitoring is essential to ensure the long-term performance of the roof system.

Recommended actions:

- Inspect the roof covering, lap joints, rainwater outlets, flashings, roof penetrations, and external masonry during each inspection.
- Remove debris and vegetation from all roof surfaces and drainage outlets.
- Monitor previously repaired areas for signs of further deterioration or moisture ingress.
- Promptly address isolated defects before they develop into more extensive failures.

This will:

- Maximise the serviceable lifespan of the roof system.
- Maintain effective weatherproof performance.
- Reduce the likelihood of future water ingress and condensation-related deterioration.
- Minimise the need for reactive and more costly repairs.



Executive Summary

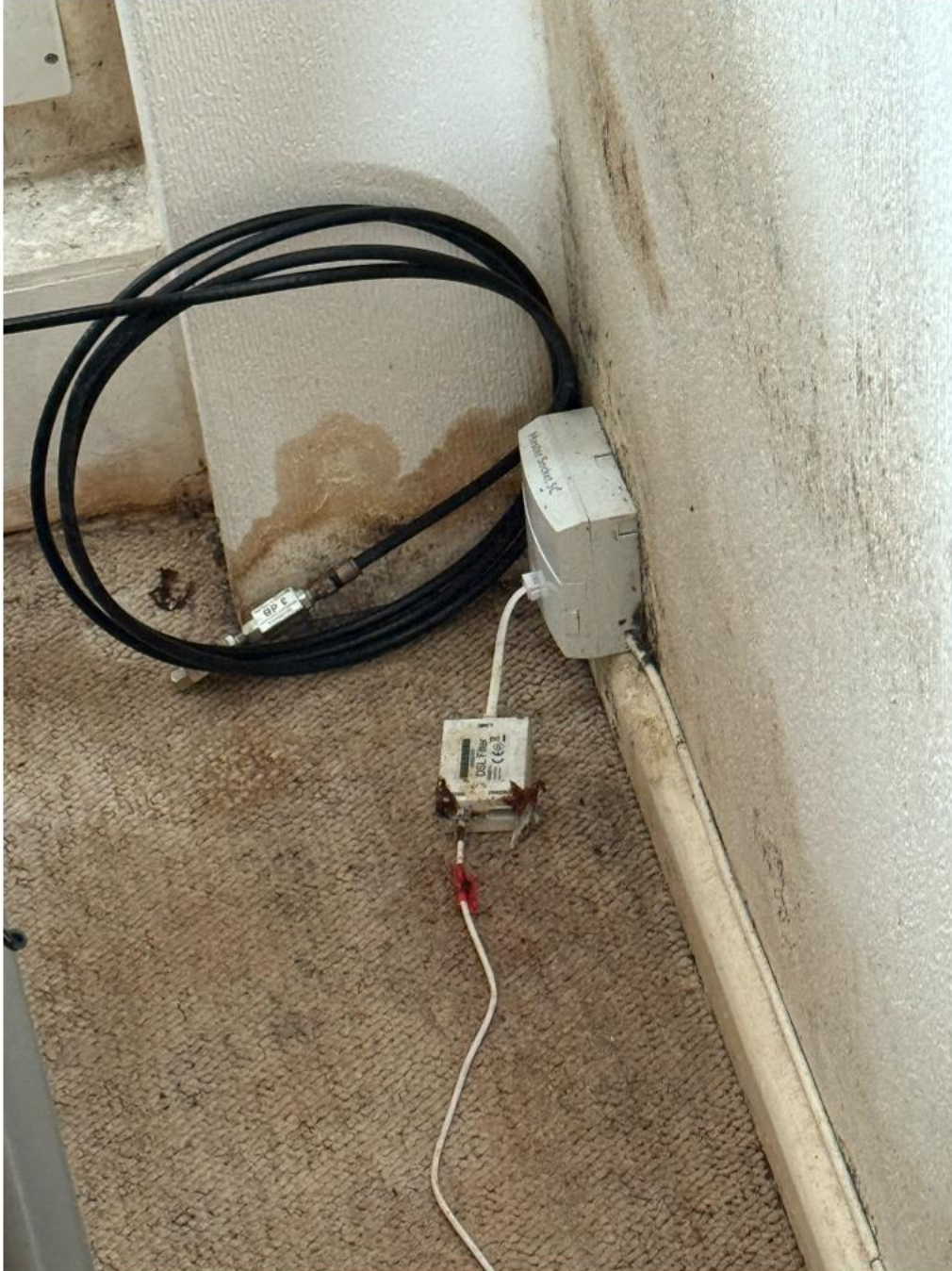
A comprehensive inspection of the flat roof system identified a number of defects requiring remedial attention to restore the roof to an acceptable standard of performance. The principal defects include failures to the bituminous felt lap joints, extensive historic liquid-applied patch repairs, membrane blistering, missing and damaged leaf guards to rainwater outlets, and localised deterioration of the external masonry. Several of these defects are located directly above areas of confirmed internal water ingress, indicating that the roof covering and elements of the external building envelope are contributing to moisture penetration.

The roof has been subject to numerous localised repairs over time, suggesting a reactive maintenance approach. Given the continued evidence of water ingress, these repairs are unlikely to be providing a long-term solution. Intrusive investigations are therefore recommended to establish the condition of the underlying roof build-up and determine the extent of permanent remedial works required. Whilst the roof requires investment to reinstate its weatherproof integrity, the defects identified are considered capable of being addressed through a planned programme of repairs.

Importantly, the inspection also identified that not all of the internal moisture-related issues can be attributed to defects within the roof system. The pattern of mould growth observed within several properties is more consistent with condensation resulting from inadequate ventilation than with water ingress alone. In particular, one property exhibited humid air being discharged from a bathroom into an adjacent room, where extensive mould growth was present despite there being little evidence of mould within the bathroom itself. This strongly indicates deficiencies in the mechanical ventilation system rather than failure of the roof covering.

It is therefore considered that the internal mould affecting the properties is likely to be primarily attributable to poor ventilation and elevated internal humidity, with external water ingress acting as a contributory factor in isolated locations rather than the principal cause. Accordingly, remedial works to the roof should be undertaken alongside a comprehensive assessment and improvement of the property's ventilation systems to ensure both sources of moisture are effectively addressed.

Appendix A





Full View

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Full View

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