RESIDENTIAL BUILDING SURVEY

DETAILED PROPERTY INSPECTION REPORT

INSPECTION DATE	18 & 19 January 2012
ADDRESS	Merlyn House West End Road West End Southampton Hampshire SO30 3BJ
CUSTOMER	Dr G Matthias Mr J Mason
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their advice regarding the stripping and disposal of asbestos cement products as you may be required to use a licensed contractor and dispose of the materials at a licensed tip, factors which would increase the cost of this work. Further investigation and roofing quotation should be obtained so that this work can be costed prior to contract exchange. The cost to effect these repairs may be quite high as the work will require the use of scaffolding.

In the future it is important that branches of the mature evergreen tree set to be left side of the property (see photograph 8) are regularly cut back and kept clear of the roof slates.

With regard to the right side natural slates I noted a missing slate by the rear right hip which requires replacement as part of ongoing maintenance.

Junctions between the various roof slopes have been formed of lead shaped valley gutters. Sloping valley gutters require occasional maintenance and they have a more limited life than some roof coverings. It is recommended that all lead valley gutters are renewed together with the roof coverings.

Good building practice requires the underlay beneath a roof covering to be dressed into adjacent gutters but in time it can perish, increasing the risk of damp penetration. Where the underlay drip could be inspected from the fire escape it had mostly deteriorated and accordingly when reroofing is undertaken, if existing underlay is retained then the eaves underlay drip should be replaced, also where natural slates have been used.

There is a small flat roof to the first floor cupboard adjacent to the lift but which could only be inspected at a distance. This roof has mineral felt finish and lead cover flashing at its junction with the lift shaft. There was a considerable build up of moss and debris but the felt had clearly bulged and failed (see photograph 9). Considerable water penetration and damage was evident internally to both the cupboard and the adjoining stairwell and this roof needs immediate replacement, including for renewed insulated decking. Quotation to be obtained from a local roofing contractor.

The rear two story flat felt roof above large rear left side bedroom could only be inspected from a distance, with no immediate access due to its height above the ground. This roof was probably between five and ten years old, with a worn solar reflective finish. Shaped lead flashings were fitted at the end junction of this roof with the hip end tiles.

Felt covered flat roofs have a normal life expectancy of some 10 to 15 years before replacement is usually necessary. No sign of any visual failure or previous patch repair was noted to the flat roof. However flat roofs do have a tendency to leak suddenly without prior warning and which is often only evidenced internally as a result of water staining to ceilings fixed below flat roofs. No internal inspection was possible as the bedroom below was locked .I strongly advise that this flat roof should be monitored regularly and repair/recovering undertaken immediately at the first sign of any failure. Renewal of the solar reflective paint will reduce the risk of damage from expansion and contraction within the covering.

When undertaking future recovering you should appreciate that modern elastomeric felts are now available. These have better durability and resistance to thermal expansion and contraction during periods of hot weather than traditional felt, and although more expensive, should be used wherever possible. In addition when the flat roof is recovered the opportunity should also be taken to review and upgrade the levels of insulation and ventilation to the roof structure in an attempt to improve heat retention and guard against condensation occurring which could damage timbers. Any decking found to be defective will require renewal.