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Roof Inspection Report
Property: 7 Christchurch Road
Client: Holly Barker
Email: holly.barker161@gmail.com
Inspection Date: 22.04.26 at 09:00
Inspector: Daryl Cooke, Managing Director
Company: Roofing Matters Group Limited (RMG)
Accreditation: NFRC Competent Person Scheme, Heritage Specialists

Inspection Overview

A visual roof inspection (drone) and internal inspection were carried out at the above Grade II listed property. Marked photographs have been provided to highlight all identified defects.

Summary of Findings

Following inspection, we can confirm there are numerous defects to the roof covering and associated elements, resulting in water ingress and internal damp issues.

External Roof Defects

1. Poor Workmanship

- * The roof has been installed to a poor standard.
- * The junction with the adjoining roof is incorrect, and the slates do not align properly.
- * Battens appear to have been set to the wrong gauge, preventing correct bonding with the existing roof.

2. Slate Covering

- * Numerous slipped, cracked, and missing slates identified across the roof slopes.
- * This is allowing water penetration into the roof structure.

3. Ridge Tiles

- * Mortar joints to ridge tiles are severely deteriorated.
- * In many areas, mortar has completely failed, leaving ridges loose and vulnerable to water ingress.

4. Chimneys

- * Both chimneys show significant deterioration:
 - * Brickwork is weathered and degraded.
 - * Mortar pointing is failing.
- * The rear chimney is in particularly poor condition.
- * Existing lead detailing appears to be non-compliant and poorly installed:
 - * Lead is not adequately fixed or dressed.
 - * No visible safe mechanical restraint.
- * Multiple open joints and defects present around chimney abutments.

5. Leadwork

- * Lead flashing and detailing around chimneys require full replacement.**
- * Current installation does not meet expected standards or regulations.**

Internal Findings

- * Internal inspection confirms active water ingress.**
- * Signs of damp penetration present, likely linked to:**
 - * Slipped/missing slates**
 - * Failed ridge mortar**
 - * Defective chimney and leadwork**

Conclusion

The roof is in poor condition overall, with multiple failures across key areas. The defects are consistent with substandard installation and long-term deterioration, particularly concerning for a listed property.

Recommendations

We recommend the following:

- * Full review of roof covering and structure**
- * Replacement of slipped, broken, and missing slates**
- * Correction of batten gauge to align with adjoining roof**
- * Re-bedding or replacement of ridge system (preferably mechanical fix)**
- * Full chimney overhaul:**
 - * Repointing**
 - * Brickwork repairs**
 - * Replacement of all lead flashings**
- * General upgrade of all leadwork to compliant standards**
- * Further investigation may be required once works commence**



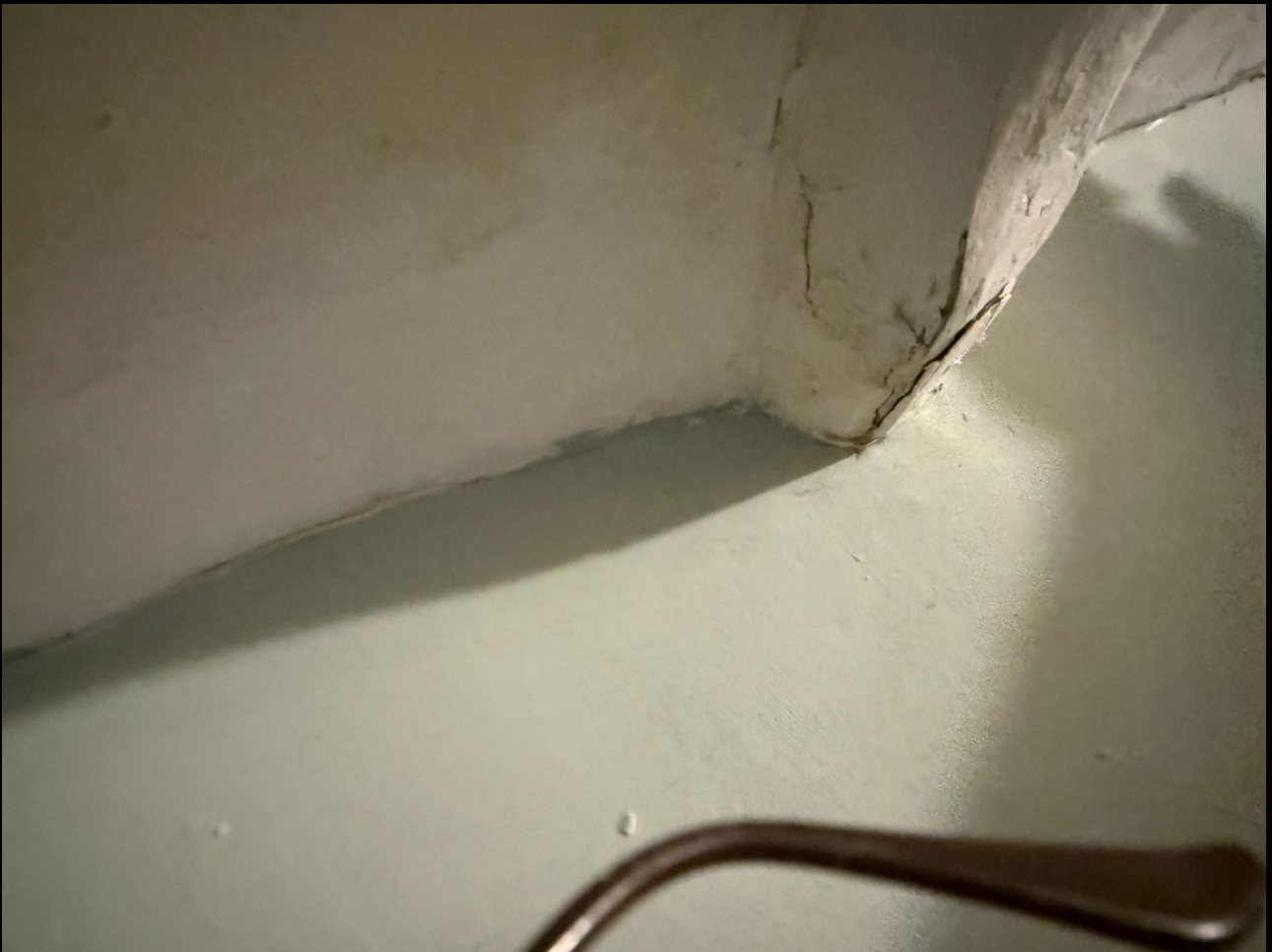












Daryl Cooke

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