



Roof and Rain Water Drainage System Maintenance Report

Master Property Care Ltd
69 Heron Drive
London N4 2FS
07974959591
dmast.mpc@gmail.com
www.masterpropertycare.com



DRONE INSPECTION SPECIALISTS - EXTERNAL PROPERTY SURVEYS
RAIN WATER DRAINAGE SYSTEM REPORTS
GUTTER CLEANING & REPAIRS – GENERAL PROPERTY MAINTAINANCE
DAMAGE ASSESSMENT FOR INSURANCE PURPOSES – EMERGENCY RESPONSE
Inspection No: 113

Date:	11/25/2020
Address:	XXXXXXXXXX XXXXX
Inspection No:	113
Type:	Residential
Client:	XXXXXX XXXXXXXXXXXX XXX





DRONE INSPECTION SPECIALISTS - EXTERNAL PROPERTY SURVEYS
RAIN WATER DRAINAGE SYSTEM REPORTS
GUTTER CLEANING & REPAIRS – GENERAL PROPERTY MAINTAINANCE
DAMAGE ASSESSMENT FOR INSURANCE PURPOSES – EMERGENCY RESPONSE
Inspection No: 113

Table of Contents

Section 1: Disclaimer – Scope of Limitations	4
Section 2: Definition of Terms	4
Section 3: Conditions of Engagement.....	4
Section 4: Roof Plan	5
Section 5: Details of completed works.....	6
Visual Inspection:	7
Section 6: Additional concerns and works to do	10
Section 7: Recommendations.....	12
Section 8: Proactive Planned Maintenance Plan	13
Tailored Planned Preventative Maintenance Plan	14
Section 9: Conclusion	15



Section 1: Disclaimer – Scope of Limitations

This inspection report is to inform you of the current condition as observed at the time of inspection and subject to visual limitations due to the difficulty of access in some areas. Be advised that MPC inspectors are not engineers and can only render a visual report on the functional conditions of the structure and components at the time of inspection.

Following our standard practice, we would stress that this report is for your sole use and is confidential to you for the specific purpose stated here. Master Property Care Ltd reserves all rights and copyrights of the content of this report. Neither the whole nor any part of the report, nor any reference, may be disclosed or sent to any third party or included in any published document, circular, or statement, nor published in any way without our prior written consent.

No liability to any party shall be accepted for the whole or any part of the report's contents. This report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at his or her own risk.

Section 2: Definition of Terms

GOOD	The term Good implies that the referenced item is in good functional condition or that the item is performing as intended.	1
MAINTAINANCE NEEDED	The term Maintenance Needed implies that the referenced item needs some maintenance repair or adjustment to function as intended.	2
URGENT ACTION NECESSARY	The term Urgent Action Necessary implies that for the referenced item to perform as intended, urgent repair or replacement of some part or all of the item will be necessary.	3

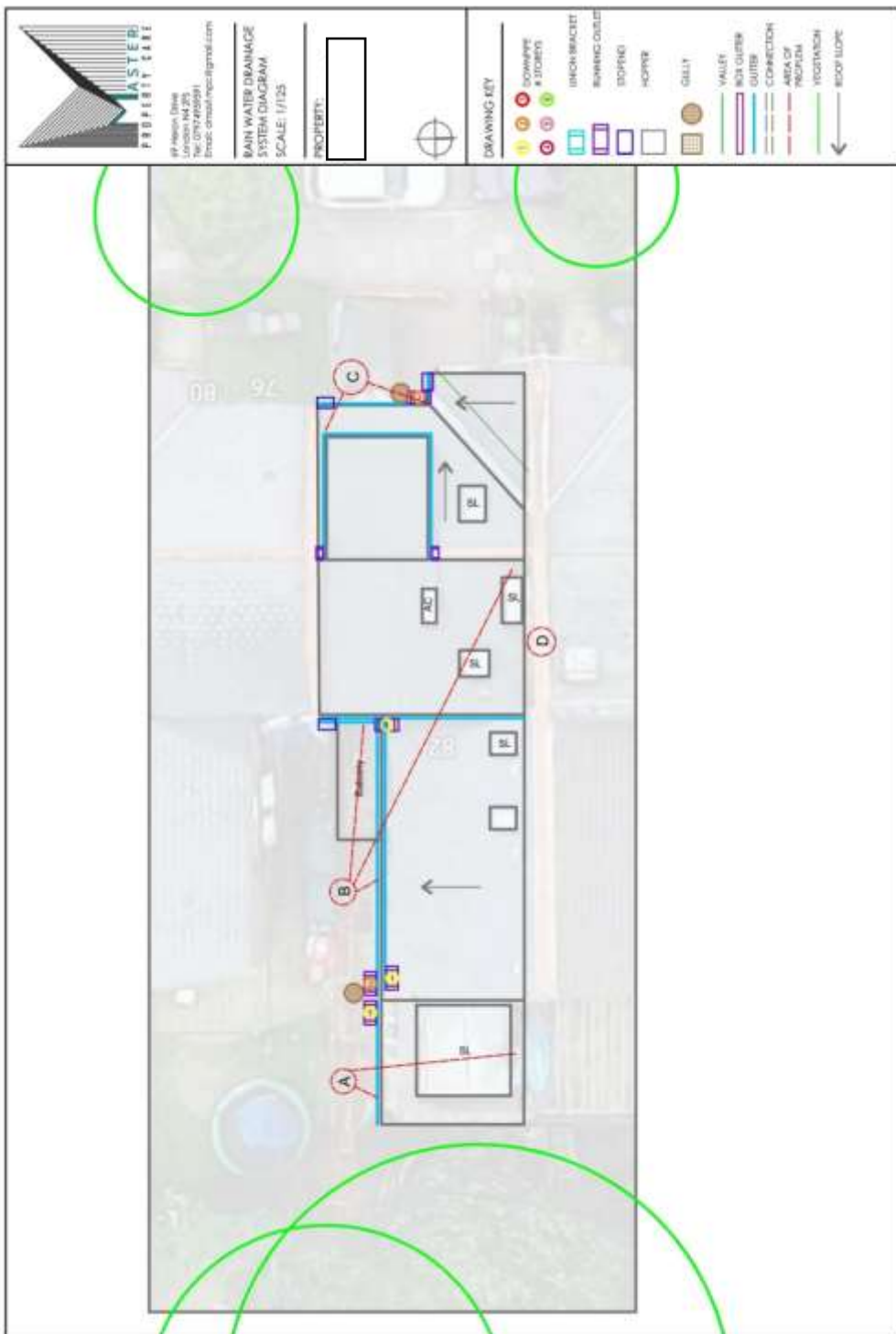
Section 3: Conditions of Engagement

Following instructions by xxxxx xxxxxx xxx for us to carry works at xxxxxxxxxxxx, based on the Roof and RWDS Survey Report No: 113 we can report details of works as follows:



DRONE INSPECTION SPECIALISTS - EXTERNAL PROPERTY SURVEYS
RAIN WATER DRAINAGE SYSTEM REPORTS
GUTTER CLEANING & REPAIRS – GENERAL PROPERTY MAINTAINANCE
DAMAGE ASSESSMENT FOR INSURANCE PURPOSES – EMERGENCY RESPONSE
Inspection No: 113

Section 4: Roof Plan



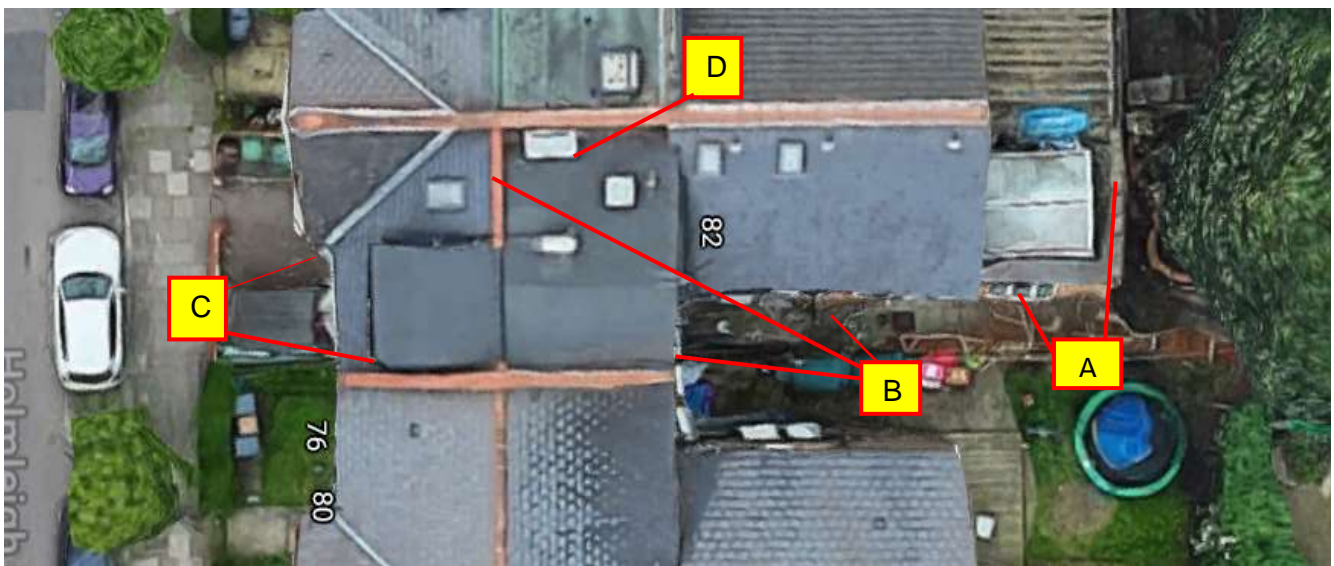


DRONE INSPECTION SPECIALISTS - EXTERNAL PROPERTY SURVEYS
RAIN WATER DRAINAGE SYSTEM REPORTS
GUTTER CLEANING & REPAIRS – GENERAL PROPERTY MAINTAINANCE
DAMAGE ASSESSMENT FOR INSURANCE PURPOSES – EMERGENCY RESPONSE
Inspection No: 113

Section 5: Details of completed works

To carry out cleaning of the areas mentioned including flashing the downpipes.

To repair the disconnected downpipe





Visual Inspection:

Table 1






<p>A</p>	<ol style="list-style-type: none"> 1. Cleaned gutter from debris and vegetation. 2. Cleaned and cleared the flat roof of the rear extension from debris and vegetation. 		
<p>Photo 1</p>			<p>Photo 2</p>
<p>Photo 3</p>			<p>Photo 4</p>
<p>Photo 5</p>			





Table 2

B	<ol style="list-style-type: none"> 1. Cleaned gutters from debris and vegetation. 2. Cleaned and removed debris and vegetation from flat roof 3. Reconnect the elbow to the downpipe. 		
	Before	After	
Photo 1			Photo 2
Photo 3			Photo 4



DRONE INSPECTION SPECIALISTS - EXTERNAL PROPERTY SURVEYS
 RAIN WATER DRAINAGE SYSTEM REPORTS
 GUTTER CLEANING & REPAIRS – GENERAL PROPERTY MAINTAINANCE
 DAMAGE ASSESSMENT FOR INSURANCE PURPOSES – EMERGENCY RESPONSE
Inspection No: 113

Table 3

C	1. Cleaned gutters from debris and vegetation.		
	Before	After	
Photo 1			Photo 2

Please note that there is a possibility to zoom into high-resolution photographs supplied with this report to see the evidence provided in more detail and clarity.



DRONE INSPECTION SPECIALISTS - EXTERNAL PROPERTY SURVEYS
RAIN WATER DRAINAGE SYSTEM REPORTS
GUTTER CLEANING & REPAIRS – GENERAL PROPERTY MAINTAINANCE
DAMAGE ASSESSMENT FOR INSURANCE PURPOSES – EMERGENCY RESPONSE
Inspection No: 113

Section 6: Additional concerns and works to do

Table 4


D	Lead flashing is coming off from the connection points from the wall. The mortar/sealant is chipping off and will cause water penetration	3
Fig. 1		



Table 5

E	Lead flashing from the valley extends and covers the corner section of the gutter, causing rainwater to overflow and cause damage the fascia, soffit, and wall.	3
Fig. 1		

Table 6

F	Roof tile is missing.	3
Fig. 1		



DRONE INSPECTION SPECIALISTS - EXTERNAL PROPERTY SURVEYS
RAIN WATER DRAINAGE SYSTEM REPORTS
GUTTER CLEANING & REPAIRS – GENERAL PROPERTY MAINTAINANCE
DAMAGE ASSESSMENT FOR INSURANCE PURPOSES – EMERGENCY RESPONSE
Inspection No: 113

Section 7: Recommendations

- D. Remove the loose flashing from the wall, check the condition of the flashing, replace if needed and reset back to the wall using high-quality mortar/sealant.
- E. Remove part of the lead flashing that is obstructing the flow of water in order to restore full flow into the gutter.
- F. Supply and fit new roof tile with matching tile



Section 8: Proactive Planned Maintenance Plan

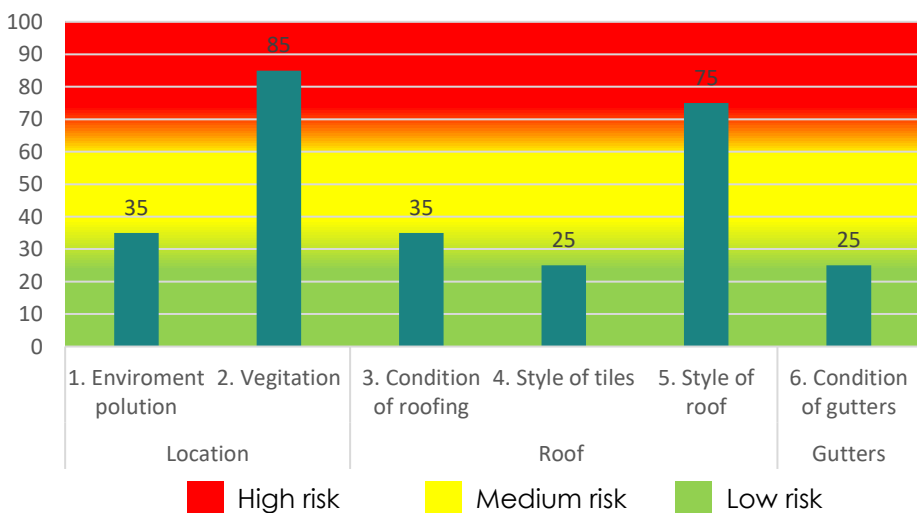
Maintenance of the Rain Water Drainage System is highly recommended to keep the property in good condition. It will prevent it from sliding into significant and costly problems like mould, dampness, cracks in the walls, damaged windows, damaged basements and cracks in building foundations. It is advised by all property insurance providers to maintain RWDS in good condition, to check them regularly and to clean at least annually. The nature of each property is different based on the risks involved (see below) and require attention according to these assessments.

- Common faults with RWDS:
- Clogged and blocked
 - Sagging and pulled away
 - Leaks and holes
 - Pitch
 - Plant growth
 - Joint separation
 - Damaged gutters
 - Corrosion

Risk Assessment Conditions

1. Environment pollution – properties located in high traffic and busy areas like city centres, busy roads and social or educational centres are more likely to get gutters blocked by dirt, plastic waste, children toys, birds’ droppings and dead insects or animals. The downpipes and gutters are more likely to be damaged, gulleys are getting blocked by the rubbish and other waste.
2. Vegetation – properties in proximity to trees and roofs covered by moss are high risk due to the blockages by fallen leaves and moss.
3. Condition of roofing – poor roof condition results debris like fragments of broken tiles, bricks or decomposition of joints to block gutters.
4. Style of roof covering – cement tiles are higher risk due to the sand that is washed away by the rain.
5. Style of roof – large commercial flat roofs and flat roofs that are closer to the ground level are higher risk of blocked gutters.
6. Condition of RWDS – old neglected gutters and other RWDS parts, damaged downpipes and broken brackets.

Risk evaluation for



- Points of High Risk**
- 2. Large tree in very close proximity at the back of the property. Some signs of growing moss.
 - 5. Flat roof of one-story rear extension.



DRONE INSPECTION SPECIALISTS - EXTERNAL PROPERTY SURVEYS
 RAIN WATER DRAINAGE SYSTEM REPORTS
 GUTTER CLEANING & REPAIRS – GENERAL PROPERTY MAINTAINANCE
 DAMAGE ASSESSMENT FOR INSURANCE PURPOSES – EMERGENCY RESPONSE
Inspection No: 113

We find that 90% of the calls we get are from customers reacting to a problem that is usually causing dampness inside the house or office. Very few people get their gutters cleaned and checked regularly, and as a result, the bill for repairs is generally into the thousands once the problem has been fixed and the rooms redecorated.

For this reason, we set up our unique annual gutter and roof health check service. We stop potential problems in their tracks by cleaning, checking and repairing the gutters once a year. As we are all roofers, we also give the roof a thorough inspection as part of the service.

Tailored Planned Preventative Maintenance Plan

SILVER	GOLD	BRONZE
£550 / PER YEAR	£800 / PER YEAR	£345 / PER YEAR
All of the items in the Bronze package twice a year	All of the items in Bronze & Silver packages	Clear leaves and debris from gutters, outlets and downpipes
Fascia cleaning.	Drone Rainwater Drainage System Survey	Clean guttering externally Seal gutter joints if required and check/re-attach fixings where needed
Basic repairs	Full Rainwater Drainage System Survey Report	Full Post Maintenance report, including photographs and a quotation for any extra work required
The above includes labour and materials for up to 2 hours		1 call out per year
Priority emergency call-out		
7.5% discount off any payable work.	10% discount off any payable work	5% discount off any payable work.



DRONE INSPECTION SPECIALISTS - EXTERNAL PROPERTY SURVEYS
RAIN WATER DRAINAGE SYSTEM REPORTS
GUTTER CLEANING & REPAIRS – GENERAL PROPERTY MAINTAINANCE
DAMAGE ASSESSMENT FOR INSURANCE PURPOSES – EMERGENCY RESPONSE
Inspection No: 113

Master Property Care recommends a **Bronze maintenance package** for the above property to be carried out annually at the cost of £345.

We strongly advise a **complete RWDS survey every 3 years** at an additional cost of £250, which includes the RWDS survey report.

Section 9: Conclusion

We are happy to carry out further investigations into the above matters and to provide you with a quotation regarding the repair.

Thank you for choosing Master Property Care services.