



Roof and Rain Water Drainage System Survey Report

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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: 125

Date:	3/8/2021
Address:	XXXXXXXXXXXXXXXXXXXX
Inspection No:	125
Type:	Residential-Commercial
Client:	XXXXXXX XXXXXXX XXXXXX





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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.

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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

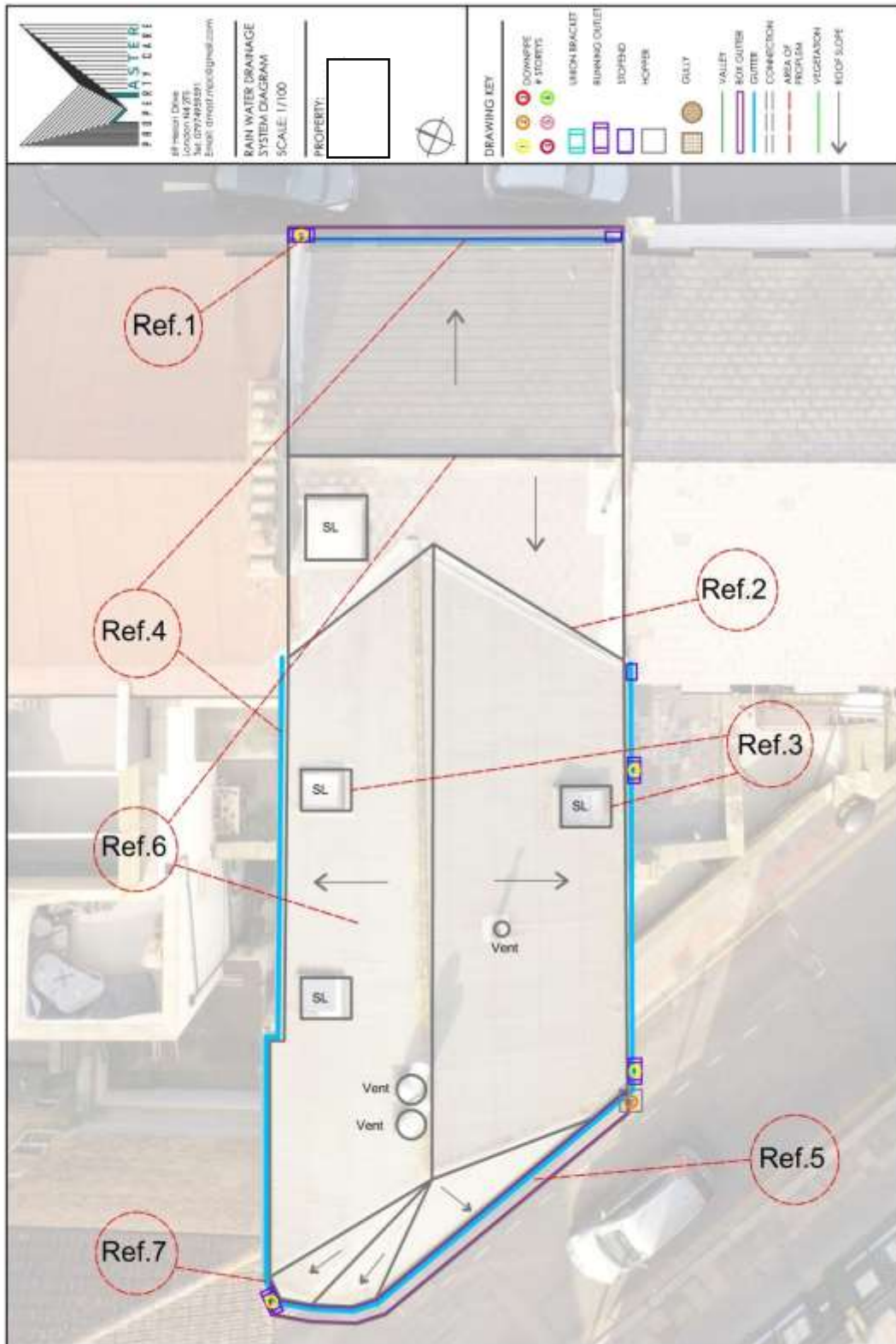
Following instructions for us to carry out a **Roof and RWDS Survey at xxxxxxxxxxxxxx** by xxxxxxxx, to investigate water ingress into xxxxxxxx. As per our Terms and Conditions of Engagement, we can report as follows:

Section 4: Date of inspection and Weather Conditions

We carried out our inspection on **4th March 2021** at 1.10 pm. The weather at the time of our inspection was cloudy with sunny spells, temperature 9°C. There was light rain the day before and a light shower during the night.



Section 5: Roof Plan





Section 6: Inspection Analysis

Areas of concern are a leak into xxxxx of the property facing xxxxxx and a leak through the Velux window into the bedroom of xxxxxx at the back extension of the building.



Please be advised that the referencing within the report are as follows

Visual sections are referenced as VIS. A, VIS. B etc
and

Drone sections are referenced DRO.1, DRO.2 etc



Visual Inspection:

XXXXXXXXXXXXXXXXXX

Table 1







<p>VIS. A</p>	<p>The tenant complained of a leak during rainy weather in the bedroom. Upon inspection, signs of water penetration at the bedroom ceiling on the window's side of the room with watermarks around the spotlights. (photos 1,3,4,5,6) A section of the ceiling by the window frame has signs of severe mould and penetrating dampness. (photo 2)</p>		<p style="text-align: center;">3</p>
<p>Photo 1</p>			<p>Photo 4</p>
<p>Photo 2</p>			<p>Photo 5</p>
<p>Photo 3</p>			<p>Photo 6</p>



Table 2

<p>VIS. B</p>	<p>On the side of the window, there are signs of water stains on the ceiling in the living room. (photos 1,2)</p> <p>The external window frames are in very poor condition and show signs of rotting.</p>	<p style="text-align: center;">3</p>	
<p>Photo 1</p>			<p>Photo 2</p>

The tenant brought up additional issues to our attention:

Table 3

<p>VIS. C</p>	<p>The bathroom's washbasin and tap are not draining or functioning correctly (photo 1).</p> <p>They mentioned a leak in the kitchen ceiling through the ceiling light fitting (photo 2). However, this issue was resolved when the leak in the bathroom at flat 6 was fixed.</p>	<p style="text-align: center;">2</p>	
<p>Photo 1</p>			<p>Photo 2</p>



XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Table 4




<p>VIS. D</p>	<p>The rotten and damaged timber window frame in the living room above the bedroom of xxxxxx is likely to be one of the causes of water penetration into xxxxxx (photo 1,2).</p> <p>Timber windows in poor condition (photos 3,4).</p>	<p style="text-align: center;">3</p>	
<p>Photo 1</p>			<p>Photo 2</p>
<p>Photo 3</p>			<p>Photo 4</p>



Table 5

<p>VIS. E (DRO. 4)</p>	<p>The box-gutter between the parapet wall and the mansard roof has debris that allows rainwater to stagnate and restricts the rainwater from draining properly into the internal downpipe (photo 1,2,3).</p> <p>The box-gutter between the parapet wall and the mansard roof has signs of repair work; however, the craftsmanship is of poor quality. The roof tiles were not correctly fitted, and the flashing has cracks in some sections (photo 3,4).</p>	<p style="text-align: center;">3</p>
<p>Photo 1</p>		<p>Photo 2</p>
<p>Photo 3</p>		<p>Photo 4</p>



Table 6

<p>VIS. F (DRO. 1)</p>	<p>The box gutter located on the right side of the neighboring property is also draining into the same downpipe. This drainage provision may not be sufficient to accommodate a large flow of rainwater from both properties and may cause an overflow responsible for water penetration into xxxxx.</p>	<p style="text-align: center;">3</p>
<p>Photo 1</p>		<p>Photo 2</p>

The tenant brought up additional issues to our attention:

Table 7

<p>VIS. G (DRO. 2)</p>	<p>Mold patches in the living room and dampness in the bathroom are likely due to condensation (photos 1,2). They pointed out a leak in the hallway, where we identified signs of watermarks on the ceiling and some penetrating damp (photo 3).</p>	<p style="text-align: center;">3</p>
<p>Photo 1,2</p>		<p>Photo 3</p>



XXXXXXXX

Table 8

<p>VIS. H (DRO. 3)</p>	<p>We identified a leak into the first room on the right as you enter the flat from the Velux window. There were signs of watermarks on the sidewall below the Velux window, where the tenant complained that water drips down when it is raining (photos 1,2).</p>	<p style="text-align: center;">3</p>
<p>Photo 1</p>		<p>Photo 2</p>

Table 9

<p>VIS. I (DRO. 5)</p>	<p>There is an insufficient covering of the box-gutter between the parapet wall and the mansard roof at xxxxx. The recent repair works were poor, and the rubber covering is cracked in many places and starting to peel off. (photos 1,2,3).</p>	<p style="text-align: center;">3</p>
<p>Photo 1,2</p>		<p>Photo 3</p>



Table 10

VIS. J	The external timber windows and frames are in very poor condition and show signs of rotting. (photos 1,2,3).			2
Photo 1,2				Photo 3

The tenant brought up additional issues to our attention:

Table 11

VIS. K	Several tiles are missing in the bathroom, and some are falling off. Also, due to the floorboard's movement in the bathroom, the grout between the floor tiles is getting loose (photos 1,2).			2
VIS. L (DRO. 3)	The Velux window in the kitchen, the seal may be broken and has to be replaced. Replacing the damaged parts would be costly due to the Velux window's age.			3
Photo 1				Photo 2



Drone Survey:

We will be discussing all the aspect of the roof by each section:

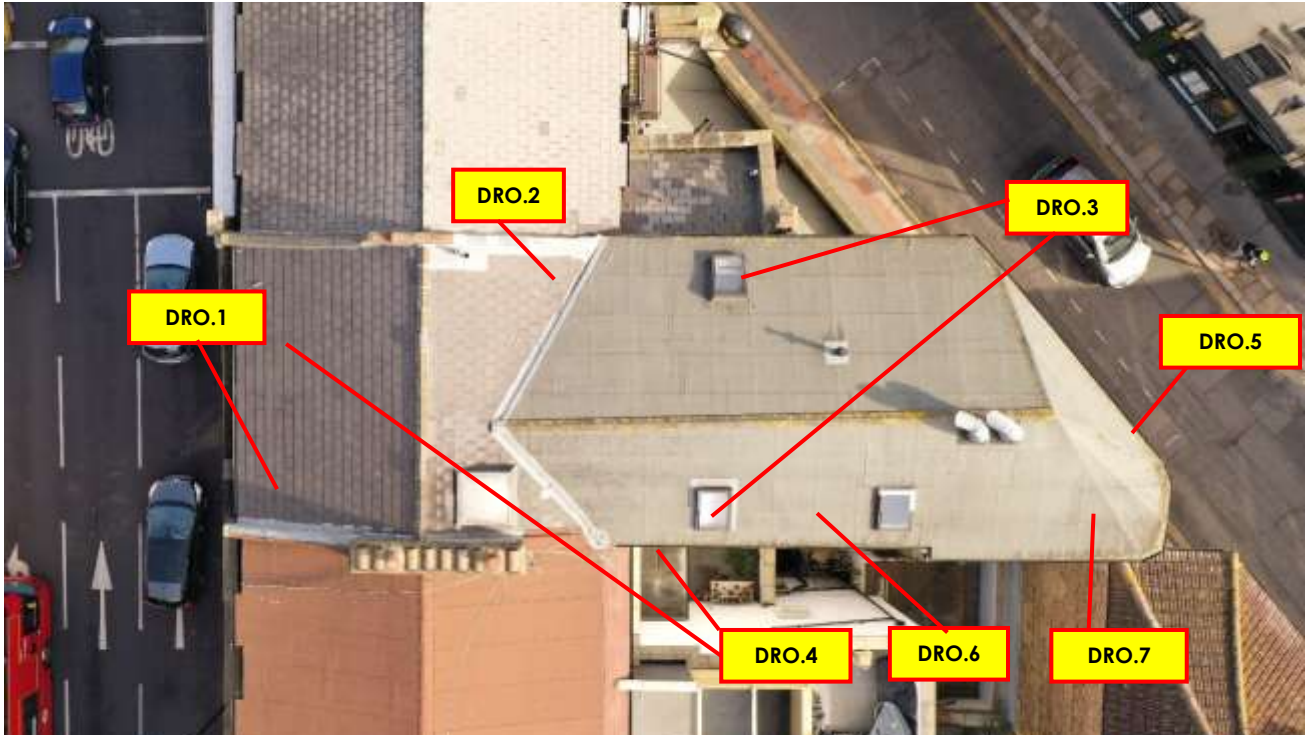


Table 12



<p>DRO. 1 (F)</p>	<p>The box gutter located on the right side of the neighboring property is also draining into the same downpipe. It may not be sufficient to accommodate a large flow of rainwater from both properties and may cause an overflow responsible for water penetration into xxxxx. (photos 1,2).</p>	<p style="text-align: center;">3</p>
<p>Photo 1</p>		<p>Photo 2</p> 



Table 13




<p>DRO. 2 (VIS. G)</p>	<p>Tenants pointed out a leak in the hallway where we identified signs of watermarks on the ceiling and some penetrating damp (photos 1,2). We have identified the damaged valley, a possible source of the leak in the hallway of xxxxx.</p>		
<p>Photo 1</p>			<p>Photo 2</p>

Table 14




<p>DRO. 3 (VIS. H & L)</p>	<p>Tenant complained that water drips down when it is raining. There are 3 contributing factors for this leak (photos 1,2)</p> <ol style="list-style-type: none"> 1. Poor window installation onto the felt roof - by not providing enough slope per manufacturers advice or damage in flashing. 2. The Velux window frame shows signs of damage due to a longstanding, ongoing leak. 3. The Velux seal may be broken and has to be replaced. Replacing the damaged parts would be costly due to the Velux window's age, and due to the window frame's poor condition, we cannot guarantee the leak would be resolved. <p>The Velux window in the kitchen, the seal may be broken and has to be replaced. Replacing the damaged parts would be costly due to the Velux window's age (photo 3).</p>		
<p>Photo 1,2</p>			<p>Photo 3</p>



Table 15


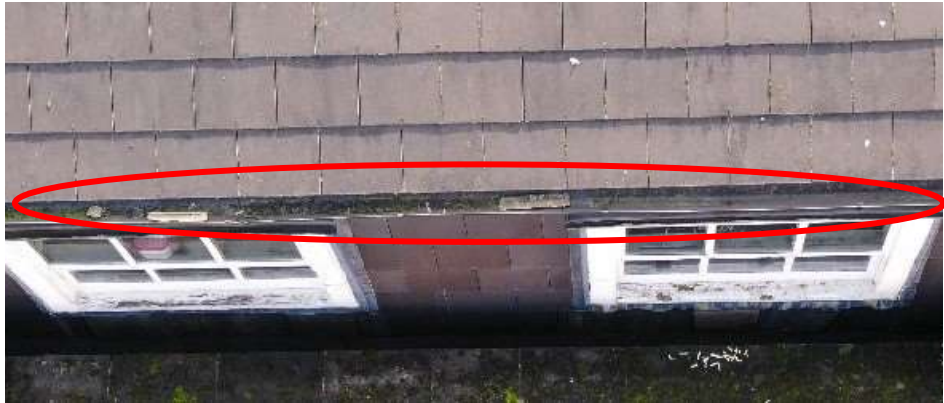

<p>DRO. 4 (VIS. E)</p>	<p>Gutters and box-gutter require to be cleaned in these locations (photos 1,2,3).</p>	<p>2</p>
<p>Photo 1</p>		
<p>Photo 2</p>		
<p>Photo 3</p>		



Table 16






<p>DRO. 5 (VIS. I)</p>	<p>There is an insufficient covering of the box-gutter between the parapet wall and the mansard roof at xxxxx. The recent repair works were poor, and the rubber covering is cracked in many places and starting to peel off.</p>	<p style="text-align: center;">2</p>
<p>Photo 1</p>		
<p>Photo 2</p>		
<p>Photo 3</p>		



Table 17

<p>DRO 6</p>	<p>The Felt roof is in poor condition, with signs of cracks and air bubbles under the felt (photo 2). The mortar/sealant of ridge tiles is falling off (photo 1).</p>		<p style="text-align: center;">2</p>
<p>Photo 1</p>			<p>Photo 2</p>

Table 18

<p>DRO. 7</p>	<p>There is a visible crack in the external rendered wall on the left-side elevation from the property's Church Rd standpoint. (photo 1,2).</p>		<p style="text-align: center;">2</p>
<p>Photo 1</p>			<p>Photo 2</p>

Please note you can zoom into high-resolution photographs supplied via email with this report to help to examine the points raised and view the evidence in **more detail and clarity**



Section 7: Recommendations

Location	Ref	Recommendation	Page	Priority
<u>xxxxx</u>	1	It is important to consider that the box-gutter from the neighbouring property is draining into the internal downpipe of this property. Therefore, if the cause of the leak into xxxx is not sufficient for the drainage system of both properties and due to this there is an overflow of water and flooding into xxxxx, then the cost of these repairs could be shared between the landlords of both properties or the owner of next door need to consider to redirect the drainage from his roof and box-. gutter	10&13	

Location	Ref	Recommendation	Page	Priority
<u>xxxxx</u>	1	The damaged and leaking Velux windows have to be replaced and fitted correctly according to the instructions of the manufacturers to have at least a 20-degree slope. Due to the age of these windows, it would be difficult to find parts for the possibility of repair	11&14	
	2	Box-gutter will need to be fixed to accommodate the correct discharge of drainage water.	11 15	
	3	Sash windows will need handles for ease of operating, although this is a minor issue and can be done by anyone. These sash windows will need to be repaired and painted externally as existing paint is peeling off and will cause the timber to rot	12	
	4	Bathroom floor tiles and bath panel will need to be removed and redone properly. New WBP plywood needs to be fitted on the floor. Ditra matting and self-levelling compound. We recommend installing a good quality linoleum on the floor and the bath panel as this type of properties will always have movement, and tiles are not always the best material for this!	12	



Location	Ref	Recommendation	Page	Priority
<u>XXXX</u>	1	Box-gutter needs to be redone and raised to create a wider box-gutter	9	3
	2	The front elevation of the mansard roof will need to be removed entirely and redone to create a wider box-gutter		
	3	Timber sash windows need to be replaced	8	3
	4	Scaffolding and license are required for any works that are to be carried out		

Location	Ref	Additional Recommendation	Page	Priority
<u>External</u>	1	To fix the roof valley	10&14	3
	2	To clean the box-gutter and gutters	15	3
	3	To re-bed the ridge tiles	16	3
	4	To cover the roof with new felt or for long-lasting repair to cover the roof of the back extension with new OSB boards and EPDM rubber roof covering	16	3
	5	Investigate a crack in the external rendered wall on the left-side elevation from the property's Church Rd standpoint	16	3

Section 8: Conclusion

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

We offer a bespoke, **planned maintenance plan** which will be tailored to your property requirements. After registering your property details on our system, we will design an annual or bi-annual maintenance package that provides you with the most cost-effective way to looking after your property.

Our unique approach to property maintenance allows our Operations Manager to diagnose any maintenance issues that you are experiencing quickly. As we know all the fixtures and fitting of your property, we can fix any issues in just one visit, giving you the **peace of mind** that your property is in good hands.

Our annual maintenance package offers you a quick, hassle-free and financially viable approach to your property needs.

Please visit our website for more information

Thank you for choosing Master Property Care services.



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