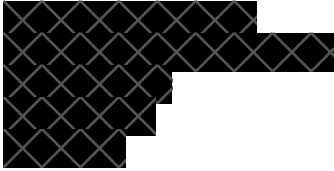




Full View

Aerial Imaging Solutions

Wednesday 13 May 2026



Re: Report of the overall external roof condition at



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 under review comprise of profiled metal roof sheets. Rainwater good consist of middle box gutters and external gutters and downpipes that discharge at ground level.

Multiple roof penetrations are present across all elevations in the form of roof vents and ducting.

We have been instructed to comment on the overall condition of the roof systems and to identify any visible defects observed at the time of the inspection.

Weather conditions during the survey were what and rain, with an ambient temperature of approximately 11°C.



Roof System

The roof covering comprises profiled metal roof sheets which are generally in good overall condition. However, there are early signs of cut edge corrosion visible at the mid and end laps of a number of sheets.

Cut edge corrosion is a common form of deterioration affecting metal roofing systems. It occurs at the exposed edges of coated steel sheets—typically where sheets have been cut during manufacture or installation. These cut edges lack the full protective coating (such as galvanisation or paint systems) found on the main sheet surface, leaving the underlying steel vulnerable to oxidation. Over time, exposure to moisture and oxygen leads to the formation of corrosion (rust), which can progressively creep beneath the adjacent coating. This often presents as visible rusting and slight delamination along sheet edges, particularly at overlaps where moisture can be retained.

The roof fixings are in a varied condition, with a number noted as perished, loose, or missing. This presents a risk to the integrity and stability of the roof covering, particularly under adverse weather conditions, and increases the potential for water ingress.

Importantly, the observed cut edge corrosion has not yet progressed beyond the first line of fixings. However, should corrosion advance past this point, it could compromise both the structural integrity of the roof sheets and the performance of the fixings, potentially leading to sheet loosening or detachment.

A number of temporary patch repairs were identified to the single-storey lean-to roof coverings, utilising flash band tape or similar proprietary repair materials. These repairs are considered short-term in nature and are indicative of ongoing water ingress or historic roof covering failure.

Flashings / Upstands

All flashing and upstand components are in a similar condition to other roof components as above.

Roof Penetrations

The roof penetrations appear to have been weathered correctly from the ridge line downward, which assists in preventing the accumulation of debris and ponding water to the upslope side of the penetrations. The detailing observed appears appropriate for promoting effective water runoff and reducing the risk of localised water ingress at these junctions.

GRP Roof Lights

GRP roof lights are present throughout and are considered to be nearing the end of their serviceable lifespan. Prolonged exposure to ultraviolet (UV) radiation has caused the material to become brittle, increasing the likelihood of cracking, failure, and associated water ingress. In one instance, a roof light has failed completely, leaving an open point of ingress where water penetration into the building will be certain during periods of rainfall. The widespread ageing and deterioration of the roof lights indicates that further failures are likely if remedial works are not undertaken.

Rainwater Goods

The rainwater goods are currently in a poor state of maintenance. Gutters are heavily obstructed with debris and vegetation. This level of blockage will significantly impede the effective discharge of rainwater, leading to overflow, increased loading on the gutter system, and a heightened risk of water ingress at eaves level.

Corrosion is also evident within the box gutters. Although isolated sections have been fitted with a gutter lining system, the majority of the box gutters remain untreated and exposed to ongoing deterioration. The presence of corrosion, combined with inadequate maintenance and substantial debris accumulation, increases the likelihood of localised failure and water ingress occurring within the gutter system.

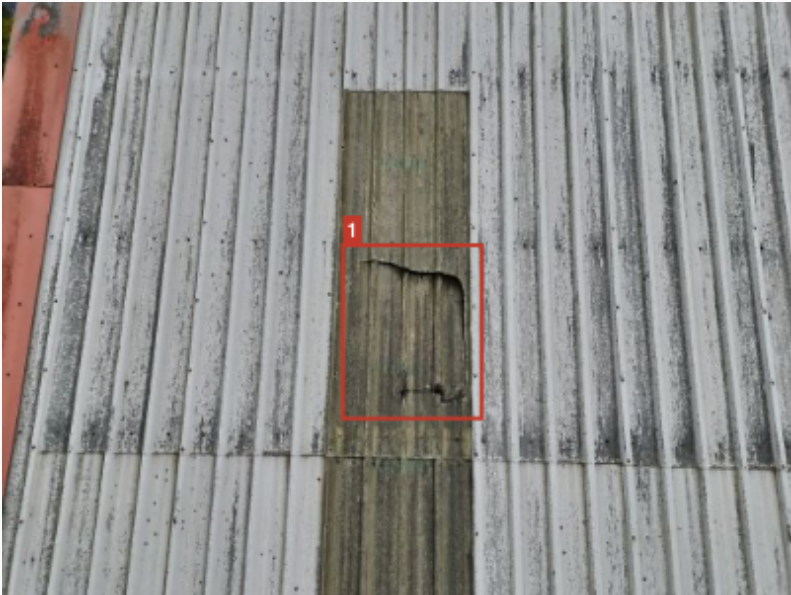
Please refer to the appended photographic schedule. A colour-coded severity system has been applied to aid prioritisation; this represents a professional opinion based on observed condition at the time of inspection and should not be taken as a definitive statement of causation



Severity overview



#	Severity	Components	Issues	Comments	Page
1	5	Window	Damage	Damaged GRP roof light	4
2	4	Gutter	Debris		5
3	4	Gutter	Debris		6
4	4	Gutter	Gutter corrosion		7
5	3		Cut edge corrosion		8
6	3		Cut edge corrosion		9
7	3		Cut edge corrosion		10
8	3		Cut edge corrosion		11
9	3	Roof	Perished fixings		12
10	3	Roof	Perished fixings		13
11	3		Cut edge corrosion		14
12	3		Cut edge corrosion		15
13	3		Cut edge corrosion		16
14	3		Cut edge corrosion		17
15	3		Cut edge corrosion		18
16	3		Cut edge corrosion		19
17	3		Cut edge corrosion		20
18	3		Cut edge corrosion		21
19	3	Gutter	Vegetation		22
20	3	Gutter	Vegetation		23
21	3		Cut edge corrosion		24
22	3	Roof	Corrosion		25
23	3	Roof	Cut edge corrosion		26
24	2		Existing repair		27
25	2		Existing repair		28
26	2	Window	UV degradation		29
27	2		Existing repair		30



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1

Severity 5

Damage

Building / Window



 **Alex Herman**
Damaged GRP roof light



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2

Severity 4

Debris

Building / Gutter





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3

Severity 4

Debris

Building / Gutter





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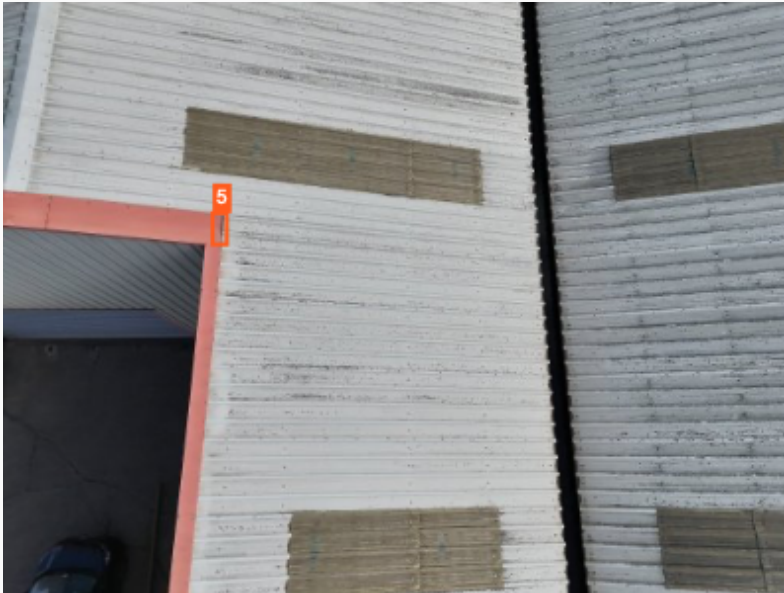
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Severity 4

Gutter corrosion

Building / Gutter





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5



Severity 3



Cut edge corrosion

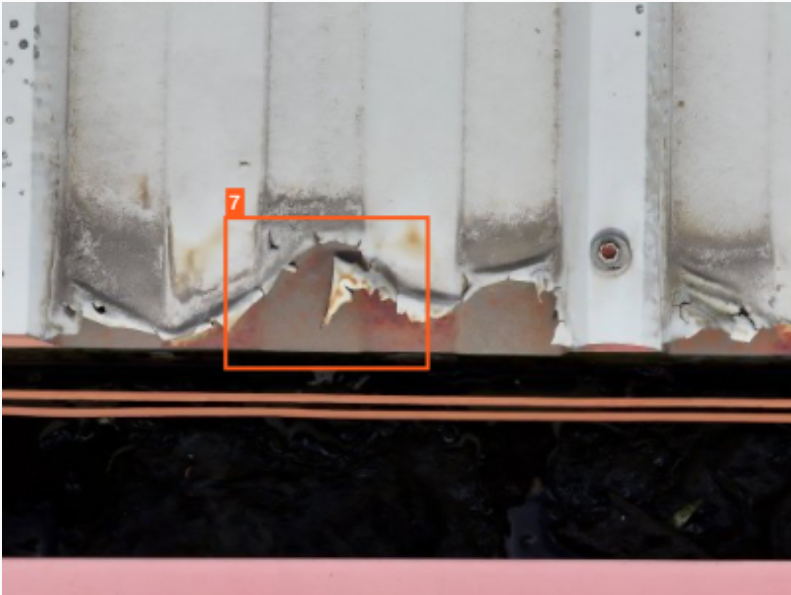




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6  Severity 3  Cut edge corrosion





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7  Severity 3  Cut edge corrosion





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8



Severity 3



Cut edge corrosion





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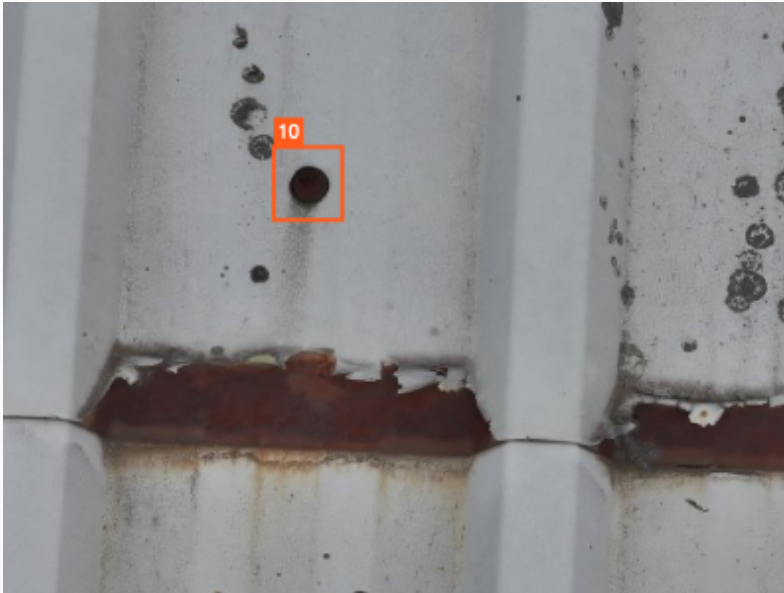
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Severity 3

Perished fixings

Building / Roof





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10



Severity 3



Perished fixings



Building / Roof





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11  Severity 3  Cut edge corrosion





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12  Severity 3  Cut edge corrosion





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13  Severity 3  Cut edge corrosion





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14

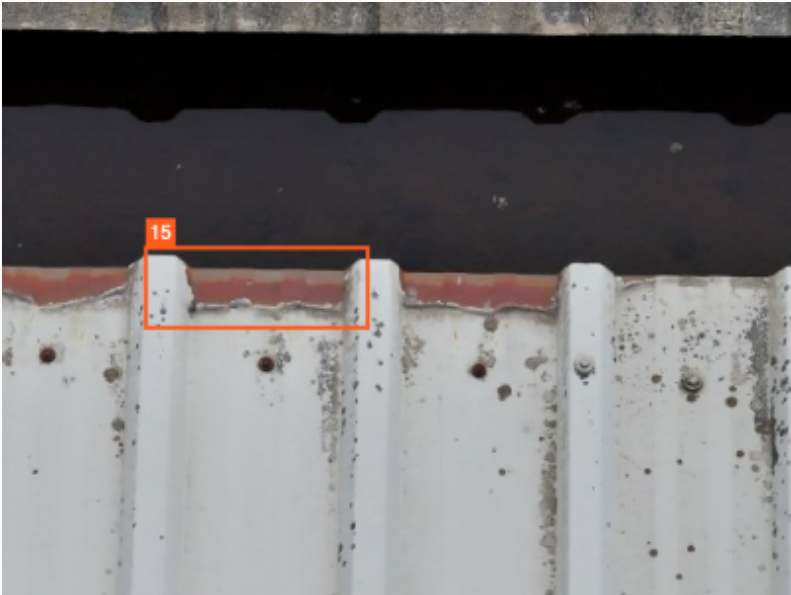


Severity 3



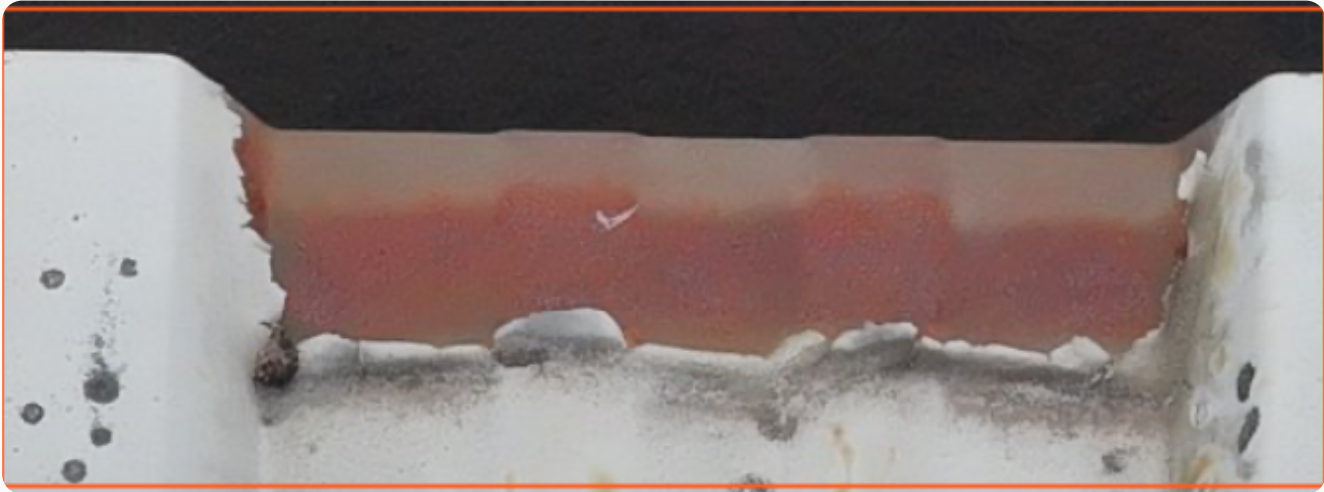
Cut edge corrosion

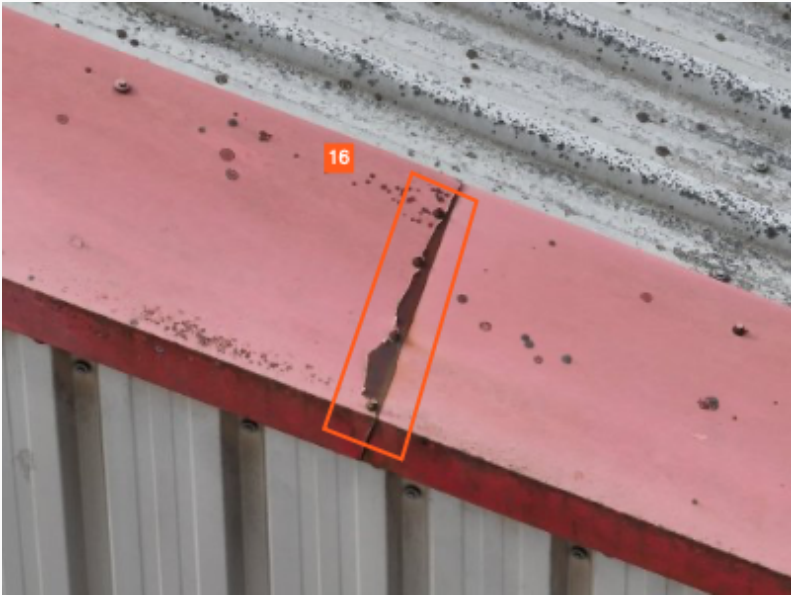




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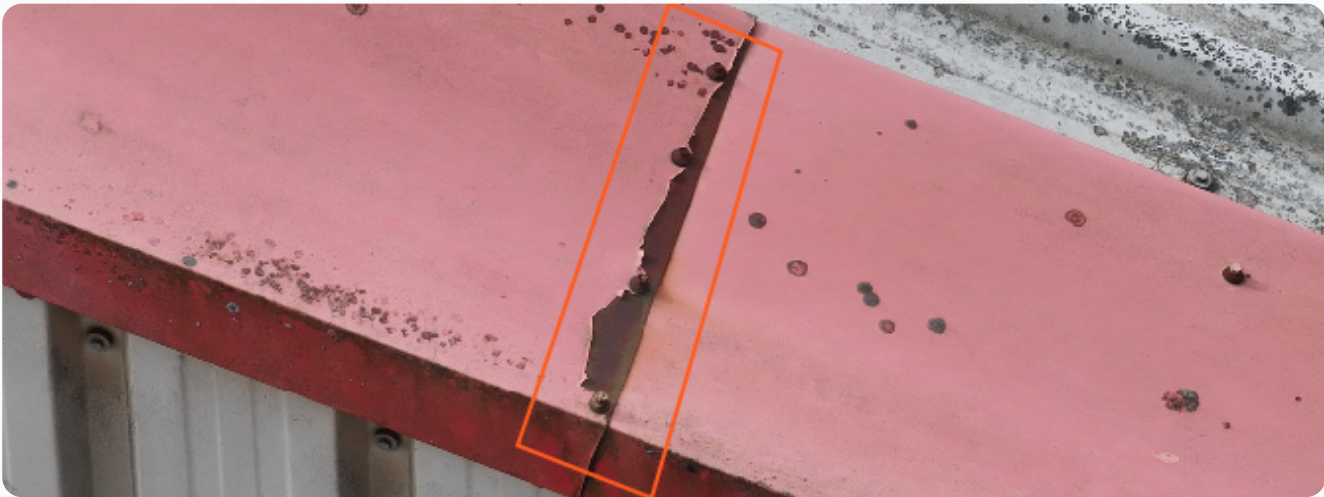
15  Severity 3  Cut edge corrosion

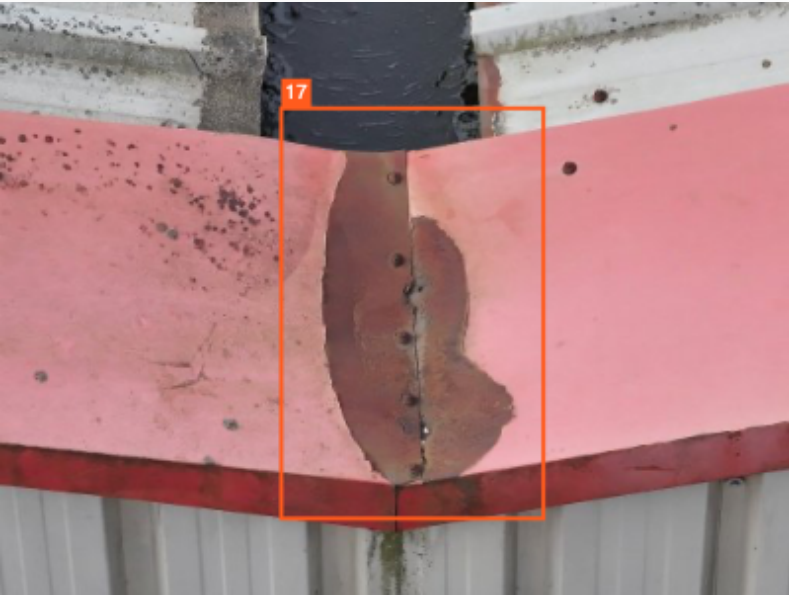




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16  Severity 3  Cut edge corrosion





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17  Severity 3  Cut edge corrosion





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18  Severity 3  Cut edge corrosion





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19

Severity 3

Vegetation

Building / Gutter





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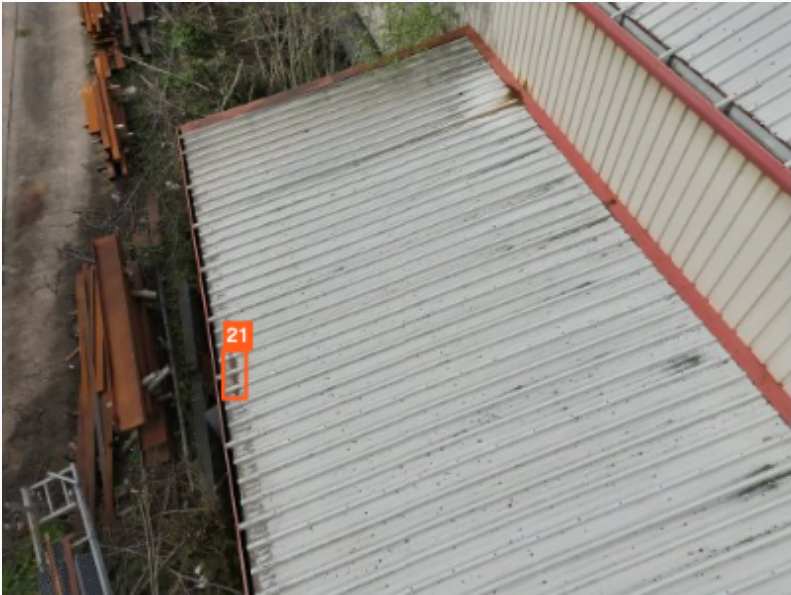
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Severity 3

Vegetation

Building / Gutter





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21  Severity 3  Cut edge corrosion





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22

Severity 3

Corrosion

Building / Roof





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23

Severity 3

Cut edge corrosion

Building / Roof





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24  Severity 2  Existing repair

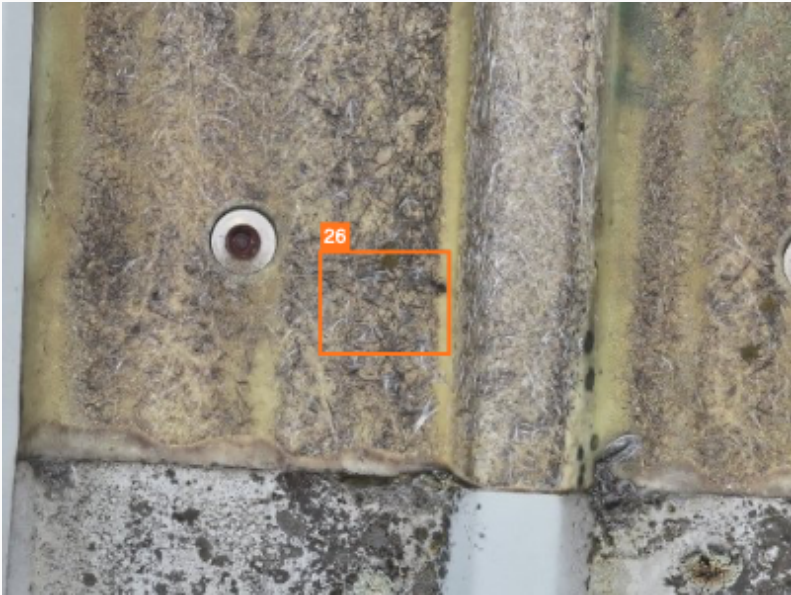




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25  Severity 2  Existing repair





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26

Severity 2

UV degradation

Building / Window





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27



Severity 2



Existing repair



Recommendations

It is recommended that a holistic and prioritised programme of remedial works is undertaken to address the identified defects and the ongoing deterioration of the roof system. Continued reliance on isolated or reactive repairs—particularly temporary patching and localised interventions—is not considered a sustainable long-term solution. A coordinated approach will be required to restore the weather tightness of the roof covering, reduce the risk of further water ingress, and extend the operational lifespan of the roof system.

Particular attention should be given to the profiled metal roof sheets exhibiting early-stage cut edge corrosion, the deteriorated roof fixings, ageing GRP roof lights, and the poor condition of the rainwater goods. Although the roof covering remains generally serviceable at present, a number of defects are beginning to transition into more progressive failure mechanisms. Early intervention at this stage is therefore considered essential in order to avoid more extensive remedial works in the future.

High Priority Works

Cut Edge Corrosion & Roof Fixings

Immediate remedial works should be undertaken to areas affected by cut edge corrosion and defective roof fixings, as these defects directly impact the integrity and long-term performance of the roof covering.

Recommended actions:

- Mechanically prepare all affected cut edges to remove oxidation and corrosion products back to a sound substrate
- Apply a compatible anti-corrosion primer system to all prepared areas
- Overcoat affected sheet edges, laps, and fixings using a compatible high-performance coating system
- Replace all loose, missing, or perished fixings with new compatible fasteners complete with weather seals and washers
- Inspect all adjacent sheet laps and interfaces for early signs of moisture ingress or coating failure

These works will:

- Prevent further progression of corrosion toward the fixing lines
- Reinstate the integrity and weather resistance of the roof sheets
- Improve resistance to wind uplift and water ingress
- Reduce the risk of sheet loosening or detachment during adverse weather conditions

Given that corrosion has not yet progressed beyond the first line of fixings, remediation at this stage is considered both practical and cost effective.

Temporary Patch Repairs

The temporary repairs identified to the lean-to roof coverings should be regarded as short-term measures only and are not considered suitable as a permanent waterproofing solution.

Recommended actions:

- Remove all temporary flash band or similar proprietary patch repairs
- Inspect the underlying roof sheets and substrate for concealed deterioration
- Undertake permanent repairs or localised sheet replacement where necessary
- Reinststate the roof covering using compatible materials and correctly detailed weathering systems

This will:

- Eliminate reliance on short-term repairs
- Reduce the likelihood of recurring water ingress
- Restore the long-term performance and durability of the roof covering

GRP Roof Lights

The GRP roof lights are considered to be nearing the end of their serviceable lifespan and should be replaced proactively to prevent ongoing failures and associated water ingress.

Recommended actions:

- Replace all deteriorated GRP roof lights with new units of equivalent specification
- Prioritise the roof light that has already failed completely
- Install all replacement roof lights with new seals, fixings, and weathering details
- Review the condition of surrounding roof sheets and support details during replacement works

This will:

- Prevent ongoing and future water ingress
- Reduce the risk of brittle failure or cracking
- Improve the overall integrity and safety of the roof system

Medium Priority Works

Rainwater Goods

The rainwater goods are currently in a poor state of maintenance and require immediate cleaning and remedial attention in order to restore effective drainage performance.

Recommended actions:

- Remove all debris, vegetation, and organic growth from gutters and outlets
- Clean and inspect all box gutters for corrosion and localised failure
- Undertake repairs or localised replacement of corroded gutter sections where required
- Extend or renew gutter lining systems where deterioration is advanced
- Implement a planned maintenance regime including regular gutter clearance

These works will:

- Restore effective rainwater discharge
- Reduce overflow and excessive loading on the gutter system
- Minimise the risk of water ingress at eaves and gutter locations
- Slow the progression of corrosion within the box gutter

Flashings & Upstands

All flashing and upstand components should be reviewed in conjunction with the wider roof remedial works.

Recommended actions:

- Inspect all flashings, laps, and upstand interfaces for signs of deterioration or inadequate detailing
- Reinstate or replace defective flashings using compatible materials
- Ensure all upstands maintain appropriate weathering heights and sealed terminations
- Upgrade any localised areas where detailing may allow water tracking or moisture ingress

This will:

- Improve continuity of the waterproofing system
- Reduce the likelihood of localised leakage at interfaces and junctions
- Improve long-term weather resistance

Roof Penetrations

Although the roof penetrations appear to have been weathered appropriately, they should continue to be monitored as part of the wider maintenance strategy.

Recommended actions:

- Inspect all penetrations periodically for sealant failure, movement, or deterioration
- Ensure all weathering details remain secure and unobstructed
- Maintain clear drainage paths to prevent ponding upslope of penetrations

This will:

- Maintain effective water runoff
- Reduce the risk of localised water ingress
- Extend the serviceable life of penetration details and surrounding roof coverings

Strategic Recommendation (Long-Term)

Consideration should be given to undertaking a broader roof refurbishment programme in the medium term, particularly given:

- The presence of early-stage cut edge corrosion across multiple roof sheets
- The deteriorated condition of roof fixings
- The ageing and failure of GRP roof lights
- The poor condition of rainwater goods and box gutters
- Evidence of ongoing reactive repairs to sections of the roof covering

A refurbishment system may include:

- Full cleaning and preparation of the roof covering
- Treatment and encapsulation of all cut edges and laps
- Replacement of defective fixings
- Localised sheet replacement where required
- Application of a compatible roof coating system
- Renewal of ancillary components including roof lights and gutters

This would:

- Provide a unified and durable weatherproofing solution
- Extend the serviceable lifespan of the roof significantly
- Reduce future maintenance liabilities
- Improve the overall resilience and performance of the roof system

Executive Summary

A visual inspection of the profiled metal roof systems identified that the roof coverings remain generally serviceable overall; however, a number of defects and maintenance-related issues were observed that require remedial attention in order to prevent further deterioration and associated water ingress.

The principal defect identified relates to early-stage cut edge corrosion affecting sections of the profiled metal roof sheets, particularly at mid and end laps. Although the corrosion has not yet progressed beyond the first line of fixings, deterioration of this nature is progressive and, if left untreated, may ultimately compromise both the structural integrity of the roof sheets and the performance of the fixing system. A number of roof fixings were also noted to be loose, perished, or missing, increasing the risk of water ingress and localised instability during adverse weather conditions.

Temporary patch repairs utilising flash band tape or similar proprietary materials were identified to sections of the lean-to roof coverings. These repairs are considered short-term in nature and are indicative of either historic or ongoing water ingress issues. Continued reliance on reactive patch repairs is not considered a sustainable long-term maintenance strategy.

The GRP roof lights throughout the roof areas are approaching the end of their serviceable lifespan. Prolonged ultraviolet exposure has caused the material to become brittle and degraded, significantly increasing the likelihood of cracking and failure. One roof light has already failed completely, resulting in an open point of water ingress into the building. The widespread ageing of the roof lights suggests that additional failures are likely unless replacement works are undertaken.

The rainwater goods were found to be in a poor state of maintenance, with significant debris accumulation and vegetation growth obstructing gutters and outlets. Corrosion is also evident within the box gutters, with only isolated sections having previously been lined. The current condition of the rainwater goods is adversely affecting drainage performance and increases the likelihood of overflow, localised failure, and water ingress.

Roof penetrations and associated weathering details generally appear to have been formed appropriately to encourage water runoff and minimise ponding to the upslope side of penetrations. Flashings and upstands were noted to be in a condition broadly consistent with the wider roof system.

Overall, the roof system is considered to be at a stage where proactive remedial intervention is recommended. Although many of the identified defects are currently categorised as early-stage deterioration, failure to address these issues in a timely manner is likely to result in accelerated deterioration, increased maintenance liabilities, and a greater risk of internal water ingress. A coordinated programme of remedial works, combined with the implementation of a planned preventative maintenance regime, is therefore strongly recommended in order to extend the operational lifespan and long-term performance of the roof system.