



# ROOF INSPECTION GLASGOW

Roof Survey Report

## Abstract

Roof survey compiled from physical observations and detailed photographic evidence

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## ROOF INSPECTION GLASGOW



Property address	XX XXXXX XXXXXX XXXXXX
Customer	XXXXXX XXXXX
Intent	Roof survey of city tenement ahead of purchase to evaluate current condition of the pitched and flat roofs, cupola, chimneys and rainwater fittings noting repair works and costs.
Prepared by	XXXXXXXX XXXXXXXX
Date of inspection	XX XXXXXX XXXX

## 1. Findings

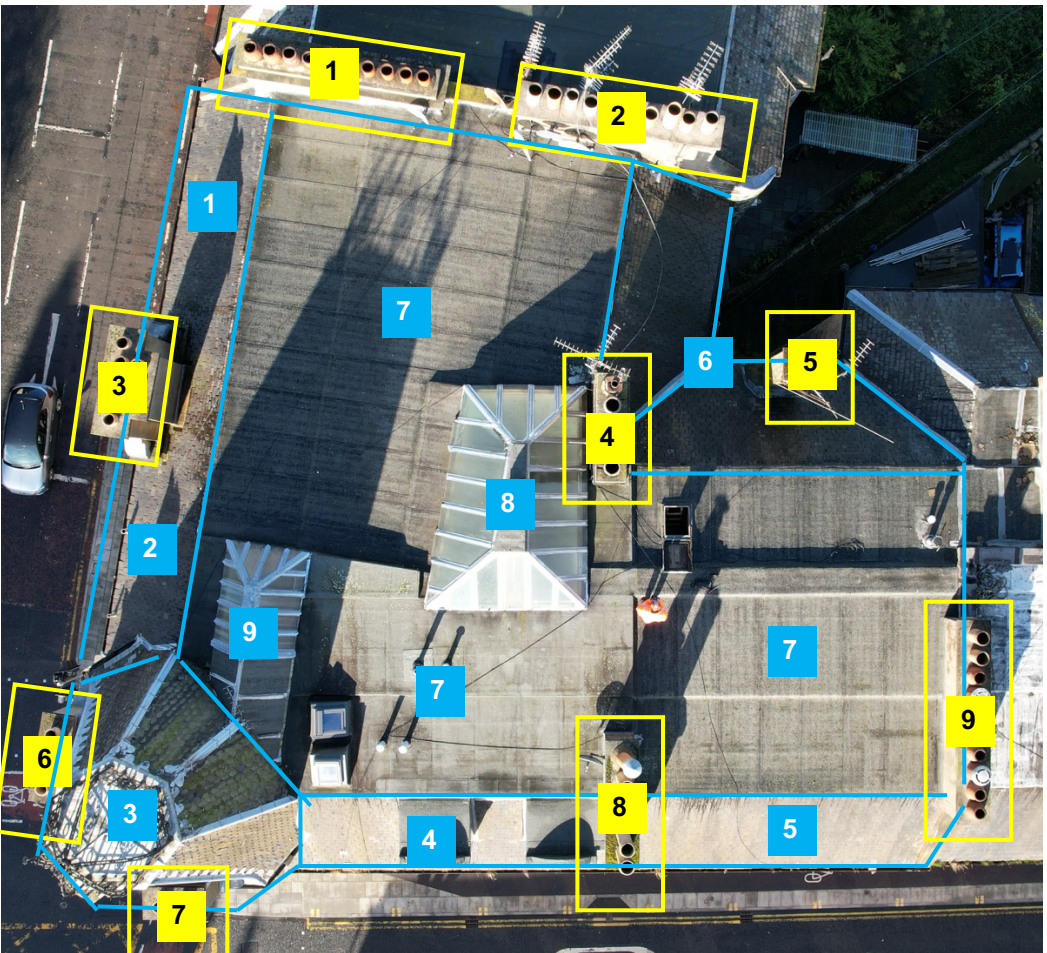
<b>In brief</b>	<p>A fair number of repairs are required to the pitched roof tiles and chimney 4. There are several minor issues noted but only major issues have been quoted for repair here.</p> <p>In terms of repairs costs the tile repairs and glazing can be conducted via rope access with cost circa £4000. Rendering or restoration of chimney four will be in the region of £5000 and require scaffolding.</p>
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Summary	
<b>Structural Movement</b>	1
<b>Roof Surface Integrity</b>	2
<b>Ridge Lines</b>	1
<b>Water Gates</b>	1
<b>Chimney / Flues</b>	2
<b>Rainwater Fittings</b>	1
<b>Roof Windows / Hatches</b>	2
<b>Other Nesting/Vegetation</b>	-

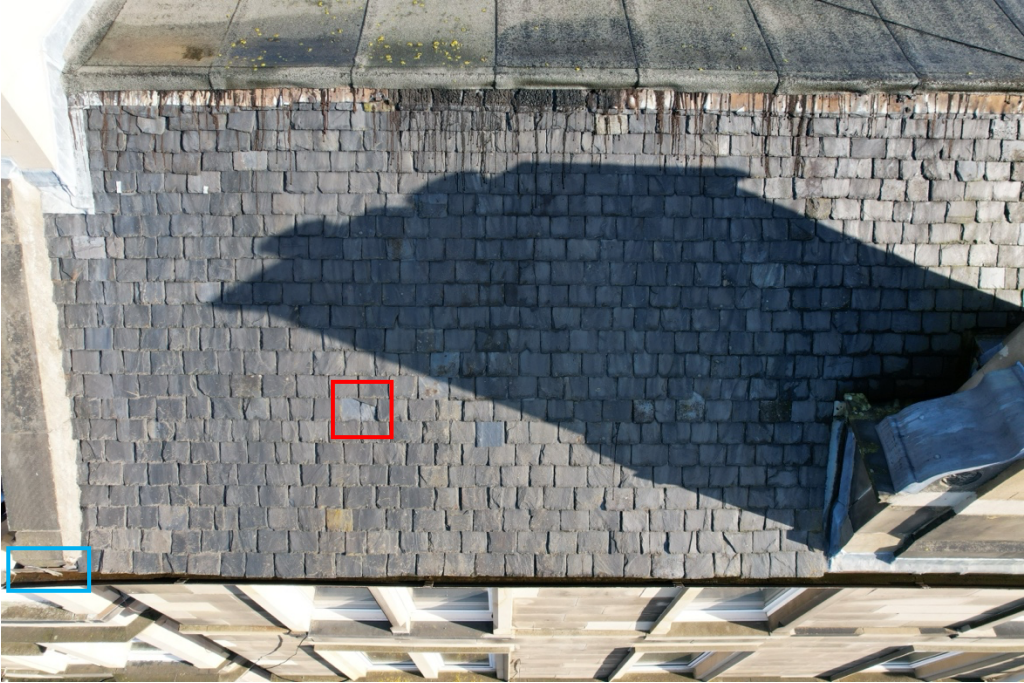
Category 3
Critical: urgent repairs or replacement required.
Category 2
Major-Minor: repairs or replacement requiring attention.
Category 1
No problems or immediate action or repair is needed. Future repair noted when beneficial.


## 1. Roof Condition Survey

<b>Description</b>	City corner tenement property with flat roof of mineral felt construction and pitched slate roofing. Cupola stair window. Nine chimneys.
<b>Client history</b>	None provided.
<b>Survey Conditions</b>	Sunny and dry, survey conducted 11:30am.

Overview	
<b>Notes</b>	Overview of flat and pitched roof sections (blue) and chimneys (yellow) for review.
<b>Evidence</b>	






Section 1	
Repair Cat	2
Notes	<p>Pitched Scottish slate tiled roof with cement skew.</p> <p>Major: broken tile (marked red),</p> <p>Minor: missing pointing at base of coping (marked blue).</p>
Evidence	


Section 2	
Repair Cat	2
Notes	Major: missing tile (marked red), Minor: slipped tile (marked blue).
Evidence	



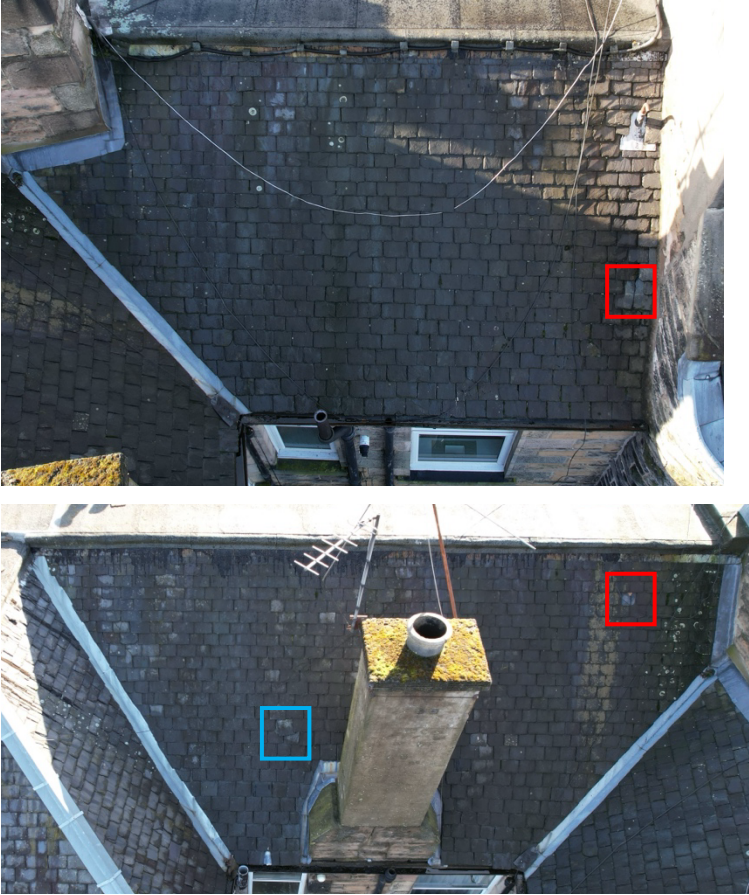
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Section 3	
Repair Cat	2
Notes	<p>Helm roof with slate pitches with lead and zinc flashing and dormer window.</p> <p>Major: missing tiles (marked red),</p> <p>Minor: slipped tiles (marked blue).</p>
Evidence	
	


Section 4	
Repair Cat	2
Notes	<p>Pitched Scottish slate tiled roof with two dormer windows.</p> <p>Major: missing or broken tiles (marked red),</p> <p>Minor: gutters require cleaning (marked green).</p>
Evidence	

Section 5	
Repair Cat	2
Notes	<p>Major: missing (marked red),</p> <p>Minor: slipped tile (marked blue), gutters require cleaning (marked green).</p>
Evidence	

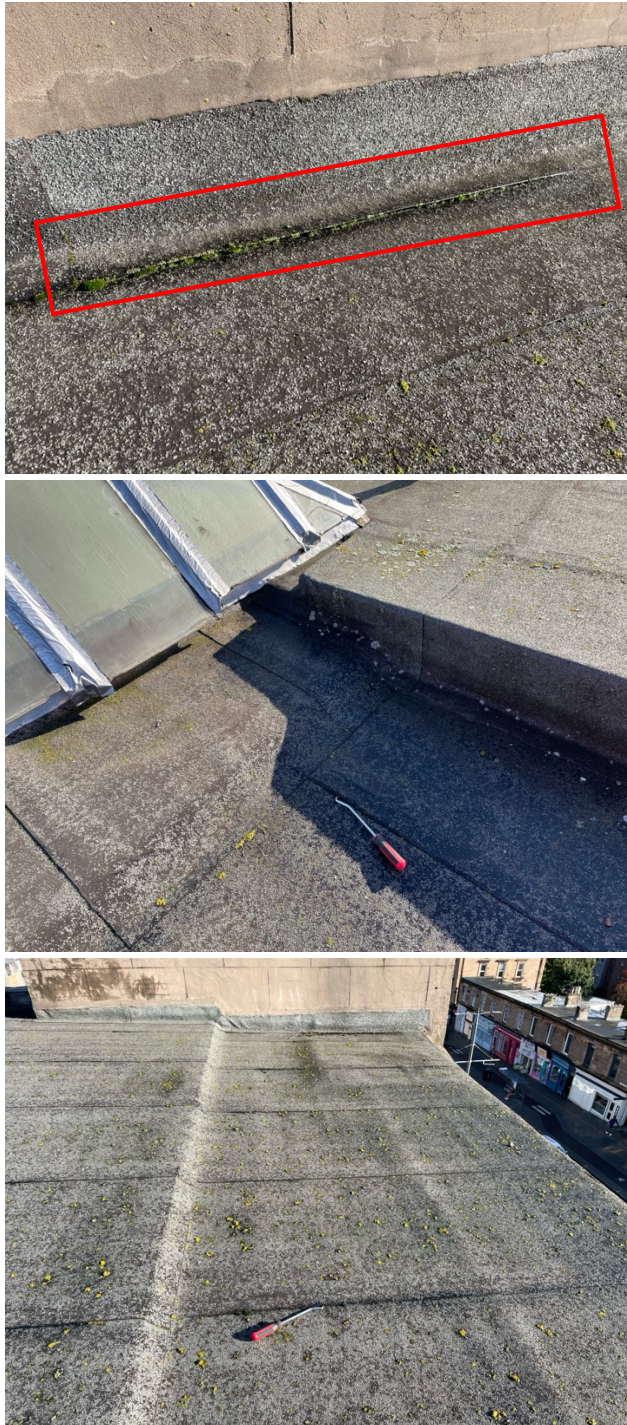


Section 6	
Repair Cat	2
Notes	Major: missing tiles (marked red), Minor: slipped tiles (marked blue).
Evidence	 <p>The evidence consists of two photographs of a roof. The top photograph shows a section of the roof with a missing tile marked by a red square. The bottom photograph shows a section of the roof with a slipped tile marked by a blue square and another missing tile marked by a red square. A chimney is visible in the center of the bottom photograph.</p>



Section 7	
Repair Cat	1-2
Notes	Flat roof constructed of torch down felt with mineral topcoat. Physical inspection conducted. A few of the sheet edges were deboned slightly but still watertight with significant overlap. The worst being under the chimney (marked red). These should be monitored into the future.
Evidence	







Section 8	
Repair Cat	2
Notes	<p>Cupola over stair.</p> <p>Minor: cracked glass panes (marked blue).</p>
Evidence	 <p>The evidence consists of two photographs of a cupola on a roof. The top photograph shows the cupola from a side angle, highlighting its structure and the surrounding roof area. The bottom photograph shows the cupola from a top-down angle, with a blue rectangle highlighting a crack in one of the glass panes.</p>




Section 9	
Repair Cat	1
Notes	Minor: cracked glass panes (marked blue).
Evidence	 <p>The evidence consists of two photographs of a roof structure. The top photograph shows a close-up of a glass pane with a blue square marking a crack. The bottom photograph shows a wider view of the same area with another blue square marking a crack on a different pane.</p>



Chimney 1	
Repair Cat	1
Notes	Chimney pots, flaunching, crown, pointing and flashing are in excellent condition. No issues.
Evidence	




Chimney 2	
Repair Cat	2
Notes	Chimney pots, flaunching, crown, render and flashing are in reasonable condition. Minor: hairline cracks in crown and west side rendering (marked blue), evidence of repair (marked yellow). Missing rendering and cracked skew (marked orange).
Evidence	


Chimney 3	
Repair Cat	1
Notes	Chimney pots, crown, rendering and flashing are in excellent condition. Minor: hairline crack in render under crown should be monitored (marked blue).
Evidence	 <p>The evidence section contains three photographs of Chimney 3. The primary image shows the chimney's exterior, constructed from light-colored stone blocks, with a concrete crown and several terracotta pots. A blue rectangular box highlights a hairline crack in the render beneath the crown. An inset image in the top right corner provides a magnified view of this crack. A third photograph at the bottom shows the chimney from a wider perspective, including the roof tiles and surrounding urban environment.</p>




Chimney 4	
Repair Cat	2
Notes	Major: chimney requires repointing. There is extensive cracks and loss of pointing, spawling of existing stone. Rendering or redressing existing stonework is required.
Evidence	 




Chimney 5	
Repair Cat	1-2
Notes	<p>Chimney pots, crown, pointing and flashing are in reasonable condition. Brick with skim coat of cement render.</p> <p>Minor: missing pointing (marked blue). Render is flaking (marked orange).</p>
Evidence	

Chimney 6	
Repair Cat	1
Notes	Chimney pots, crown, pointing and flashing are in excellent condition. No issues.
Evidence	

Chimney 7	
Repair Cat	1
Notes	Chimney pots, crown, pointing and flashing are in excellent condition. No issues.
Evidence	



Chimney 8	
Repair Cat	2
Notes	<p>Chimney pots, flaunching, crown, pointing and flashing are in reasonable condition.</p> <p>Major: loose pot, pitched to side with cracked flaunching (marked red).</p> <p>Minor: missing pointing (marked blue), cracked crown (marked orange).</p>
Evidence	 <p>The evidence consists of two photographs of Chimney 8. The top photograph is a side view showing several chimney pots. A red rectangular box highlights a pot that is loose and pitched to the side, with cracked flaunching. A blue rectangular box highlights the base of the chimney where the pointing is missing. The bottom photograph is a front view of the chimney. A yellow rectangular box highlights a crack in the crown of one of the pots. A blue rectangular box highlights the base of the chimney where the pointing is missing.</p>

Chimney 9	
Repair Cat	1
Notes	Chimney pots, crown, pointing and flashing are in reasonable condition. Minor: hairline cracks in rendering to monitor into future.
Evidence	 <p>The evidence section contains two photographs of Chimney 9. The top photograph is a side view of the chimney, showing a row of ten terracotta pots on top of a concrete crown. A blue rectangular box highlights a section of the chimney wall, showing some staining and minor cracking. The bottom photograph is a front view of the chimney, showing a row of ten terracotta pots on top of a concrete crown. A blue rectangular box highlights a section of the chimney wall, showing some staining and minor cracking.</p>



Rainwater Fittings	
Repair Cat	1
Notes	Cast iron gutters and downpipes. No missing sections or evidence of split or broken pipes.
Evidence	 

