

Scan to  
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sanjana naik

Local Guide • 6 reviews • 5 photos

★★★★★ 10 weeks ago

Very helpful with the entire process. Responded immediately and arranged for the assessment within a week. Report was comprehensive and Jake answered all our questions very well.



**Your Space Innovations**  
**Roofing & Building Services Ltd.**



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WhatsApp Us!



Sarah Vokes

8 reviews • 0 photos

★★★★★ 1 week ago **NEW**

I struggled to get a roof survey on a property we were buying. Estate Agents recommended this company. Your Space were excellent. Quick to reply and arrange the survey and accompanying report within 5 days. Thorough and detailed. Saved us a lot of time and money. Much better than the cursory Mortgage survey. Would definitely recommend.

## Your Pre-Purchase Roof Inspection Specialists

Buying a property is one of the most daunting things to manage, especially it's your first time. Most standard general home surveys (RICS) only highlight general, obvious roof concerns. These report types often lack depth, clarity and the actual associated repair or new roof costs.

At Your Space Innovations Roofing & Building Services Ltd, we provide a specifically tailored roof inspection report made by actual roofers – designed to give buyers the complete, professional insight they need before committing to a purchase.

Many of our clients come to us after a general survey flags a "potential roof issue" but in an ideal order we would be able to help you screen properties first, before the more expensive RICS Report is requested. Once we carry out our inspection, we often uncover two or three times more underlying problems than initially reported by others, with repairs and new roof costs often being significant figures that can change dynamic of negotiations entirely.

### Why Our Inspections Go Further

General surveyors can only make visual observations – they are not roofing specialists and rarely have full access. Our inspectors are qualified roof installers, not just observers, we inspect every inch of the roof – internally and externally – using ladders, drones and safety equipment to achieve full visibility and the rest of the property that is affected by the roof. We can also lift tiles and examine hidden, high-risk areas such as the eaves, where the felt often perishes – something that cannot be seen from inside the loft. This hands-on approach gives you accurate, evidence-based information about the roof's true condition.

### Why The Roof Matters Most

The roof is usually the largest and most unpredictable cost in any property.

A failing or poorly maintained roof can become a **£10,000-£15,000+** unexpected bill right around the winter holidays when good roofers are incredibly hard to find.

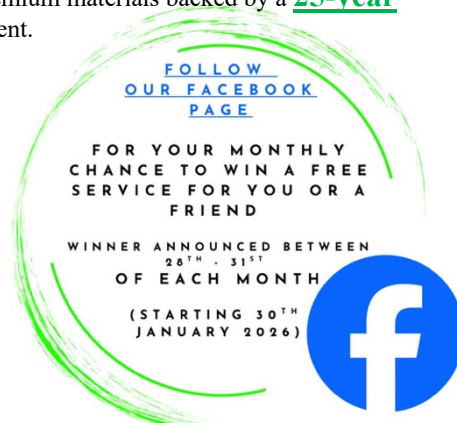
New built properties only offer a 10-year guarantee, while we on the other hand use premium materials backed by a **25-year GUARANTEE** for long-term security and investment.

### The Pre-Purchase Roof Inspection Report

Price: £300 (rising to **£350** on 1<sup>st</sup> January 2026 due to high demand and staffing costs)

You'll Receive:

- A full internal and external roof inspection
- Drone and ladder access for complete coverage
- Clear photographic evidence and written analysis
- Fixed-cost repair prices for negotiation leverage
- **POTENTIAL £150 DISCOUNT (50% Inspection Cost) & A MYSTERY HOUSEWARMING GIFT WORTH £50+** (If we are chosen for the work after you purchase a report.)



### Real Results Speak For Themselves

In 9 out of 10 cases, our findings help buyers negotiate thousands off the asking price. In the few cases where we identify serious structural issues, our clients avoid purchasing a liability – saving tens of thousands in hidden repair costs.



## Frequently Asked Questions: Pre-Purchase Roof Inspection Reports

**Q: Why do I need a specialised Roof Inspection Report if I am already getting or already have my RICS Survey?**

A: RICS (Royal Institution of Chartered Surveyors) reports are general property surveys and are rarely performed by professional roofers. Consequently, the roof section is often vague and lacking specific details or costings for repairs. As specialist roof inspectors, Your Space Innovations Roofing & Building Services Ltd. provides an expert assessment designed to establish precisely where the roof sits on the repair-to-replace scale. Our report delivers a decisive, clear analysis that not only details the required fix (e.g., a simple repair versus a full replacement) but, critically, provides the associated fixed price. This established figure allows the prospective buyer to determine if the issue is a minor repair or if the cost of necessary work is such a significant percentage of a new roof that it is fair to negotiate the full cost of a new roof off the asking price.

**Q: How quickly can I get an inspection booked and receive the report?**

A: We understand that speed is essential when buying a property. We are committed to a fast turnaround: We can generally book your inspection in within 72 hours of your request, with the exact timing dependent on inspector availability and the vendor granting access. We may be able to serve you within 24 hours depending on our current schedule. Your completed, detailed report will be sent to you within 48 hours of the inspection being carried out.

**Q: How is a roof inspection performed?**

A: Our inspection is conducted by fully trained and certified roof specialists. We use the latest technology to thoroughly examine all major roof components. We pay particular attention to the eaves, valleys, and chimneys, as these are the most common areas for roof leaks. The inspection typically includes:  
Assessing the condition of tiles, slates, and ridge pieces.  
Checking the structural integrity of the timbers, fascia, soffits, and guttering.  
Inspecting the flashings around key weak points like chimneys and valleys.  
Examining loft spaces for signs of moisture ingress, ventilation issues, and timber condition near the eaves.  
We then compile our findings into a comprehensive report.

**Q: What is the cost of the Pre-Purchase Roof Inspection Report?**

A: The cost for our detailed report is £300. This price is highly targeted and affordable, especially when compared to the potential £600 or more for a general RICS report, which won't provide the same level of detail for the roof. Please note: This price is increasing to £350 (pounds sterling) on January 1st, 2026, due to increased demand and associated staffing costs.

**Q: How does this report save me money?**

A: Our report provides the evidence and fixed repair costings you need to negotiate a discount on the asking price. In 9 out of 10 situations, clients use our reports to secure a significant reduction, saving you potentially tens of thousands of pounds in unforeseen costs that might only present themselves post-sale, often during winter when emergency repairs are most expensive.

**Q: Does the report apply to new-build properties?**

A: Yes. While many older properties have long-term guarantees (we offer 25-year guarantees using the best materials), newly built properties often only come with a 10-year guarantee. We recommend an inspection to verify the quality of the installation and components, especially if the property is approaching or has passed the 10-year mark.

**Q: The report indicates the roof is failing and needs a replacement. Is the property still worth buying?**

A: Our report gives you the power to make an informed decision. If the vendor will not budge on the asking price despite evidence of a needed replacement, you may terminate the sale and avoid a £10,000 - £15,000 bill. However, if you secure a significant discount based on our report, purchasing the property and investing in a new roof can be a highly advantageous financial move.

**Q: What is the Property Value Boost after having a new roof installed?**

A: A new roof, particularly one installed by a certified company like Your Space Innovations Roofing & Building Services Ltd., is a major investment that significantly enhances the property's value, appearance, and lifespan.

**Our Recommendation:** Once you complete the purchase and install a new, high-quality roof, you should immediately contact the estate agent or a surveyor to have the house re-evaluated. This completely legal Property Value Boost will organically raise the property's value, which can be immediately reflected in your equity if you are mortgaged or fully purchased. It's a keyway to maximise the return on your investment. We are your local Birmingham or the West Midlands experts for this.

| General Roof Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
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| <b>Debris on Roof:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Condition:</b> There is a considerable amount of moss on the roof tiles and the gutters also has a significant amount of moss, silt and mortar debris.<br><b>Grade:</b> Fail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Physical Damage:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Condition:</b> The roof is significantly aged and deteriorated. There is visible bowing on the left-hand side of the ridge beam (looking at the roof from the front of the house), this is a major structural deformation that must be addressed by removing the roof to correct the structural timbers, this can be seen on both the main and rear extension roof. This has caused distortions in the ridge tiles which will cause water ingress. Across the roof you can see there are multiple slipped tiles, missing tiles and missing lead that will be allowing water to penetrate through the roofs. There are also cracks on the chimney where the brick and mortar has deteriorated away and areas of the chimney where the bricks have broken in half. Inside the loft you can see the membrane has severely perished areas where water has entered, there are also tears in the membrane where sunlight is coming through the holes in the roof and the membrane has fallen into the loft. The stone lintel above the window and the general walls of the house has sporadic perishing of the mortar in several locations, this is causing holes and the bricks to become loose.<br><b>Grade:</b> Fail |  |
| <b>Loft Conditions:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>Condition:</b> The membrane in the loft is severely aged and perished, this material will now disintegrate with the lightest of touches, so therefore it is beyond repair. Due to the age of the building the insulation levels are inadequate, we recommend removing all of the old insulation and adding new insulation to the required depth of 270mm.<br><b>Grade:</b> Fail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Structural Deformation:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Condition:</b> The structural timbers within both the main and extension roof structures have displaced, resulting in significant deformation of the roof frames. This movement is evident along the roof ridges, with noticeable bowing to the left-hand side of the main roof when viewed from the front elevation.<br><b>Grade:</b> Fail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Other Issues:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Condition:</b> N/A<br><b>Grade:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |

| Flat Roof                         |
|-----------------------------------|
| <b>Condition of Cap Sheet:</b>    |
| Condition: N/A<br>Grade: N/A      |
| <b>Granular Loss:</b>             |
| Condition: N/A<br>Grade: N/A      |
| <b>Punctures:</b>                 |
| Condition: N/A<br>Grade: N/A      |
| <b>Cracks / Alligatoring:</b>     |
| Condition: N/A<br>Grade: N/A      |
| <b>Blisters / Fish-mouths:</b>    |
| Condition: N/A<br>Grade: N/A      |
| <b>Ponding:</b>                   |
| Condition: N/A<br>Grade: N/A      |
| <b>Roof Insulation Installed:</b> |
| Condition: N/A<br>Grade: N/A      |
| <b>Flashings:</b>                 |
| Condition: N/A<br>Grade: N/A      |
| <b>Other Issues:</b>              |
| Condition: N/A<br>Grade: N/A      |

| Main Pitched Roof                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Tile Type:</b> Fibre Cement Slate Roof Tile                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Condition:</b> The roof tiles are aged and show evidence of poor maintenance, with multiple instances of missing, slipped, and deteriorated tiles observed across the roof areas. These defects have allowed exposure and deterioration of the underlying roofing membrane, which is now perishing and detaching into the loft space. Additionally, a significant accumulation of moss and debris is present across the roof surfaces.<br><b>Grade:</b> Fail |  |
| <b>Condition of Verges:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Condition:</b> There are no verges.<br><b>Grade:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Condition of Lead Flashings work:</b>                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Condition:</b> The lead work is generally in good condition but where it is mortared into the chimney brickwork, the mortar has perished and will need to be repointed as there are visible gaps. There is one section where the lead has come away from the brickwork and either wasn't secured correctly on installation or been dislodged due to storm damage.<br><b>Grade:</b> Fail                                                                      |  |
| <b>Condition of Ridges</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <b>Condition:</b> As mentioned, the ridge is warped on the left (when looking at the roof from the front of the house) due to the structural deformation of the timbers in the roof. This is a major issue and will require the roof being removed to remedy the structural deterioration.<br><b>Grade:</b> Fail                                                                                                                                                |  |
| <b>Condition of Hips:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Condition:</b> There are no hips.<br><b>Grade:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| <b>Condition of Valleys:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Condition:</b> There are no valleys.<br><b>Grade:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <b>Condition of Breathable Membrane:</b>                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Condition:</b> The breathable membrane is in very poor condition and repair will not be possible, the breathable membrane disintegrates once touched and has completely perished. This needs all new membrane to ensure it is functioning correctly.<br><b>Grade:</b> Fail                                                                                                                                                                                   |  |
| <b>GRP EPS Trays Installed:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Condition:</b> There are no GRP EPS trays on the roof.<br><b>Grade:</b> Fail                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Fascia:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Condition:</b> There are no fascia's on the roof which is causing the brickwork to deteriorate due to water damage, this level of water damage to the brickwork indicates a persistent leak over several years which has not been addressed.<br><b>Grade:</b> Fail                                                                                                                                                                                           |  |
| <b>Soffit:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |

**Condition:** There are no soffits on the roof which is causing the eaves to be exposed due to water cascading down that area as a persistent issue.

**Grade:** Fail

#### Gutters / Drains, etc:

**Condition:** The gutters contain in some place's large amounts of moss, silt and debris. The gutters have not been maintained and in some areas the gutters have tiles resting in them. Additionally, the various down spouts which interconnect has been poorly fitted and looks askew.

**Grade:** Fail

#### Skylights:

**Condition:** There are no skylights.

**Grade:** N/A

#### Solar Panels:

**Condition:** There are no solar panels.

**Grade:** N/A

#### Chimneys / Vents:

**Condition:** The roof has vent tiles present as shown in pictures. The chimney has started to deteriorate due to the perished mortar which is allowing the bricks to become loose, and crack.

**Grade:** Fail

#### Roof Insulation Condition:

**Condition:** The insulation in the loft is the same insulation used when the roof was installed, the thickness of the insulation is not adequate enough to meet current building regulations, this will need to be replaced with 270mm of insulation.

**Grade:** Fail

#### Other Issues:

**Condition:** N/A

**Grade:** N/A

| Other Pitched Roofs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
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| <b>Tile Type:</b> Fibre Cement Slate Roof Tile – Lower Rear Extension Roof                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <p><b>Condition:</b> The lower rear extension roof was incorrectly fitted by the previous roofer; in pictures you can see how the lower row of tiles were installed with screws instead of the correct practice of copper rivets and nails. This can cause stress fractures due to the pressure of the screws and allow water to penetrate through the hole of the tile where the copper rivets and nail should go. The tiles are consistent with the main roof with the amount of moss coating the tiles, which hasn't been maintained. The verges are also very perished; the mortar has nearly completely eroded away due to the age of the roof. Tiles have also slipped and are resting in the gutter causing additional weight in the gutters and making the roof susceptible to leaks.</p> <p><b>Grade:</b> Fail</p> |  |
| <b>Condition of Verges:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <p><b>Condition:</b> The verge on the lower rear extension roof has perished and the mortar has deteriorated away across the whole verge leaving one small section of mortar left.</p> <p><b>Grade:</b> Fail</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| <b>Condition of Lead Flashing work:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p><b>Condition:</b> The lead work is generally in good condition but where it is mortared into the brickwork, the mortar has perished and will need to be repointed as there are visible gaps.</p> <p><b>Grade:</b> Fail</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| <b>Condition of Ridges:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <p><b>Condition:</b> As you can see from the pictures there appears to be a light distortion of the ridge on the lower extension roof, this is due to structural deformation of the timbers below it.</p> <p><b>Grade:</b> Fail</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| <b>Condition of Hips:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <p><b>Condition:</b> There are no hips.</p> <p><b>Grade:</b> N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Condition of Valleys:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <p><b>Condition:</b> There are no valleys.</p> <p><b>Grade:</b> N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Condition of Breathable Membrane:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| <p><b>Condition:</b> Unable to assess due to no loft hatch, but you can assume that it is likely perished due to the poor repair work around the eaves around the lowest courses of tiles, where screws are penetrating entirely through the tiles.</p> <p><b>Grade:</b> Fail</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <b>GRP EPS Trays Installed:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| <p><b>Condition:</b> There are no GRP EPS trays installed, this will lead to capillary action, perishing the felt near the gutter line and leading to leaks.</p> <p><b>Grade:</b> Fail</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <b>Fascia:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <p><b>Condition:</b> Fascia's are present on the lower extension roof.</p> <p><b>Grade:</b> Pass</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <b>Soffit:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <p><b>Condition:</b> There is no soffit, not required in this specific instance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |

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| <b>Grade: N/A</b>                                                                                                                                                                                                                    |
| <b>Gutters / Drains, etc:</b>                                                                                                                                                                                                        |
| <b>Condition:</b> The gutters contain moss, silt and dirt, these haven't been well maintained. There is also a slipped tile resting in the gutter which will be causing pressure due to the additional weight.<br><b>Grade: Fail</b> |
| <b>Skylights:</b>                                                                                                                                                                                                                    |
| <b>Condition:</b> There are no skylights.<br><b>Grade: N/A</b>                                                                                                                                                                       |
| <b>Solar Panels:</b>                                                                                                                                                                                                                 |
| <b>Condition:</b> There are no solar panels.<br><b>Grade: N/A</b>                                                                                                                                                                    |
| <b>Chimneys / Vents</b>                                                                                                                                                                                                              |
| <b>Condition:</b> There is no chimney on the lower tiled extension roof. The roof has vents tiles as shown in pictures.<br><b>Grade: Pass</b>                                                                                        |
| <b>Roof Insulation Condition:</b>                                                                                                                                                                                                    |
| <b>Condition:</b> Unable to assess due to no loft hatch.<br><b>Grade: Advisory</b>                                                                                                                                                   |
| <b>Other Issues:</b>                                                                                                                                                                                                                 |
| <b>Condition:</b> N/A<br><b>Grade: N/A</b>                                                                                                                                                                                           |

| Exterior Wall Surfaces                                                                                                                                                                                                                                                                      |  |
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| <b>Deformed Finish:</b>                                                                                                                                                                                                                                                                     |  |
| <b>Condition:</b> Due to the surface deterioration, portions of the brickwork are now deformed and protruding slightly from the main wall line, where it is being washed away on the rear of the property.<br><b>Grade:</b> Fail                                                            |  |
| <b>Surface Deterioration:</b>                                                                                                                                                                                                                                                               |  |
| <b>Condition:</b> Bricks and mortar have deteriorated in multiple spots, this hasn't been maintained and crumbling mortar and cracked, loose bricks can be seen. There are issues with pipework protruding from the building where the mortar has perished around it.<br><b>Grade:</b> Fail |  |
| <b>Staining:</b>                                                                                                                                                                                                                                                                            |  |
| <b>Condition:</b> There is no staining on the exterior walls.<br><b>Grade:</b> Pass                                                                                                                                                                                                         |  |
| <b>Other Issues:</b>                                                                                                                                                                                                                                                                        |  |
| <b>Condition:</b> N/A<br><b>Grade:</b> N/A                                                                                                                                                                                                                                                  |  |

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| <b>Interior Wall Surfaces</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Cracks:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Condition:</b> There are no cracks.<br><b>Grade:</b> Pass                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Water Staining:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Condition:</b> The internal décor of the property appears to have recently been restored. There are no water stains but due to the roof issues that have been identified it would be likely that there is water damage on the walls which have been covered by fresh plaster and painting, likely to hide the issues from the previous winter. The vendor has chosen to commit funds to the internal décor of the property instead of addressing the underlying leaks that have been persistently ignored for several years with the roof that would be causing issues to the internals of the house. It can be seen on some of the internal walls on the front bedroom (which is below the roof area that contains high concentration of damaged bitumen felt) where the paint hasn't had enough coats to cover the fresh plaster.<br><b>Grade:</b> Advisory |
| <b>Water Leaks:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Condition:</b> There are no leaks present due to the season where we haven't had enough rain to show the true state of the roof. It is highly likely during the winter period that leaks and damp patches will present themselves in a short timeframe.<br><b>Grade:</b> Advisory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Deformed Finish:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Condition:</b> No deformed finish.<br><b>Grade:</b> Pass                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Seasonal Change:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Condition:</b> The roofs are all highly likely to leak in several location throughout the different roofs as they all have significant issues.<br><b>Grade:</b> Advisory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Window Leaks:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Condition:</b> There are no window leaks present.<br><b>Grade:</b> Pass                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Door/Window Alignment &amp; Seals:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Condition:</b> There are no issues with door / window alignment and seals at present.<br><b>Grade:</b> Pass                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Other Issues:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Condition:</b> N/A<br><b>Grade:</b> N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Summary/Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Existing Warranties / Guarantees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Roof Condition Assessment and Repair Recommendations</b></p> <p><b>Current Roof Condition:</b></p> <p>The overall condition of the roof coverings and associated structures is assessed as poor, with widespread deterioration and evidence of structural deformation. The main and rear extension roofs exhibit significant age-related wear, including slipped, missing, and perished tiles, extensive moss accumulation, and general neglect of maintenance. The roof structure displays notable distortion, with visible bowing along the ridge line attributed to displacement of the supporting timbers, indicating substantial structural movement. The roofing membrane is beyond serviceable condition, having perished and detached within the loft space, resulting in light and moisture penetration. Thermal insulation within the loft is inadequate and below current regulatory standards. The chimney structure shows advanced deterioration with failed mortar joints and fractured brickwork, while lead flashings and rainwater goods are in poor condition due to failed mortar, misalignment, and blockages from debris. External wall surfaces exhibit localized brick and mortar decay, and although the internal finishes appear recently refurbished, there is a high likelihood that previous water ingress and dampness have been concealed by redecoration. In summary, the roof coverings, structure, and associated elements have reached the end of their serviceable life and require comprehensive replacement, including structural timber repairs, new roof coverings, breathable membrane and insulation, to reinstate the building's weatherproofing and structural integrity.</p> <p><b>Recommended Repairs and Associated Costs:</b></p> <ul style="list-style-type: none"> <li>• <b>Tiled Roof (Main Roof) – Suggested Fibre Cement Slate Roof Tile</b> – which would be the same as the original tile and similar look to the rest of the street)       <ul style="list-style-type: none"> <li>▪ The main tiled roof has a major structural deformation in the ridge beam which requires the roof to be removed to gain access to the problematic structural timbers, there is no other option but to have an entirely new roof comprising of new breathable membrane, new pressure treated timber batten, new tiles, new lead and a dry system ridge and hip kit. With all new PVC fascia boards, hollow soffits and guttering, this will include a 25-year guarantee if Your Space Innovations Roofing &amp; Building Services Ltd. is chosen to carry out this work - £13,500.00 (Includes VAT)</li> </ul> </li> <li>• <b>Tiled Roof (Extension Roof) – Suggested Fibre Cement Slate Roof Tile</b> – which would be the same as the original tile and similar look to the rest of the street)       <ul style="list-style-type: none"> <li>▪ The extension tiled roof requires a full roof replacement due to the previous roofer not installing the roof correctly, it can be seen in pictures screws were used instead of copper rivets and nails causing the verge to have almost completely deteriorated. The roof also has issues with the ridge where the tiles aren't straight due to the structural deformation of the timbers. The new roof will need to comprise of new breathable membrane, new pressure treated timber batten, new GRP linear verge covers, new tiles, new lead and a dry system ridge and hip kit. With all new PVC fascia boards, hollow soffits and guttering, this will include a 25-year guarantee if Your Space Innovations Roofing &amp; Building Services Ltd. is chosen to carry out this work - £6,000.00 (Includes VAT)</li> </ul> </li> <li>• <b>Bay Roof – Either Lead Repair or Fibre Cement Slate Roof Tile</b> – which would be the same as the original tile and similar look to the rest of the street)       <ul style="list-style-type: none"> <li>▪ We suggest for the Bay roof, it is either repaired with the missing lead flashing work or it is replaced like for like.</li> <li>▪ The 2 options we would suggest for this roof:           <ol style="list-style-type: none"> <li>1. Either repair the roof by replacing the traditional lead hip work that is missing across the hip which appears to have been either stolen or blown off during storm damage,</li> </ol> </li> </ul> </li> </ul> |

this will include a 5-year guarantee if Your Space Innovations Roofing & Building Services Ltd. is chosen to carry out this work - £300.

2. Or a more permanent fixture of replacing the bay roof completely with Fibre Cement Slate Roof Tiles and new breathable membrane, new pressure treated timber batten, with traditional lead hip restoration and new tiles. With all new PVC fascia boards, hollow soffits and guttering, this will include a 25-year guarantee if Your Space Innovations Roofing & Building Services Ltd. is chosen to carry out this work - £1,500.00 (Includes VAT)

- **Optional** – *we can also install high performance MARLEY brand solar panels with full potential array and a manufactures guarantee if Your Space Innovations Roofing & Building Services Ltd is chosen to carry out this work – approximately £15,000.00 (Includes VAT)*

Customer Name:

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Inspection Address:

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Inspection Date:

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Inspector Name:

Jake Watts

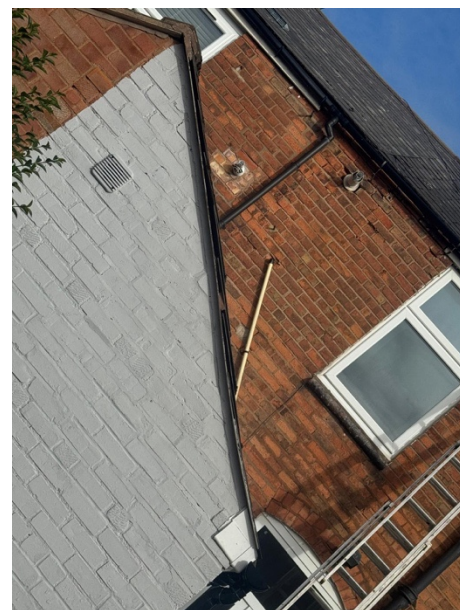
Contact Information:

**JAKE WATTS – TEL 07932 211899**

**Your Space Innovations Roofing and Building Services Ltd.**



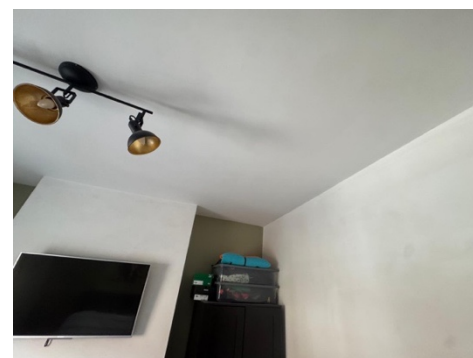
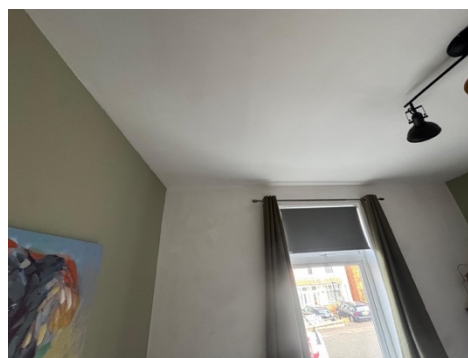
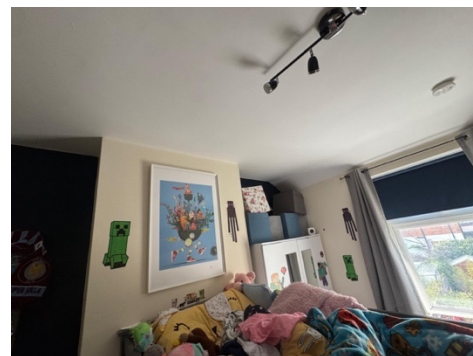
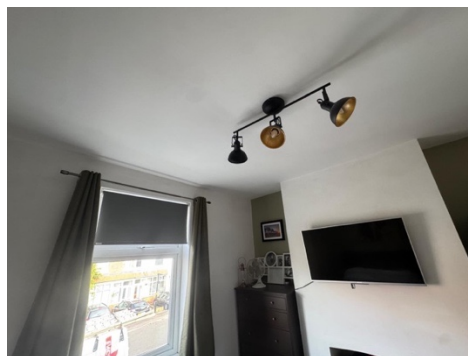




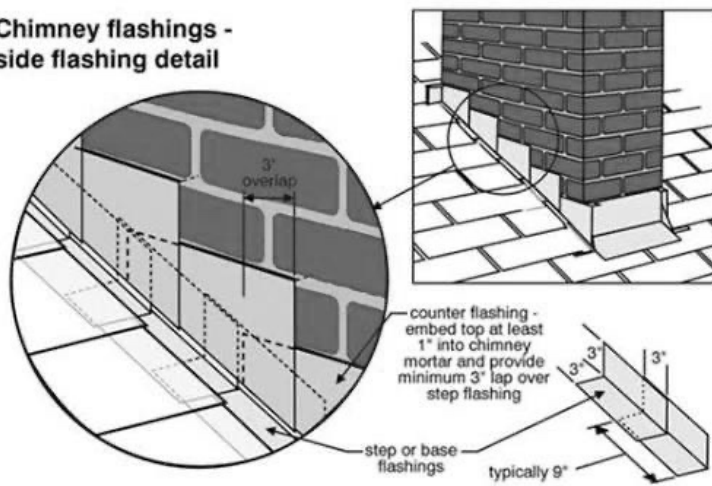


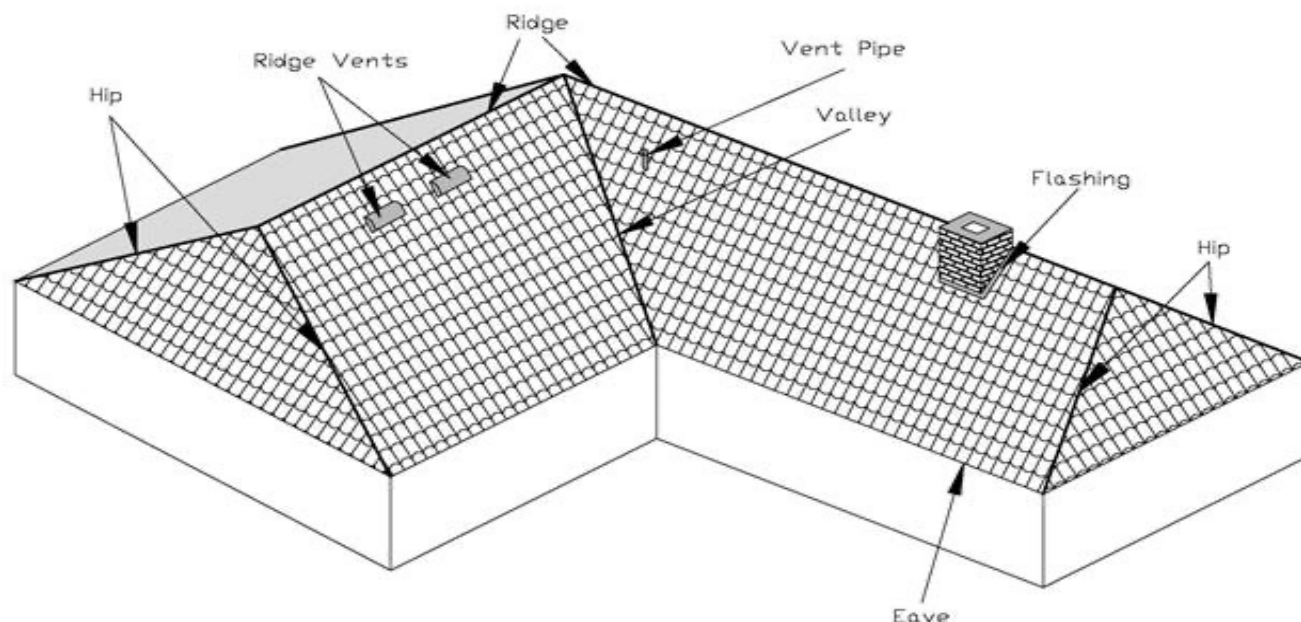






**Chimney flashings -  
side flashing detail**





1. **Ridge Tiles:** The 'cap' tiles that run along the highest horizontal line (ridge) of the roof where two slopes meet. They protect the join from water ingress.
2. **Ridge Vent:** A ventilation system integrated into the ridge, allowing warm, moist air to escape the loft space.
3. **Flue/Chimney Stack:** A vertical structure, typically brick, that contains flues for expelling combustion gases from fireplaces, boilers, etc.
4. **Lead Flashing:** Sheets of lead used to create a watertight seal around penetrations in the roof (like chimneys, roof windows, or against walls). Lead is highly malleable and durable.
5. **Roof Window (Velux style):** A window specifically designed to be installed within the plane of a pitched roof, providing light and ventilation to the space below.
6. **Batten (or Counter Batten)** is the horizontal timber strip fixed to the rafters, to which the roof tiles are secured. Counter battens (vertical) are sometimes used beneath tile battens to create a ventilation void.
7. **Eaves Protection Strip (or Felt Support Tray):** A strip (often uPVC) installed at the eaves to direct water from the underlay into the gutter, preventing ponding and rot at the eaves.
8. **Gutter / Downpipe:** The gutter collects rainwater from the roof edge, and the downpipe channels it safely to the ground drainage system.
9. **Fascia Board (Timber Fascia Board):** The long, straight board that runs along the lower edge of the roof (eaves), fixed directly to the rafter feet. It supports the bottom row of tiles and the guttering.
10. **Soffit (Not explicitly labelled but often goes with Fascia):** The underside of the eaves, closing the gap between the wall and the fascia board. Can be vented for loft ventilation.
11. **Dry Verge System:** A modern, mortar-free system used at the verges (the exposed edge of the roof where tiles meet a gable wall or simply end). It provides a durable, weather-tight, and maintenance-free finish.
12. **Hip Iron:** A decorative and structural component sometimes found at the foot of a hip, securing the hip tiles.
13. **Verge (not explicitly labelled but implied by Dry Verge System):** The edge of the roof that runs along a gable end wall, or where the roof terminates without meeting another roof slope.

#### Internal Roof Components (Supporting Structure & Loft Space):

1. **Roof Truss:** A prefabricated triangular framework of timbers (rafters, ties, struts) designed to support the roof structure and transfer loads to the external walls. Modern roofs primarily use trusses.
2. **Purlin:** A horizontal beam that provides intermediate support for the rafters, especially on longer roof spans, transferring loads to internal walls or larger roof elements.
3. **Insulation:** Material (e.g., mineral wool, rigid boards) placed in the loft space or between rafters to prevent heat loss from the building below.
4. **Ventilation Exhaust Duct:** Ducting used to extract moist air from bathrooms, kitchens, etc., and expel it through the roof, often via a special roof tile vent.
5. **Water Tank / Plastic Tank:** Storage tanks for water (cold water storage or expansion tanks for heating systems), commonly found in loft spaces in older British homes.
6. **Ceiling Joist:** Horizontal timbers that form the floor of the loft space (and the ceiling of the room below), supporting the ceiling plasterboard and any loft flooring.
7. **Loft Hatch:** An access opening in the ceiling of the top floor, usually with a removable or hinged door, providing entry to the loft space.