



Assure Roof Surveys
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Overview of Findings – Visual Survey

ADDRESS

Survey Date:
25.02.2026



Client and Property Details

Client Name:	
Client Tel:	
Client Email:	
Survey Address:	
Property Roof Description:	The property is a domestic dwelling dating from 1629, subdivided into upper and lower flats. The original slate roof was replaced circa 1970. The roof comprises a pitched main roof with a small lean-to roof to the rear, finished in slate, and features a crow-stepped gable end. A visual inspection was undertaken to assess the condition of the roof and identify any required remedial works.
Survey Date:	25.02.2026
Survey Undertaken by:	Tony Nicol, Principal Roof Inspector, Assure Roof Surveys
Weather:	Dry at time of survey following a period of rain.

Section 1: Overview of Independent Visual Roof Survey

	Findings & Implications	Recommendations
Slates Roofs	The main roof covering is in good overall condition, comprising of Welsh slates fixed with single galvanised clout nails, with additional cheek nails provided at every third course. The slates are laid over Type 1F felt and have been installed to a good standard. Aside from a small number of missing slates, particularly at the rear right-hand side adjacent to the chimney, the overall condition of the slate covering is good.	1 . Replace missing and broken slates with matching Welsh slates.
Tile Roofs	N/A	
Flat Roofs	N/A	
Ridge Coverings	The roof has capped angled ridges bedded on sand and cement. Ridges are generally in good condition, with the exception of one ridge tile that requires replaced.	2. It is recommended that the broken ridge is replaced like-for-like.
Chimney stacks	Both chimneys show signs of deterioration, including cracks and areas of missing roughcast.	3. Roughcasting contractor remove damaged render and repairs it to match the existing finish.
Mortar / Lead Flashing	The lead flashing around the front right-hand chimney is in good condition and requires no action at this time. The lead flashing to the rear kitchen roof has been installed in longer	4. Gap to be sealed using a lead-compatible sealant e.g. lead-mate.

	lengths than recommended, which can increase the risk of cracking and tearing over time due to natural expansion and contraction. This movement has caused the flashing to pull slightly away at the lower edge, creating a fine hairline gap that could allow water to enter.	5. Monitor flashing for future cracking which may take many years to develop.
Rainwater Systems / Gutters / Downpipes	Half-round plastic gutters are fitted to both sides of the roof and are supported by metal top-rafter brackets. The gutters contain standing water and debris and are not draining freely. No leaks were observed at the joints, and the gutter brackets remain generally sound with no significant corrosion. The rear gutter is disconnected from the downpipe, and the front downpipe is broken at ground level.	6. Replace front downpipe 7. Rear downpipe re-connected 8. All gutters cleared of debris 9. Thereafter gutters to be checked to ensure they fall correctly and realigned if necessary to allow proper drainage.
Skylights	N/A	
Internal Loft Spaces	The internal loft space was found to be clear, with no signs of rot or water penetration.	
Valleys	N/A	
Verges	The crow-stepped gable end shows signs of deterioration, with areas of missing mortar.	10. Mortar to be replaced using a lime mortar mix
Dormers	N/A	
Roofline	N/A	
Parapet Walls	N/A	

Extensions / Conservatories	N/A	
Miscellaneous / Other relevant matters	A crack was noted in the external render to the rear kitchen wall, which may allow water penetration.	11. Assessment to the area by a roughcasting contractor to advise on any necessary repairs
Overall Condition	Above roof is in good condition with only a few noticeable exceptions.	
Summary of Recommendations	1. Replace all missing and damaged slates with matching Welsh slates. 2. Replace the defective ridge tile with a like-for-like ridge tile. 3. Remove defective roughcast to both chimneys and repair to match the existing finish. 4. Seal the fine gap to the rear kitchen roof lead flashing using a lead-compatible sealant. 5. Monitor the rear kitchen roof lead flashing for any future cracking due to movement. 6. Replace the broken front downpipe. 7. Reconnect the rear gutter to the downpipe. 8. Clear and assess all gutters for appropriate run. 9. Check gutter alignment and adjust falls as necessary to ensure proper drainage. 10. Repoint the crow-stepped gable end using a lime mortar mix. 11. Arrange for a roughcasting contractor to assess and advise on repairs to the cracked render on the rear kitchen wall.	

Signed: T.Nicol Tony Nicol Principal Roof Inspector for Assure Roof Surveys	Date: 28.02.2026
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Section 2: Survey Images

Roof Coverings (Slate)



Ridge Coverings



Chimney Stacks





Mortar / Lead Flashings



Rainwater Systems / Gutters and Downpipes





Internal Loft Spaces



Verges





End of Report