Assure Roof Surveys
ROA: 5 South Charlotte Street
Edinburgh, EH2 4AN

info@assureroofsurveys.com
0131 287 9388 / 01786 239 899
www.assureroofsurveys.com

Independent Roof Survey Report

Survey Address:

Survey Date:

Client and Property Details

Client Name:	
Client Tel:	
Client Email:	
Survey Address:	
Property Roof Description:	The family home at occupies the upper floor of a three-storey apartment building in the area of Glasgow, built in the early 1900s. The pitched roof is covered with modern concrete tiles and bay windows are natural slate covered.
Survey Type:	UAV (Drone) Survey
Survey Date:	
Survey Undertaken by:	Tony Nicol, Principal Roof Inspector, Assure Roof Surveys
Weather:	Dry and clear, moderate wind gusts.

Part 1: Scope of Independent Roof Survey

At the request of the property owner, , Principal Roof Inspector for Assure Roof Surveys, attended on the morning of to undertake a visual inspection of the property roof. The survey was carried out using an unmanned aerial vehicle (UAV), commonly referred to as a drone, to assess the overall condition of the roof coverings.

The property owner also requested an independent review of the works undertaken, or allegedly not undertaken, on behalf of the insurer by . This review was informed by documentation from , provided by .

The property owner reports ongoing issues of water ingress following roof repairs arranged by the insurer in response to storm damage sustained on . They believe that necessary remedial works to the slate roof coverings were not carried out, when they should have been.

This report sets out the observations made by Assure Roof Surveys during the UAV inspection conducted on and provides commentary on whether repairs to the slate roof coverings ought to have been undertaken.

Part 2: Assure Roof Survey Images

Image 1 (Right bay window, left side)

Four slates at the bay window were observed to be cracked or missing, along with one broken concrete tile on the main roof. In addition, an unidentified object or possible historic repair was noted beneath a concrete tile, as highlighted in orange.

Image 2 (Main pitched roof above right bay window)
Cracked concrete tile.

Image 3 (Left bay window, right side)
Image shows slipped slate

Image 4 (Left bay window, left side)
Image shows at least 2 missing slates

Part 3: Overview of Findings & Recommendations

	Findings & Implications	Recommendations
Slates Roofs (bay windows)	Missing and slipped slates are noted to both bay window roofs as highlighted in images 1,3 and 4 above. The client reports ongoing issue with water ingress into the property. It is the opinion of the writer that it reasonable to assume that these missing and slipped slates are (in the absence of other issues) likely points of water penetration into the home around the area of the bay window. On cross-comparison and analysis of photographs taken and reported by , the writer can confidently state that no rectification work has taken place to the slated bay windows, which could have sustained damaged during storm . Repairs to bay window slates following the storm event would have likely addressed water ingress issues at the time.	Replace all broken and missing slate with matching.

Tile Roofs (main pitched roof)	As highlighted in images 1 and 2 above, there is a single broken concrete roof tile to right bay window; left side (shown in orange) which appears to have been repaired with silicone. There is a further broken tile in line with the previous tile, approximately 1.5m below ridge. As there is an ongoing issue with water ingress into the living room, it would be reasonable to assume that may also present a point of water ingress and therefore should be replaced during future rectification work.	Replace broken concrete tiles with an exact brand and colour match, where this can be sourced.
Flat Roofs	Not applicable	
Ridge Coverings	No issues of concern observed by roof inspector	
Chimney Stacks	No issues of concern observed by roof inspector	
Mortar / Lead Flashing	No issues of concern observed by roof inspector	
Rainwater Systems	No issues of concern observed by roof inspector	
Skylights	No issues of concern observed by roof inspector	
Attics / Lofts	Not accessed	
Valleys	No issues of concern observed by roof inspector	
Verges	Not applicable	
Dormers	See bay window slating above	
Roofline	Not applicable	
Parapet Walls	No issues of concern observed by roof inspector	
Conservatories / Extensions	Not applicable	
Miscellaneous / Other relevant matters	Not applicable	

Overall Condition	Aside from the issues identified above that are likely contributing to water ingress into the property - namely missing or slipped slates to the bay window and broken concrete tiles - the overall condition of the roof over is good. Replacing the affected slates and tiles is a relatively straightforward matter, notwithstanding the challenges associated with access. Once appropriate health and safety-compliant scaffolding is in place, providing full access to the front roof elevation, a competent roofing contractor should be able to complete the necessary repairs within a short period of time.
Overview of Recommendations	1. Replace all broken and slipped slates on both bay windows. 2. Replace broken concrete tiles on main roof with exact same brand and colour where these can be sourced (or suitable alternative)

Part 5: Analysis of Previous Surveys and Scope of Works

Extent of Storm Damage and Adequacy of the Survey

According to the owner, storm damage occurred to the front elevation of the building during the storm event of . While the report concludes that the damage observed was '*consistent with a one-off storm event*,' it makes no specific reference to the bay window slate roof areas or roof tiles. Areas, which should have been considered as part of the condition survey but were not.

Photographs taken by during the repair works (Appendix 1; Images 6-9) clearly show the presence of cracked tiles and missing and slipped slates. It is the independent professional opinion of the writer that this damage is consistent with storm force winds, including those experienced during Storm in January 2025.

If a sufficiently detailed drone survey been undertaken initially, it is reasonable to expect that defects to roof areas would have been identified at that stage, with slate work to the. Bay windows included within the scope of remedial works.

Contractor Scope of Works (March 2025)

The contractor report issued in March 2025 by confirms that the scope of works being limited to the installation of new ridge, hip, and valley tiles, together with associated bedding works, and the installation of lead sheeting. No reference is made to concrete roof tiles or slate roof areas within this report. As a result, any defects affecting the tile or slate coverings would not have been addressed as part of the instructed rectification works.

Subsequent Findings

Photographic evidence provided by in is consistent with the findings of Assure Roof Surveys and confirms that remedial works are required to both tiled and slated roof areas. This further supports the view that defects to the slate coverings were indeed present, but not identified or acted upon appropriately, at the time of the original assessment.

Conclusion

It is the independent conclusion of Assure Roof Surveys that the original drone survey undertaken by on behalf of the insurers was inadequate and failed to provide a thorough and competent assessment of all roof coverings, particularly the slate roof areas to the bay windows. Defects affecting the slates were present at the time of the initial inspection but were not identified, documented, or included within the scope of remedial works.

Given that the source of water ingress was unknown to the property owner, it was essential that the initial inspection comprehensively assessed both the tiled and slated elements of the roof. In my professional opinion, a properly executed and sufficiently detailed survey ought to have identified the defects to the slate roof coverings at that stage.

The failure to identify these faults resulted in an incomplete and inadequate scope of works being instructed and undertaken. This omission has left critical roof defects to be unresolved and has materially contributed to the continuation of water ingress into the property.

The shortcomings of the original survey and subsequent scope of works represent a clear failure to appropriately identify and rectify storm-related damage in full.

At this time the writer recommends the following to make the roof water-tight:

1. Replacement of the broken concrete tiles to the main roof with tiles of the same brand and colour where available, or a suitable matching alternative where this is not possible.
2. Replacement of all broken and slipped slates to both bay window roof areas.

Tony Nicol Principal Roof Inspector for Assure Roof Surveys	Date: 31.03.2026

Appendix – Annotated Images

Image 5
DATE
taken by
annotated and commented by Assure Roof Surveys)

Image shows broken and missing concrete tiles and ridge tiles which have cascaded down the roof towards the bay window and gutter. It is the professional opinion of the report writer that the falling of the ridge tiles to this area, along with storm force winds, are the likely cause of the damage to the concrete tiles as noted and damage could also have occurred to the slated bay window area.

Image 6
DATE
taken by property owners during work by
annotated and commented by Assure Roof Surveys)

Image of the right side of the right bay window. Image shows a broken slate on the bay window.

Image 7
DATE
taken by property owners during work by
annotated and commented by Assure Roof Surveys)

Image of left side of right bay window showing one missing (top) and one slipped slate (bottom)

Image 8
DATE
taken by property owners during work by
annotated and commented by Assure Roof Surveys)

Images of the left bay window left side which shows a broken slate.

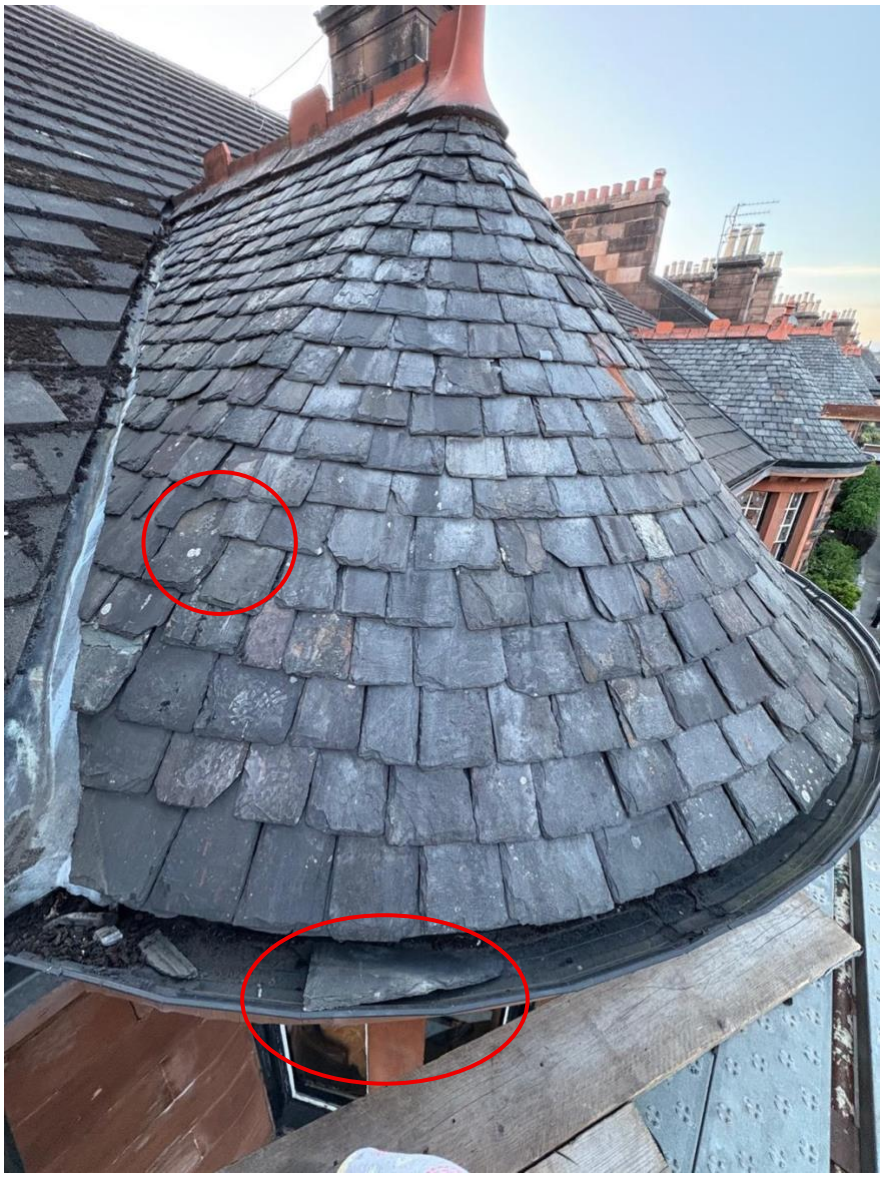

Image 9
DATE;
taken by property owners during work by
annotated and commented by Assure Roof Surveys)

Close up image of the left bay window, left side at ridge, showing 2 broken slates.

END OF REPORT