

E2

Roof Covering Outside the property

<p>Limitations to inspection</p>	<p>The inspection was carried out from ground level using binoculars. The flat roof covering of the dormer projection could not be viewed from ground level due to its height. It is assumed to be a lead detail to the left of the dormer window where the roof joins with number 9. This could not be viewed.</p>
<p>E2 Roof Covering</p>	
<p>The front elevation roof pitch is covered with metamorphic slate tally tiles. These are commonly called Welsh slate, although many slate tiles are now imported. Tally refers to slate tiles of equal size. There are two mushroom tile vents visible from the front of the property. The ridge is formed with mortar-bedded angled ridge tiles. The junction detail with property number nine is formed with a lead roll joint. This is where a rounded timber is fixed to the roof and the lead is dressed up and over the timber to form a watertight upstand. The junction detail with property number 13 is assumed to be formed with lead soakers, with the slate tiling forming a close junction. There is a reasonable accumulation of moss on the front roof pitch. This is likely due to the fact it is north-facing and will receive little drying heat from the sun. Due to the head lapping and side lapping of each tile (the distance by which the tiles overlay each other), the accumulation of moss at the joints is unlikely to cause an issue in terms of moisture ingress to the roof structure. In heavy rain, moss may be washed free, resulting in accumulation and blockage of the rainwater goods. Due to the access difficulties of working on a roof, it is likely to be more cost-effective to periodically clear out the guttering from a ladder and ensure the downpipe at the front of the property runs freely.</p> <p>The rear roof pitch was originally fully covered with slate tiles. A near-full-width dormer projection has been added as part of a roof space conversion (see F9 Other).</p> <p>There are small remaining sections of the original rear roof pitch visible at the eaves and right-hand side of the dormer projection. These areas are covered with slate tiles.</p> <p>The junction between the remaining areas of the rear pitch and the rear projection roof is formed by a lead valley detail which was in good condition and clear of debris.</p> <p>The roof junction with number 13 at the rear of the property is formed in the same way as the front elevation. No issues were found internally that might indicate a defect with either junction. The roof junction with number 9 appears to be formed with lead details but they could not be inspected.</p>	<p>CR</p> <p>1</p>

The property has a rear projection that is similarly covered with slate tiles. The ridge is formed with mortar-bedded angled ridge tiles. The mortar beds for these tiles are larger than necessary, resulting in excessive exposure of the mortar. Some of the joints are beginning to weather. Repointing of this element should be considered in the next few years. The verge detail for this element (where the roof covering meets the wall on the south gable side) is fully mortared as part of the rendering.

The property has a single-storey lean-to at the rear of the property. The roof covering here is slate tiles. The verge is fully mortared with the rendering of walls, and the junction to property 13 is detailed with a lead roll joint, the same as the front elevation. No issues were noted.

The flat roof for the dormer is reported on separately (see F9 Other).

Condition rating 1: No repair is presently required. Normal maintenance must be undertaken.



Front elevation roof pitch



Moss accumulation



Rear roof pitch



Lead valley detail

