

Chandler Roofing.

Address:
64 Eveleigh Road
Royal Wootton Bassett
Swindon
Wiltshire
SN4 8AN



Saturday 25th November 2023

Roof inspection report.

Property: Ellendune Community Centre Wroughton.

Dear Mr Maddox,

As requested, we made a visit to your property Ellendune Community Centre Wroughton, to inspect the roof for any works that may be required in the anticipation of having solar panels fitted. I have split this report in to two sections. Section one being the south east elevation above the flat roof and the second, being the south west elevation also above the flat roof area the issues we found are the following.

Section one South east facing elevation.

This span of roof has been re-slatted in recent years and the fibre cement slates with no doubt should have many years of use in them yet. But we do have some concerns of the workmanship that may affect the integrity of the performance of the new materials used.

Slates out of bound.

These slates should be installed half bounded to the slate directly below. This is to give the maximum possible coverage to protect from water ingress, unfortunately the contractor has failed to do this when installing the roof elevation.

Incorrect fixing method of fibre cement slates.

The method to fix the slates in place on this elevation the previous contractor opted to use slate hooks. This method of fixing slates is very good for natural slates as they protect against wind up lift. But unfortunately, not necessary the best fixing for fibre cement slates as they are made from a much softer and less durable material, this means they may be prone to bending and losing shape due to the insufficient support. Manufacture instructions specify that slates should be secured by double nailing and with a copper rivet to the bottom centre of the slate.

Incorrect installation of over fascia vent.

The over fascia vent is designed to allow air flow from the eave into the loft space to help prevent condensation issues. The over fascia vent is to be fitted on top of the fascia. In this case it has been fitted to the side of the fascia this will affect the performance of the product.

Valley trough coating.

When the works were completed the previous contractor fitted a fibre glass valley trough this is common in more previous roof installations. For some reason it appears to have been coated in some sort of fibre paint, these types of products are very unreliable and should only be used as a temporary fix. By the valley being coated with this paint usually give the indication that there is an issue that should be addressed.

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Section Two south west facing elevation.

This is the older of the two roof elevations inspected. The roof was originally installed with good workmanship, but areas are starting to show some areas of concern. Along with some repair work that again is not quite up to standard.

Felt condition.

On inspection we were limited on areas we could view the felt, but we removed a slate and could see that the felt although, the old style and a non-breathable felt it still looked in a healthy condition.

Slate condition.

The slates are very old and are starting to show signs that indicate that they are presumably coming to the end of their life such as the faces being very worn and areas of the slates flaking away.

The lead slates around the gas flues.

The lead slates around the flue pipes have both been made too large for the pipe and been dressed around on themselves in attempt to achieve a tighter fit, by doing this it puts areas of the lead at stress and can cause the lead to split. They have also failed to install the lead under the collar of the flue pipe leaving the area very prone to water ingress.

Splits in bay window flashing.

The lead flashing along the bay window has a few splits and could do with being replaced. It has also been cut down and repaired with bitumen strip tucked under the lead this will affect the integrity of the lead.

Slates coated in bitumen.

The Slates above dormer window coated in a bitumen paint again this indicates a quick fix over a possible leak.

It would be wrong for us to advise you to get a roof replacement done on the south east facing elevation as the materials are still well within their life expectancy but with the poor workmanship it would be impossible to give an accurate time scale on the life span on this section of roof. With the south west facing elevation I would recommend the roof replacement as the solo panels will no doubt out last the slates and will make a much bigger job of replacing the roof when the time comes

I hope the issues raised aid you and your committee to come to a decision on the best course of action to take.

I will begin working on an estimate for the works as requested and hope to have this ready by Monday.

Please see below images taken on inspection for evidence.

Please do not hesitate to ask any questions.

Regards,

Vinnie Chandler
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South west facing warn out slates



south west facing felt condition



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South west facing lead slate



South west facing dormer lead



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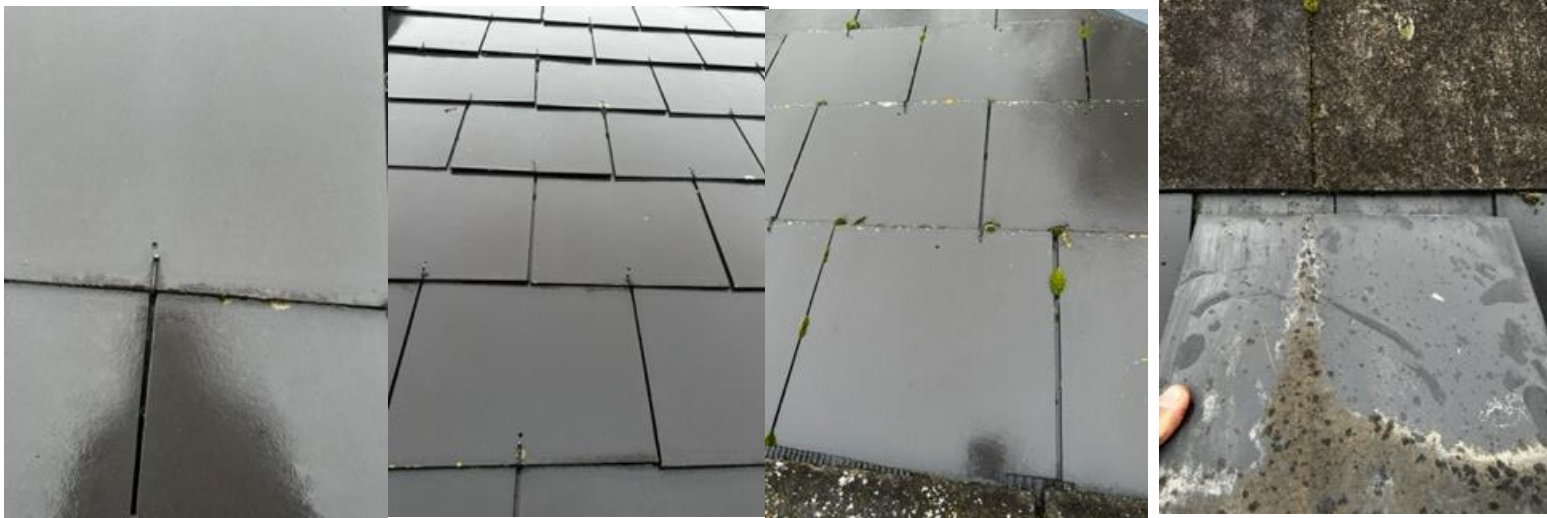
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South west facing slates coated in bitumen



south east facing incorrect fixings and out of bond slates



valley coated in fibre paint.



Incorrect fascia vent

