

Pre-Purchase Roof Report

Roof condition evidence for a home buyer before exchange.

Property	1930s semi-detached house, North West England
Instruction	Buyer requested roof evidence after Level 2 survey raised roof age, slipped coverings and chimney concerns.
Inspection type	Visual, non-invasive roof condition report from safely accessible viewpoints.
Report ref	RR-2026-0515-01

Executive Summary



The buyer instructed a visual roof condition report after the Level 2 survey raised concerns about roof age, slipped coverings and chimney details. Visible defects were identified to the main roof covering, chimney/leadwork and roofline drainage. These items should be considered before exchange because they may affect repair budget, access requirements and purchase negotiations.

Overall buyer risk	Medium to High	Several visible roof defects were noted. None could be fully diagnosed intrusively, but the combination of slipped coverings, aged mortar and chimney/leadwork issues would justify further discussion before exchange.
Urgent items	Priority 1	Open or displaced coverings, loose ridge mortar and defective chimney flashing should be treated as likely early repair items to reduce water-entry risk.
Budget guidance	Guide range	Indicative visible-work allowance: £2,300-£5,050 , excluding hidden defects, extensive scaffold, structural repairs or full roof replacement.
Negotiation relevance	Useful evidence	Findings may help the buyer raise roof repair exposure with the seller, estate agent and solicitor. Outcomes vary and no price reduction is guaranteed.

Key Buyer Questions Answered

- What roof defects are visible and where are they located?
- Which issues look urgent, which are maintenance, and which need further investigation?
- What rough cost range should the buyer consider before exchange?
- What could not be confirmed because of safe-access or visual-inspection limits?
- What should be raised with the solicitor, estate agent or seller?

Instruction, Property and Access



The buyer supplied a Level 2 survey extract stating that the roof covering appeared aged, with slipped slates/tiles, weathered ridge mortar and chimney flashing concerns. The buyer wanted a clearer written roof report before exchange to understand likely repair exposure and whether a seller discussion was sensible.

Property type	1930s semi-detached house with pitched tiled/slate-style roof, chimney stack and rear roofline/gutter details.
Weather	Dry and overcast. Roof surfaces were visually assessable where safely visible from agreed viewpoints.
Access used	Ground-level external observations, accessible vantage points, zoom photography and visual review of roofline details. No roof coverings lifted.
Areas limited	Rear slopes partly obscured by angle and neighbouring boundaries. Hidden underlay, battens, fixings and timber condition not confirmed.
Report purpose	Buyer decision support before exchange. This is not a RICS survey, structural survey, guarantee, warranty or formal quotation.

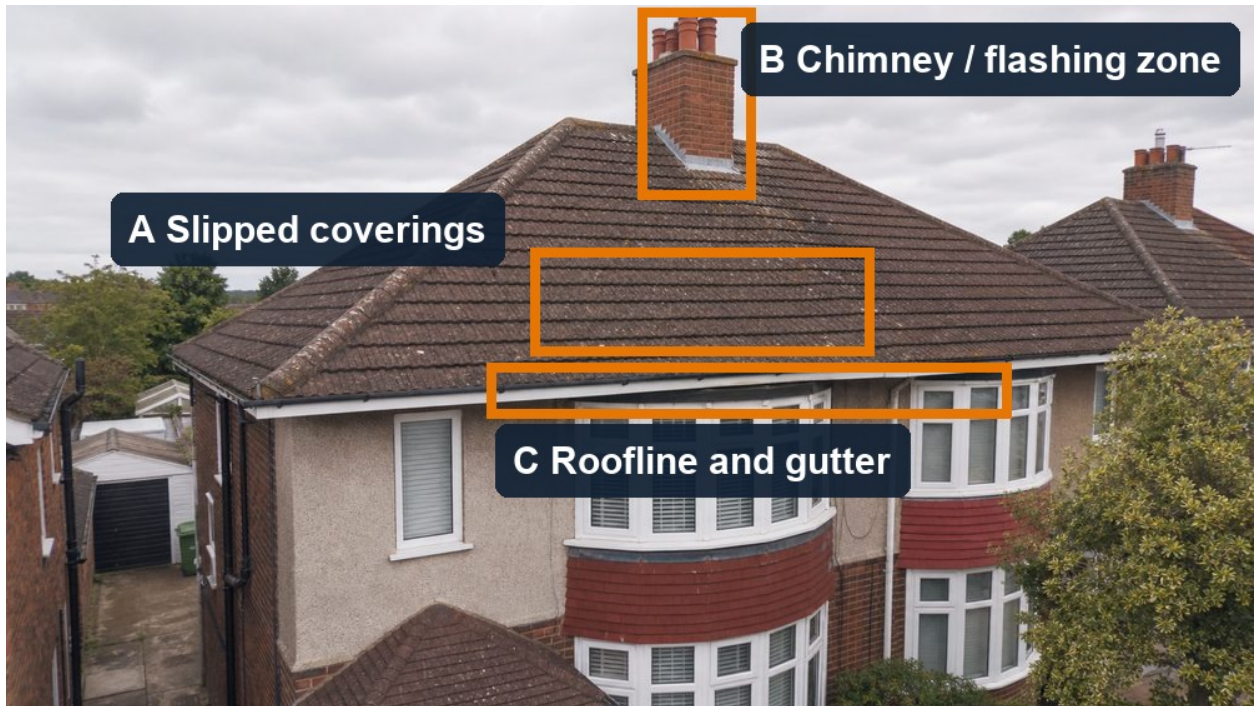
Inspection Limitations

A visual inspection can record visible defects and buyer-relevant evidence, but it cannot confirm hidden roof build-up, concealed leaks, timber decay, nail fatigue across the whole roof, structural adequacy or future performance. Where defects suggest possible hidden issues, the report should recommend further investigation rather than overclaiming.

Roof Area Overview

EXAMPLE

The image below identifies the main visible issue areas recorded during the roof inspection. The following findings explain why each item matters, likely urgency, recommended next step and rough repair-cost guidance where possible.



Marker	Issue Area	Buyer Relevance
A	Main roof covering	Visible slipped/displaced coverings can allow weather exposure and may indicate wider fixing fatigue.
B	Chimney/flashing zone	Defective flashings and open joints are common leak points and often affect scaffold/access cost.
C	Roofline/gutter detail	Blocked or leaking gutters can contribute to damp, staining and roofline decay.

Defect Schedule and Priority Ratings EXAMPLE

The schedule below summarises the visible roof defects, their buyer relevance, priority and likely repair route. Cost ranges are provided to support pre-exchange budgeting and discussion with the solicitor, estate agent or seller.

Ref	Visible finding	Priority	Likely next step	Guide cost
1	Slipped/displaced roof coverings on front slope; local weather exposure risk.	High	Refix/replace affected tiles or slates; check surrounding fixings.	£350-£850
2	Weathered ridge mortar with open joints and loose sections visible.	Medium	Repoint or rebed affected ridge run; review verge condition at same time.	£550-£1,250
3	Chimney flashing and pointing defects; staining risk below stack area.	High	Repair lead flashing detail, repoint open joints, check flashing.	£750-£1,650
4	Holed gutter outlet and split downpipe section; likely overflow during rainfall.	High	Replace failed gutter/outlet section and downpipe; check fascia staining.	£280-£750
5	Rear/access-limited roof areas not fully confirmed from safe viewpoints.	Info	Further close access or drone review if buyer requires more certainty.	£150-£450

Cost ranges are planning allowances only. Final cost can change after close access, scaffold review, hidden defect discovery, material matching and contractor quotation.

Finding 1: Slipped or Displaced Coverings

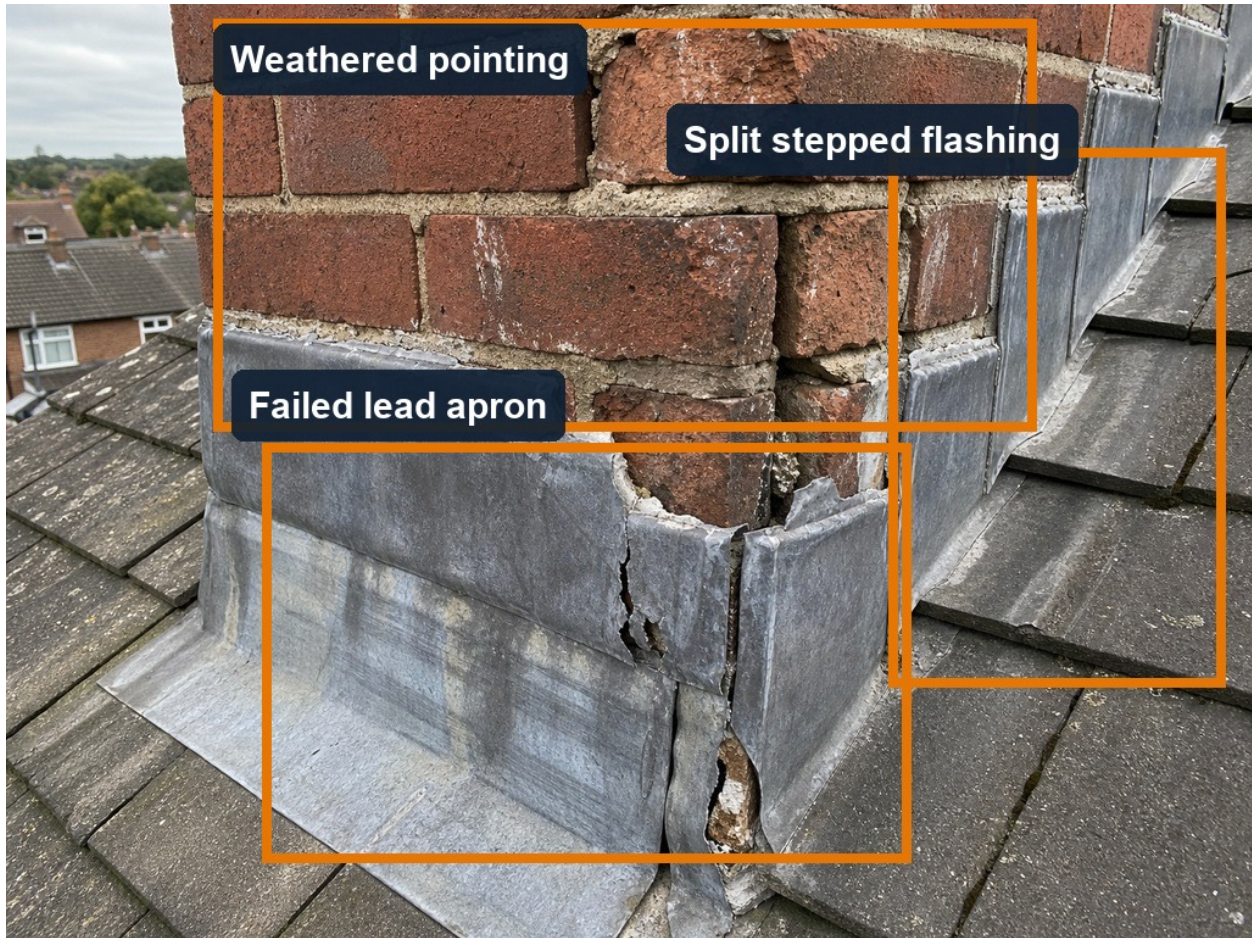


Finding ref	RR-01	Priority	High
Observation	Visible displacement/weathering is noted to the roof covering. The image suggests local areas where coverings may not be sitting correctly, with debris and gutter build-up also visible.	Guide cost	£350-£850
Buyer implication	Open or displaced coverings can allow wind-driven rain to reach the underlay and may indicate wider age-related fixing fatigue. The issue should not be ignored before exchange.	Recommended action	Ask for localised repair scope and check surrounding coverings during close access. Consider whether wider roof age makes replacement budgeting sensible.

Buyer note

This item should be read alongside the limitations section. The report records visible evidence from safe viewpoints and gives a practical buyer recommendation; it does not open up roof coverings or guarantee hidden conditions.

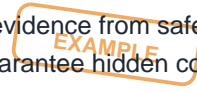
Finding 2: Chimney and Lead Flashing Zone



Finding ref	RR-02	Priority	High
Observation	The chimney/flashing zone shows weathered pointing, staining around the lead apron and stepped flashing details that should be checked closely. These are common maintenance areas on older roofs, even where parts of the leadwork appear previously repaired.	Guide cost	£750-£1,650
Buyer implication	Chimney and flashing defects can allow water entry around an exposed roof junction. The visible condition may be serviceable short term, but a buyer should budget for repair review because scaffold or tower access can materially affect final cost.	Recommended action	Request close inspection of the pointing, lead apron, soakers/stepped flashing and flashing. Ask whether repointing, lead dressing or local flashing repairs are needed before completion or can be budgeted after purchase.

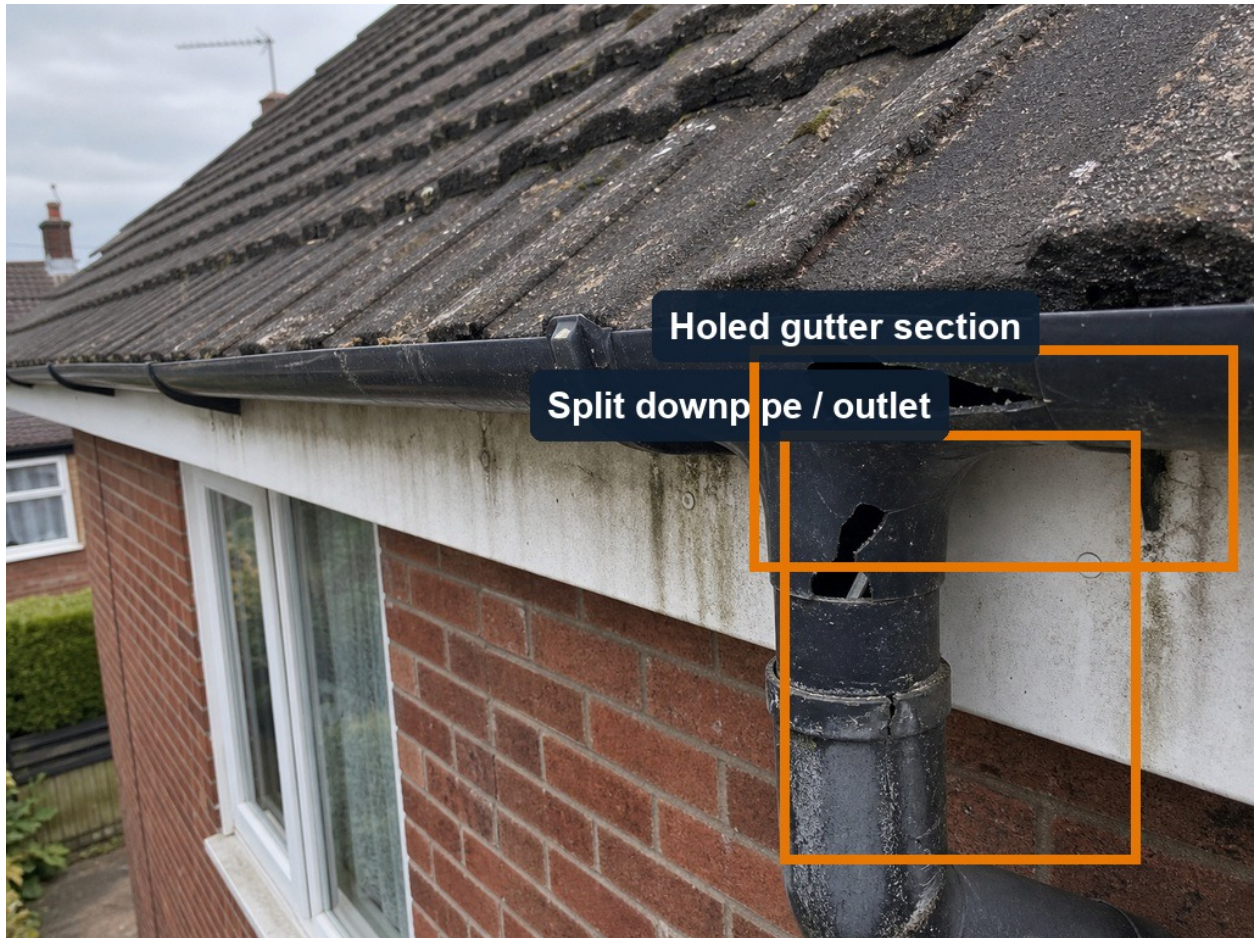
Buyer note

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Finding 3: Roofline, Gutter and Access Limitations

EXAMPLE



Finding ref	RR-03	Priority	High
Observation	A holed gutter section and split outlet/downpipe detail are visible at the roofline. Staining to the fascia below indicates repeated overflow or leakage in this area.	Guide cost	£280-£750
Buyer implication	Failed guttering can discharge water onto the fascia, wall face and lower roof edge. Continued overflow may contribute to staining, damp risk and timber/fascia deterioration if not repaired.	Recommended action	Replace the failed outlet/downpipe section rather than relying on temporary sealant. Check gutter falls, brackets and adjacent fascia condition during the same visit.

Buyer note

This item should be read alongside the limitations section. The report records visible evidence from safe viewpoints and gives a practical buyer recommendation; it does not open up roof coverings or guarantee hidden conditions.

Rough Cost Guidance and Buyer Budget

The following allowances are based on visible defects recorded from safe inspection viewpoints. They are intended to help the buyer understand likely repair exposure before exchange. They are not a formal quotation and do not include hidden defects, full scaffold design, structural works or full roof replacement.

Repair category	Observed scope	Guide range	Notes
Minor covering repairs	Replace/refix visible slipped or missing tiles/slates.	£350-£850	May increase if surrounding fixings are failing or access is difficult.
Ridge/verge mortar	Repoint/rebed loose ridge mortar sections and review verge condition.	£550-£1,250	Length of ridge and access method are key cost variables.
Chimney and leadwork	Repoint stack areas, repair lead flashing detail, check flaunching.	£750-£1,650	Scaffold or tower access may be needed depending on height and position.
Gutters/roofline	Replace holed gutter outlet and split downpipe section; clean staining and check fascia.	£280-£750	Replacement is likely more appropriate than sealing where plastic is brittle or split.
Further investigation	Closer access, drone review or specialist check for hidden concerns.	£150-£450+	Needed if buyer wants more certainty before exchange.

Indicative visible-work allowance

Based on the visible findings, a prudent buyer should allow around **£2,300-£5,050** for the listed visible items. A more cautious budget should include contingency for hidden defects, access changes and any wider roof covering issues identified once close access is arranged.

Buyer Recommendations Before Exchange

The following actions are recommended before exchange so the buyer can make an informed decision on repair exposure, seller enquiries and likely short-term maintenance obligations.

- Raise the chimney/leadwork defects, slipped coverings and holed gutter outlet with the solicitor before exchange.
- Ask the seller for any invoices, guarantees or previous repair records for chimney, leadwork, ridge, covering or gutter works.
- Request confirmation whether the seller will repair the holed gutter/downpipe and any slipped coverings before completion, or whether an allowance will be considered.
- If seller repairs are agreed, request contractor details, written scope, dated photos and confirmation that failed sections were replaced rather than temporarily sealed.
- Allow a visible-works budget of around £2,300-£5,050, plus contingency for scaffold, access changes and hidden defects.
- Arrange further close-access inspection before exchange if the buyer requires greater certainty on underlay, battens, fixings or concealed roofline condition.

Suggested Enquiries

- Has the roof covering, chimney stack, lead flashing or guttering been repaired within the last ten years?
- Are any guarantees, invoices, photographs or contractor reports available for previous roof works?
- Will the seller agree to repair or contribute towards the visible high-priority items before completion?

Scope, Assumptions and Limitations

EXAMPLE

This report is based on visible roof conditions from safe, agreed inspection viewpoints. Roof coverings were not lifted, concealed timbers were not opened up and hidden defects cannot be ruled out.

The report is not a RICS survey, structural survey, valuation, mortgage report, guarantee, warranty or legal document. Estimated costs are guidance only unless a separate formal quotation is provided by a contractor.

Areas Not Confirmed in a Standard Visual Report

- Hidden underlay, battens, fixings and concealed roof build-up.
- Structural adequacy, roof spread, movement history or engineer-level diagnosis.
- Moisture inside concealed timbers unless visible from agreed safe access.
- Asbestos content, specialist material testing or intrusive opening-up.
- Future performance of repairs, materials or roof coverings.

End of report