



SAMPLE
ROOFING LTD

ROOF REPORT

Mr and Mrs Fraser

14 Elm Grove, Corstorphine, Edinburgh EH12 7AB

Prepared by: J. Reid
office@samplerroofing.example

Date of Survey: 08/09/2026

Weather: Dry, overcast

Surveyed by: J. Reid

Dear Mr and Mrs Fraser,

This detailed roof inspection report has been prepared to provide you with a clear understanding of your property's roof condition. Our qualified surveyor has assessed all accessible areas of the roof structure, coverings, and associated elements to identify any issues that may affect the property's weatherproofing, structural integrity, or insurance coverage.

Sincerely,

J. Reid

Sample Roofing Ltd

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SAMPLE

Report Structure & Repair Categories

The following aspects were examined at the property. All bulk elements have been broken down and divided into their respective categories which are defined in each table below. This report has been collated and detailed in such a format as to remain in keeping with current national Home Report formats, albeit with more detail than would typically be found within most standard single survey Home Reports. Correspondingly, repair categories are rated into 3 different levels which translate into the following standard:

<u>Category 1</u>	<u>Category 2</u>	<u>Category 3</u>
No immediate action or repair is needed.	Repairs or replacement requiring future attention, but estimates are still advised.	Urgent repairs or replacements are needed now. Failure to deal with them may cause problems in other parts of the property or cause a safety hazard.

Disclaimer Notice:

This report has been prepared and compiled by an experienced roofing surveyor, who attended the site and undertook a visual survey, as instructed. The report is an opinion based on the findings at the point of said survey and cannot be relied upon as unequivocal evidence found during the inspection. Every effort has been made to ensure the details herein are accurate and dependable, however, the report does not constitute a statement of fact and therefore does not serve as any form of official determination or guarantee or warranty of any nature.

14 Elm Grove, Corstorphine, Edinburgh, EH12 7AB

Surveyed 08/09/2026, dry, overcast · J. Reid for Sample Roofing Ltd

REF	ROOF AREA	RATING	INDICATIVE COST
1	Chimney stacks	● Cat 3	£1,850 – £2,400
2	Main roof, front pitch	● Cat 2	£650 – £900
3	Flat roof, rear extension	● Cat 1	—
Indicative total (excl. VAT)			£2,500 – £3,300

RATING KEY

● Cat 1: No immediate action or repair is needed. ● Cat 2: Repairs or replacement requiring future attention, but estimates are still advised. ● Cat 3: Urgent repairs or replacements are needed now. Failure to deal with them may cause problems in other parts of the property or cause a safety hazard.

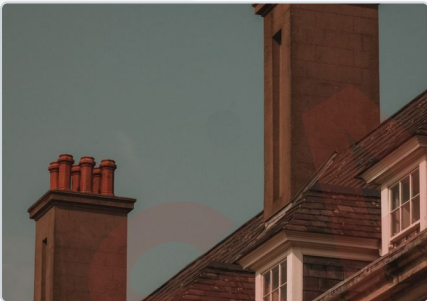
1

Chimney stacks

Cat 3

Urgent repairs or replacements are needed now. Failure to deal with them may cause problems in other parts of the property or cause a safety hazard.

Condition	There are three chimney stacks serving the property, two on the front elevation and one to the rear. The render on the front stacks has cracked and come away in places, leaving the brickwork exposed to the weather, and there is open jointing to the upper courses. The lead flashings at the base of the rear stack have lifted and no longer form a proper seal against the slates. Vegetation is growing from the mortar joints on the rear stack, which points to moisture sitting in the brickwork for some time.
Action	Hack off the failed render on the front stacks and re-render with a keyed sand and cement mix with a bellcast at the base. Rake out and repoint the open joints on all three stacks, re-bed the pots and flaunching, and renew the lead flashings to the rear stack with Code 4 lead dressed into the slates. Remove the vegetation and treat the joints before repointing.
Indicative cost	£1,850 – £2,400



1a Front stacks: cracked render and open joints to the upper courses



1b Rear stack: vegetation in the joints and lifted flashing at the base



1c Rear stack from the ridge: flashing no longer sealed to the slates

2

Main roof, front pitch

Cat 2

Repairs or replacement requiring future attention, but estimates are still advised.

Condition	The main roof is covered in natural slate on timber sarking and is original to the property. Roughly a dozen slates on the front pitch have slipped or cracked and several have been patched in the past with lead tingles. The ridge tiles are bedded in mortar that has weathered back and two have moved. Underneath, the sarking boards visible from the loft are dry and sound, with no sign of active water ingress at the time of the survey.
Action	Replace the slipped and cracked slates with matching reclaimed slate on copper nails and remove the old tingles as each repair is made. Lift and re-bed the loose ridge tiles and repoint the remainder. The roof covering is serviceable with these repairs, but the client should budget for re-slating within ten to fifteen years given the age of the nails.
Indicative cost	£650 – £900



2a Front pitch: slipped slates and previous tingle repairs by the valley



2b Slate covering generally sound; nail fatigue visible at the eaves

3

Flat roof, rear extension

Cat 1

No immediate action or repair is needed.

Condition The single-storey rear extension has a torch-on felt covering that was renewed within the last few years. The laps are well bonded, the upstands to the main wall are dressed under a lead cover flashing, and the outlet is clear. No ponding was noted and the ceiling below shows no staining.

Action No work is needed at present. Keep the outlet clear of leaves each autumn and have the covering checked again at the next roof inspection.



3a Rear extension: membrane in good order, outlet clear

Summary

The chimney stacks need attention now: failed render and lifted flashings are letting water into the brickwork and will start to show inside the property over winter. The main slate roof is serviceable with the repairs listed and should be re-slatted within ten to fifteen years. The rear flat roof is in good condition. Indicative costs for the priority work are given on the following page and we would be happy to provide a firm quotation.

Recommended Works & Indicative Costs

AREA	CATEGORY	INDICATIVE COST
Chimney stacks	Cat 3	£1,850 – £2,400
Main roof, front pitch	Cat 2	£650 – £900
Indicative total (excl. VAT)		£2,500 – £3,300

Payment by bank transfer on completion. Account details are given on the invoice.

Acceptance

I confirm that I have read this roof report for 14 Elm Grove, Corstorphine, Edinburgh EH12 7AB and accept its findings and the recommended works and indicative costs set out above.

CLIENT SIGNATURE

Mr and Mrs Fraser

NAME

DATE

Surveyor sign-off for Sample Roofing Ltd

SURVEYOR SIGNATURE

J. Reid

NAME

08/09/2026
DATE OF SURVEY

DATE SIGNED

This report records the condition observed on the date of survey. Signing confirms acceptance of the report and, where costs are shown, instruction to proceed subject to a written quotation.



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