

[Company name]

ROOF SURVEY REPORT

[Property address]

[Postcode]

Prepared for [Client name]

Prepared by [Surveyor name]

Date of survey: [Date of survey]

Report reference: [Report reference]

Roof survey

Date of survey: [Date of survey]

Weather: [Weather conditions]

Surveyed by: [Surveyor name]

Dear [Client name],

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.

Please read the report in full. If anything is unclear, or you would like a written quotation for any of the recommended works, please contact us using the details below.

Yours sincerely,

[Surveyor name]

[Company name]

[Email]

[Phone]

Report structure and repair categories

Each roof area inspected is described in its own section, with a recommendation and a repair category. The categories below indicate how urgently work is needed. Where indicative costs are shown they are a guide only and are subject to a written quotation.

Category 1	No immediate action or repair is needed.
Category 2	Repairs or replacement requiring future attention, but estimates are still advised.
Category 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.

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 founding 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.

Roof Area: Chimney stacks

Area Description

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.

Area Recommendation

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.

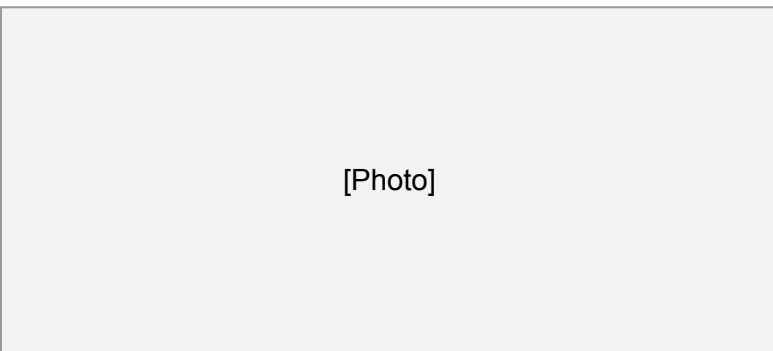
Category

☐ Cat 1 ☐ Cat 2 ☒ Cat 3

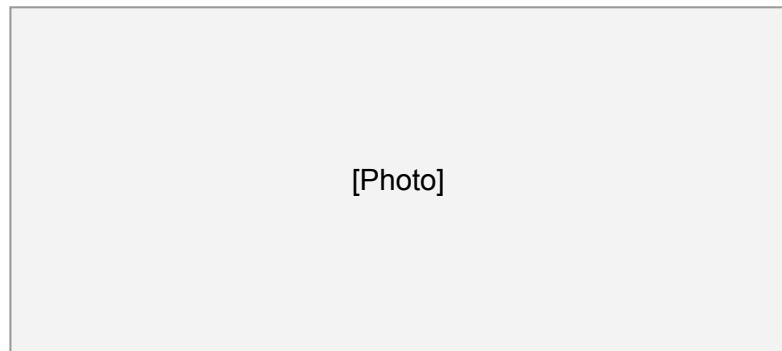
Indicative cost

£1,850 – £2,400

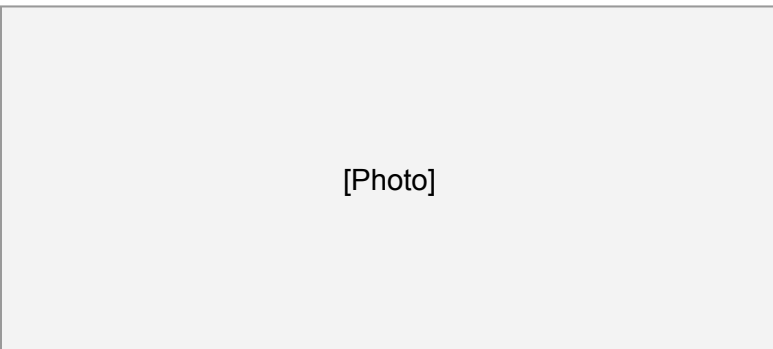
Photos



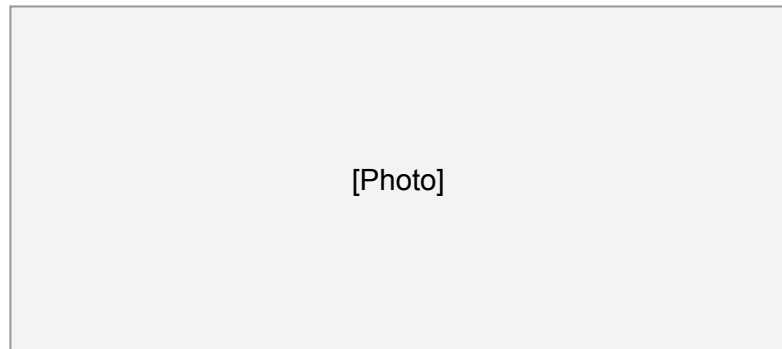
Caption: [caption]



Caption: [caption]



Caption: [caption]



Caption: [caption]

Roof Area: [Area name]

Area Description

[Describe what was inspected and the condition found.]

Area Recommendation

[Describe the work recommended, if any.]

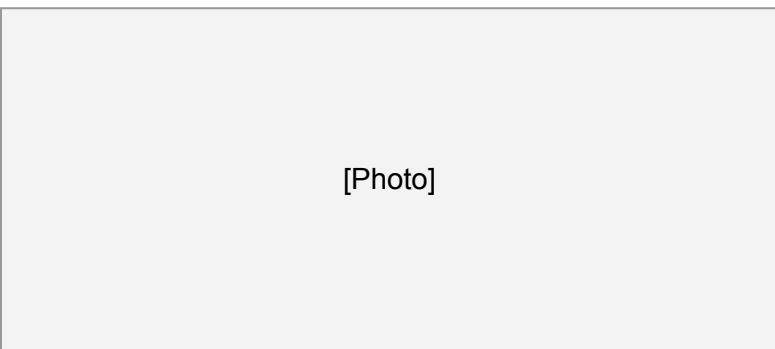
Category

☐ Cat 1 ☐ Cat 2 ☐ Cat 3

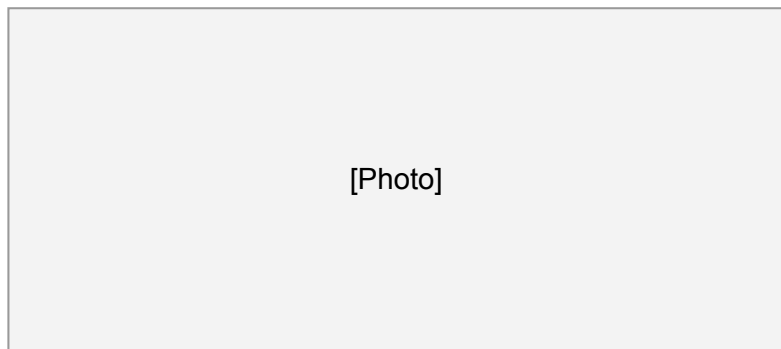
Indicative cost

£[low] – £[high]

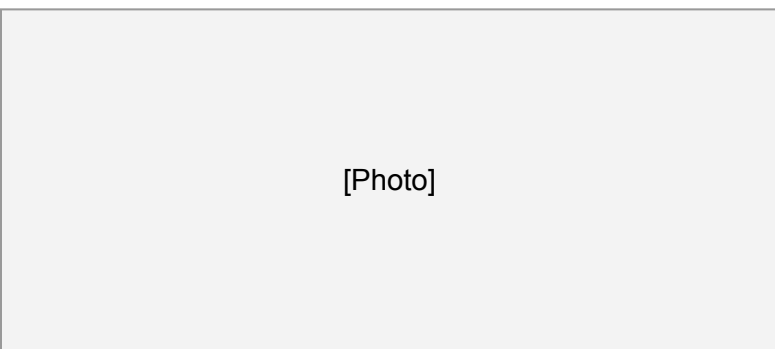
Photos



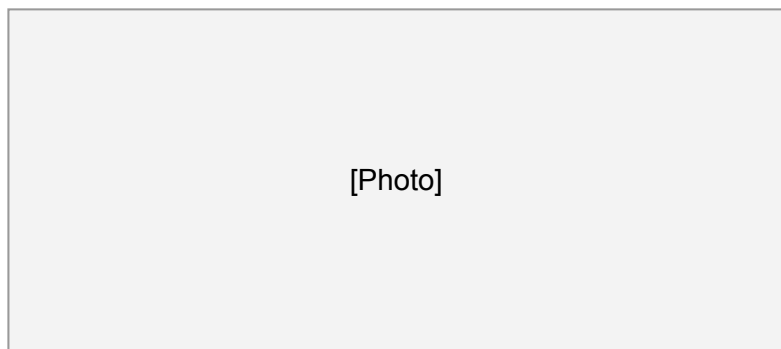
Caption: [caption]



Caption: [caption]



Caption: [caption]



Caption: [caption]

Roof Area: [Area name]

Area Description

[Describe what was inspected and the condition found.]

Area Recommendation

[Describe the work recommended, if any.]

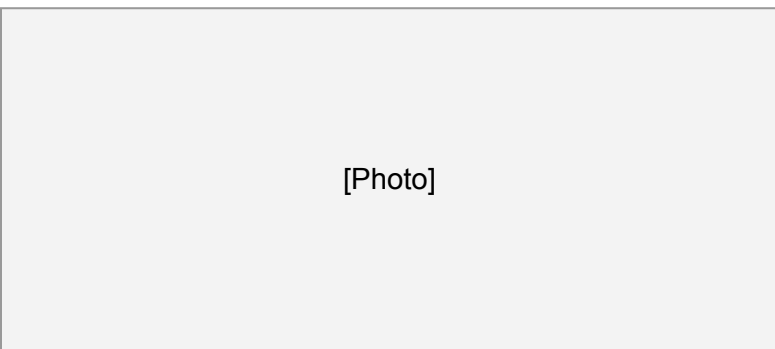
Category

☐ Cat 1 ☐ Cat 2 ☐ Cat 3

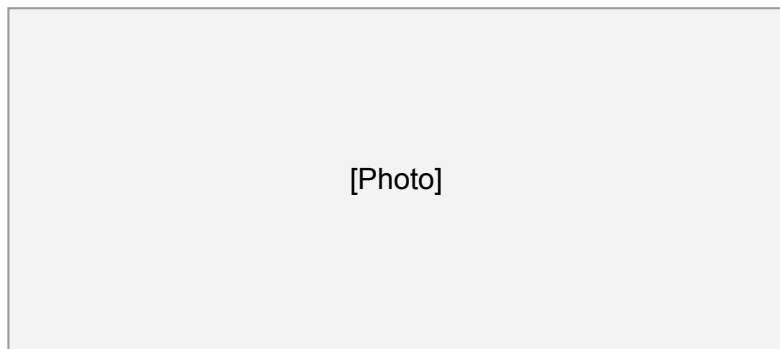
Indicative cost

£[low] – £[high]

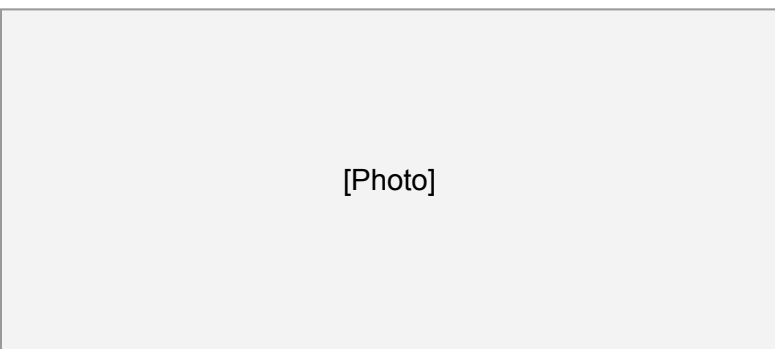
Photos



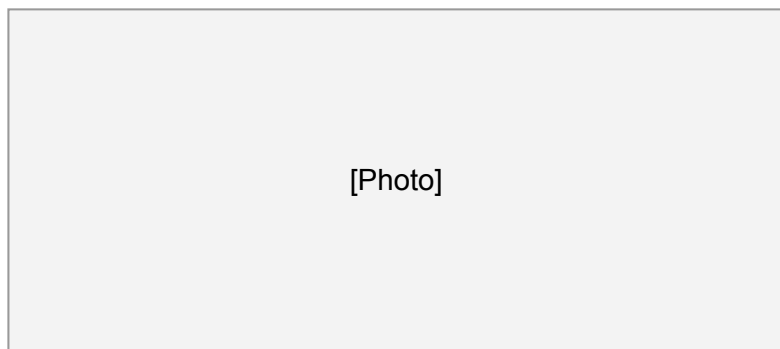
Caption: [caption]



Caption: [caption]



Caption: [caption]



Caption: [caption]

Summary

[Summarise the overall condition of the roof, the main findings and the order in which the recommended works should be carried out.]

Recommended works and indicative costs

Area	Category	Indicative cost
Chimney stacks	Cat 3	£1,850 – £2,400
[Area name]	[Cat 1 / 2 / 3]	£[low] – £[high]
[Area name]	[Cat 1 / 2 / 3]	£[low] – £[high]
Indicative total (excl. VAT)		£[total]

All costs are indicative, exclude VAT and are subject to a written quotation.

Payment instructions

[bank details or payment link]

Acceptance

I confirm that I have read this roof report for [property address] and accept its findings and the recommended works and indicative costs set out above.

Customer signature

Name: [Client name]

Date: [Date]

Surveyor sign-off for [Company name]

Name: [Surveyor name]

Date of survey: [Date of survey]

Date signed: [Date]

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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