Pre-Purchase Roof Report

Sample property, Fleet, Hampshire GU51

Sample report. Fictional property and findings, for illustration only. Photographs are illustrative images, not records of an inspected roof. Names, insurer and policy details are placeholders.



Prepared for	[Buyer name]
Lender	[Lender name]
Conveyancer	[Conveyancer name and firm]
Inspected	Wednesday 21 October 2026, 10:15–11:40
Report issued	Thursday 22 October 2026
Surveyor	[Surveyor name], Lead Surveyor

Sample report. Fictional property and findings, for illustration only. Photographs are illustrative images, not records of an inspected roof. Names, insurer and policy details are placeholders.

Summary

2

Overall grade

- The roof is in fair condition for its age and is not in need of replacement.
- One urgent item: the chimney flaunching is cracked and the front apron flashing has lifted. Repair before exchange.
- The flat roof over the rear extension is near the end of its life and should be budgeted for within five years.

Before exchange / within 3 months	Within 12 months	Within 5 years	Main covering, remaining life
£450–£850	**£600–£1,230**	**£1,800–£3,200**	**15–25 years**

1 Serviceable

2 Defect, repair within 12 months

3 Serious or urgent

NI Not inspected

Findings at a glance

No.	Element	Grade	Action	When	Budget
1	Chimney stack	3	Rebed pots and renew flaunching in flexible modified mortar. Re-dress and re-wedge apron. Repoint top three courses.	Before exchange	£450–£850
2	Valley (rear wing)	2	Clear debris and moss; inspect lead beneath for splits once clear.	Within 12 months	£120–£250
3	Flat roof (rear extension)	2	Budget for replacement in GRP or EPDM. Monitor after heavy rain until then.	Within 5 years	£1,800–£3,200
4	Ridge	1	No action. Re-inspect in five years.	Routine	–
5	Hips	1	No action.	Routine	–
6	Gutters and downpipes	2	Reseal or replace the corner joint and union.	Within 12 months	£80–£180
7	Main covering (clay plain tile)	2	Replace slipped and damaged tiles with matching reclaimed clay plain tiles; remove moss.	Within 12 months	£250–£450
8	Fascias, soffits and bargeboards	1	No action.	Routine	–
L	Loft ventilation	2	Add eaves or tile vents.	Within 12 months	£150–£350
	Total, all recommended works				**£2,850–£5,280**

Costs are budget ranges for the south of England in October 2026, including VAT and access equipment, not quotations. Obtain at least two quotes from roofing contractors of your choice. We do not recommend, refer to or receive payment from any contractor.

Sample report. Fictional property and findings, for illustration only. Photographs are illustrative images, not records of an inspected roof. Names, insurer and policy details are placeholders.

Lender summary

One-page summary for the lender's underwriter and the buyer's conveyancer. The full report follows.

Property

Sample property, Fleet, Hampshire GU51

Ref SRS-SAMPLE-001 · Inspected Wednesday 21 October 2026 · Prepared for [Buyer name], [Lender name], [Conveyancer name and firm]

Valuer's condition

> *"The roof covering and chimney stack were noted to require attention. A report from a suitably qualified roofing specialist should be obtained and its recommendations complied with prior to completion."*

1. Covering and age

Original clay plain tiles on a hipped roof, consistent with construction in the 1930s, with lead valley and lead chimney flashings. Mineral felt flat roof to a later single-storey extension, estimated 15–20 years old.

2. Condition

Overall grade 2: fair condition for its age. One grade 3 item (chimney flaunching and apron flashing). Grade 2 items to the valley, main covering, gutters, loft ventilation and the flat roof. Ridge, hips, fascias and roof timbers grade 1.

3. Works required and cost

Before completion: chimney flaunching, apron and repointing, £450–£850. Within 12 months: valley clearance, tile replacement, gutter joint and loft vents, £600–£1,230. Within 5 years: flat roof replacement, £1,800–£3,200.

4. Remaining life

Main covering: 15–25 years with routine maintenance. Flat roof: 2–5 years.

5. Condition statement

In our opinion the main roof is in serviceable condition consistent with its age and does not require replacement. Subject to completion of the grade 3 chimney works listed above, we have no further concern about the roof as security. We express no opinion on value.

Independence

Southern Roof Surveys carries out inspections and reports only. We do not quote for, carry out or refer repair work and have no commercial relationship with any roofing contractor.

[Surveyor name], Lead Surveyor
Southern Roof Surveys

Date Thursday 22 October 2026
PI: [Insurer], policy [number], limit £[amount]

Sample report. Fictional property and findings, for illustration only. Photographs are illustrative images, not records of an inspected roof. Names, insurer and policy details are placeholders.

Scope, method and limitations

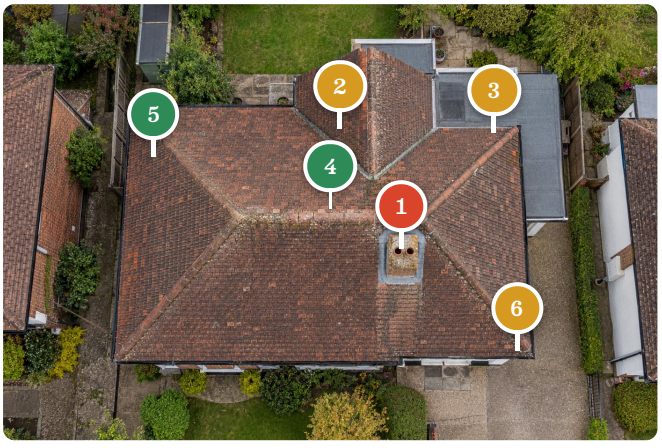
What was done. Drone survey of all slopes, ridges, hips, valleys, flashings and the chimney at 5–8 m (sub-250g aircraft, CAA registered, flown under the Drone and Model Aircraft Code). Ground inspection of all elevations. Ladder access to gutter height at the front and rear. Loft inspected from the hatch with a torch and pin moisture meter. 12 elements graded; 42 photographs taken, of which a selection appear in this report.

Limitations

- Visual, non-intrusive inspection. No tiles were lifted and the roof was not walked on.
- No opinion is given on structural adequacy, compliance with Building Regulations or the condition of concealed parts.
- Costs are budget ranges, not quotations.
- Weather at inspection: Overcast, dry, 12°C, light south-westerly wind. Roof surfaces dry. Some defects only show in heavy rain.
- This report is for the named client, lender and conveyancer and may not be relied on by others without our written consent.

The property and roof

1930s semi-detached house, two storeys, with a rear gable wing and a single-storey flat-roofed extension. Main roof hipped, with a lower gable wing to the rear forming a single lead-lined valley. One brick chimney stack with two clay pots on the rear slope. Flat roof to a single-storey side and rear extension. uPVC rainwater goods, fascias and soffits.



Roof plan from the drone. Numbered pins match the findings table and element pages.



Rear view at 45°: valley, chimney and flat roof.

Sample report. Fictional property and findings, for illustration only. Photographs are illustrative images, not records of an inspected roof. Names, insurer and policy details are placeholders.

Element by element



3 Chimney stack

Item 1

Finding	Cement flaunching cracked around both pots. Front lead apron lifted at the right-hand corner, opening a gap at the abutment. Top three brick courses have eroded pointing.
Recommendation	Rebed pots and renew flaunching in flexible modified mortar. Re-dress and re-wedge apron. Repoint top three courses.
When	Before exchange
Budget	£450–£850



2 Valley (rear wing)

Item 2

Finding	Lead valley lining appears sound. Moss and debris build-up across the lower third is holding water against the tiles either side.
Recommendation	Clear debris and moss; inspect lead beneath for splits once clear.
When	Within 12 months
Budget	£120–£250



2 Flat roof (rear extension)

Item 3

Finding	Mineral felt, estimated 15–20 years old. Blistering across roughly a third of the surface and ponding near the outlet. No evidence of water ingress below.
Recommendation	Budget for replacement in GRP or EPDM. Monitor after heavy rain until then.
When	Within 5 years
Budget	£1,800–£3,200



1 Ridge

Item 4

Finding	Ridge tiles straight and mortar bedding intact. Light moss only.
Recommendation	No action. Re-inspect in five years.
When	Routine
Budget	—



1 Hips

Item 5

Finding	Hip tiles and bedding sound on all four hips. Hip irons present at eaves.
Recommendation	No action.
When	Routine
Budget	—



2 Gutters and downpipes

Item 6

Finding	Joint at the front right-hand corner leaking; staining on the brickwork below. Gutters otherwise aligned and clear.
Recommendation	Reseal or replace the corner joint and union.
When	Within 12 months
Budget	£80–£180



2 Main covering (clay plain tile)

Item 7

Finding	Original clay plain tiles, generally serviceable. Six slipped or delaminated tiles on the rear slope; moss and lichen most heavily below the chimney.
Recommendation	Replace slipped and damaged tiles with matching reclaimed clay plain tiles; remove moss.
When	Within 12 months
Budget	£250–£450



1 Fascias, soffits and bargeboards

Item 8

Finding	uPVC, sound and secure.
Recommendation	No action.
When	Routine
Budget	—

Sample report. Fictional property and findings, for illustration only. Photographs are illustrative images, not records of an inspected roof. Names, insurer and policy details are placeholders.

Chimney and loft



Illustration of a typical stack and lead flashings (shown on slate; this property has clay plain tiles). 1a Flaunching cracked. 1b Apron lifted at the corner. 1c Pointing eroded.



Representative image of a typical cut roof from the hatch. L1 Timbers sound. L2 Felt staining, 22% moisture. L4 Insulation depth recorded.

Loft inspection

Element	Grade	Finding
Rafters, purlins and ceiling joists	1	Sound. No active rot or significant movement seen from the hatch.
Sarking felt	2	Bitumen felt, brittle at the eaves. Staining on the underside below the valley; moisture reading 22% (elevated). Consistent with the valley debris recorded at item 2.
Ventilation	2	No eaves or tile vents visible. Some condensation staining on the felt at the gable end. Add eaves or tile vents: £150–£350, within 12 months.
Insulation	1	Mineral wool between joists, approximately 200 mm. Top-up to 270 mm would meet current guidance (optional).
Spray foam insulation	1	None present.
Party wall in roof space	NI	Not inspected: stored items prevented safe access beyond the hatch.

Sample report. Fictional property and findings, for illustration only. Photographs are illustrative images, not records of an inspected roof. Names, insurer and policy details are placeholders.

Repair schedule

Give this page to any roofing contractor to price. Item numbers match the roof plan and photographs.

No.	Element	Grade	Work	When	Budget
1	Chimney stack	3	Rebed pots and renew flaunching in flexible modified mortar. Re-dress and re-wedge apron. Repoint top three courses.	Before exchange	£450–£850
2	Valley (rear wing)	2	Clear debris and moss; inspect lead beneath for splits once clear.	Within 12 months	£120–£250
6	Gutters and downpipes	2	Reseal or replace the corner joint and union.	Within 12 months	£80–£180
7	Main covering (clay plain tile)	2	Replace slipped and damaged tiles with matching reclaimed clay plain tiles; remove moss.	Within 12 months	£250–£450
3	Flat roof (rear extension)	2	Budget for replacement in GRP or EPDM. Monitor after heavy rain until then.	Within 5 years	£1,800–£3,200
L	Loft ventilation	2	Add eaves or tile vents.	Within 12 months	£150–£350
	Total				**£2,850–£5,280**

Next steps. Send the grade 3 item to two or three contractors now and agree the work, or a price adjustment, before exchange. Book the grade 2 items within the year; they are cheaper done together with one set of access equipment. Put the flat roof in the five-year budget. If a lender has applied a retention, we can re-inspect after the works for £99 and confirm completion.

Sample report. Fictional property and findings, for illustration only. Photographs are illustrative images, not records of an inspected roof. Names, insurer and policy details are placeholders.

Photograph appendix (extract)



Photo 1. Chimney stack and pots (item 1)



Photo 2. Valley, lower third (item 2)



Photo 3. Flat roof surface (item 3)



Photo 4. Main ridge (item 4)



Photo 5. Front left hip (item 5)



Photo 6. Front right gutter corner (item 6)



Photo 7. Rear slope covering (item 7)



Photo 8. Eaves and fascia (item 8)



Photo 9. Rear elevation at 45°

A full report contains every photograph taken, typically 25–40, each numbered and keyed to the roof plan.