

Stuart Niven & Son

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www.stuartnivenandson.com

- Slate and Tile Roofing
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Anna Binning
9 Bishopgate
Cupar
Fife

Reference No. 14118
1st February 2023

Roof Report on 9 Bishopgate, Cupar

On inspection of the upper flat roof covering we found that the roof must be the original as no modern fixings were obvious.

The roof is clad with a Clay pantile which are laid in rows vertically with the tiles being held in place with cement. The tiles have a small nib on the back of the tile that lay on the lower support baton. Some of these nibs have corroded away which caused the tiles to slip out. Most of the roof tiles also have cement mortar bedded up the sides of the tiles to stop driving rain coming into the roof space. Many tiles have got splits and small holes in the tiles.

The ridge that runs along the top of the roof is made up from Clay pantile ridges, laid on a bedding of sand/cement. Lots of areas have cement missing with some ridges able to be removed due to not being fixed down properly.

Below the tiles the make-up of the roof is lathe and plaster. The original lathe is laid onto the joists and then a light skim of lime mortar is applied to the lathe to close the boarding up. They did this to prevent wind from coming into the roof space back in the days. Ideally the roof is usually decked and a waterproof membrane is applied to prevent any future ingress if any tiles slip. Your roof has neither.

The tiles run from skew to skew and are finished with a cement mortar fillet. These cement skews are cracked with areas not fully adhered to the gable sandstone copes.

The guttering to the front and rear elevation are plastic with numerous joints open, causing leaks and water staining to the wall. One section above the front door is actually falling away due to the timber above the front door being rotten. This wood would need to be replaced and cladded to prevent future damage and ingress.

In my opinion I would suggest this roof be replaced with a new modern concrete tile and timbers below. A budget cost for this would be anywhere between [REDACTED] depending on spec.

We trust that this meets with your requirements. Should you require any further detail, please do not hesitate to contact Colin Niven.

Yours faithfully

[REDACTED]
Colin Niven
Stuart Niven & Son

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