

JOHN FULTON PLUMBERS LIMITED

SPECIALIST LEAD WORKING CONTRACTORS

(Regd. Office)

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Mr & Mrs A MacDonald White
Slates
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7th December 2023

Further to your recent enquiry pertaining to the condition of the roof at your property we would note the following.

The roof has been slated with an undersized Scotch slate. The roof is nail sick; that is to say that the nails are failing, and the heads are no longer holding the slate in place. The slate has not been slated on to a breather membrane and therefore would need to be stripped to allow a breather membrane to be installed, thus allowing the roof to breathe. The slate that was removed are soft and at the end of their lifespan.

The lead works to the chimneys and valleys has not been installed in accordance with the British Standards nor in accordance with Guide to Good Practice as issued by the Lead Contractors Association. The installation is of a poor standard and likely contributing to water ingress.

The verge detail has been subjected to the weather conditions over the years and this is now also starting to fail. The wind has racked the slate making it vulnerable to wind driven water ingress.

There are signs of dampness in the attic which would suggest that water ingress has been an issue historically. On inspection there were signs of dampness and rot on the sarking, particularly at the eaves and the wallplate.

From our survey, it is clear that the roof is in an extremely poor condition and should be replaced in its entirety. It is our recommendation that the roof be stripped of the existing slate, rot repairs be carried out including sarking, wall plate and rafter repairs (or replacement as required), new gutters be installed, new details be agreed that will be effective in such an exposed location, new lead works installed and the roof reslated.

We understand the house roof was installed at the same time as the roof on the stables and outbuildings. The stable roofs are in very bad condition. The slate are nail sick, the timbers are rotten and the rainwater is ingressing the building in a number of locations. The barn (red sliding door) is suffering from the same issues.



Should you require any more information please contact us.

Yours sincerely

[Redacted signature]

PP Paul Miller