



Dear [REDACTED]

Ref: Observation Report of Condition of Existing Flat Roofs.

Following our attendance at your home, I advise our observations of the condition of the existing structure as follows. All report points to be read in conjunction with photographic images taken before, during and after repair work has been performed.

Larger Lower Balcony (circa. 60 sq.m)

1. Failure of rubber membrane (herein called membrane) at corner junction of roof and through parapet wall outlet resulting in black, soft, wet timber work beneath the membrane following removal. This in turn provided an ingress source for rainwater into the lounge area.
2. Evidence of failing membrane seams and numerous repair patches across the entire roof indicating many failed locations.
3. Exposed nails from joists that had punctured the membrane.
4. Deteriorated and softened timber deck areas underfoot adjacent to the upper-level balcony caused by water ingress through the failed membrane.
5. In general membrane shows poor quality installation throughout contributing to the roof failure.

Upper Roof Balcony leading to Bedroom via French Doors.

1. Evidence of substantial leaks through membrane confirming source of water ingress beneath French Doors.
2. Multiple layers of timber deck found to be soft and spongy, crumbling and blackened following uplifting of membrane.
3. Two additional joists had been fitted to increase strength of the roof structure over the defective timber roof deck.
4. Cavity weep holes were found to be incorrectly position and cut flush. This resulted in rainwater accumulating beneath the membrane and back to the blockwork unable to escape.
5. Roof membrane very poorly installed particularly at the wall abutments where it was only glued into place.



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In conclusion we find that the overall waterproofing element of the installation to be sub-standard both in design and application which has resulted in the above-described failures.

Evidence of previous failed repair efforts have contributed substantially to elevated costs for the new glass fibre installation.

Please do not hesitate to contact me should you require further clarification of any aspect.

Kind Regards,

Stephen Bowen
Managing Director
Strandek GRP Systems

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