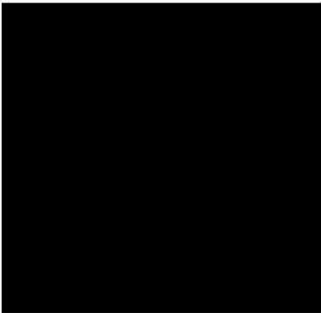




CRSS

Complete roofing services and solutions

22/4/2022



Dear 

Re: Calder Cottage extension roof Roof

Following our site visit we have seen that the side extension which is approx. 40 years old is no longer in a serviceable condition.

Though a slate roof should have a serviceable life of around 100 years, certain building defects during construction have shortened the life of the roof. A number of defects such as not grading nails, thin Welsh slate on an elevation requiring access, not enough top lap on slate, insufficient leadwork and poor felt has led to water ingress throughout the roof

It is of our opinion that the full re roof of the extension roof is now the only viable option due to current condition.

Schedule of works are as follows: -

- Erect scaffolding along eaves on extension along roof line
 - Remove existing Welsh slate set aside for resale
 - Remove existing battens and felt disposed in an offsite skip
 - Remove all lead soakers from verges
 - Cut existing lead from gable to form into an apron
 - Fit eaves trays along full elevation
 - Good quality breathable felt to be laid
-

- Timber slate batten to be fitted, making allowance for correct top lap of slate for pitch of roof
- Timber battens to be fitted with 65mm by 2.65 galvanized nails
- Reclaimed Welsh slate (Sample given) to be fitted 24" by 12" a thicker gauge more in keeping with main roof
- Slates upon installation to be graded as they are installed, thicker at bottom, thinner at the top
- Galvanized 2.65 slate nails used with various length so as not to pierce roofing membrane
- All verges fitted with code four lead and mortared into parapet wall
- Code four lead flashings to be fitted behind existing apron on gable end with correct top lap and lead straps
- Patination oil on all new leadwork
- Debris to be taken to skip off site

Estimated Costs – to be confirmed once process and materials agreed

Again, many thanks for giving me the opportunity to work with you, any further questions or enquires please do not hesitate to contact me. All photos of repairs are available upon request.

