



Adam evans building maintenance

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ESTIMATE

EST0080

DATE

06/01/2025

TOTAL

GBP £84,000.00

TO

Jonathan Harrison

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DESCRIPTION	RATE	QTY	AMOUNT
ROOF CONDITION SURVEY & WORKS REPORT Prepared by: Qualified Roofing Contractor Date: Monday 6th January 2025 Property Address: Former Palace Cinema, Market Pl, Longridge, Preston PR3 3RR	£0.00	1	£0.00

1. Overview

A full inspection and subsequent works have been carried out on the main roof structure of the above property, covering approximately 5,000 square feet. The roof was found to be in a state of significant deterioration, necessitating a complete replacement rather than localised repair.

2. Condition Assessment

Upon inspection, the following issues were identified:

- Extensive tile failure, including widespread cracking, displacement, and breakage
- Severe weathering and degradation of roofing materials
- Rotten and compromised timber battens and structural elements
- Failure of the existing roofing felt membrane, resulting in inadequate waterproofing
- General structural instability due to prolonged exposure to moisture and environmental conditions

Due to the extent of the deterioration, the roof was deemed beyond economical repair and required full replacement.

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3. Scope of Works Completed

The following works have been undertaken:

- Erection of full scaffolding system to allow safe access across the entire roof area
- Complete strip-out of existing roof coverings, including tiles, battens, and felt
- Installation of new roofing felt membrane to current standards
- Replacement of all battening timbers
- Removal and replacement of rotten structural timbers were identified
- Installation of over 3,000 new roof tiles, due to the high number of damaged and unusable existing tiles
- General reinforcement and restoration of roof structure to ensure long-term integrity

4. Programme of Works

The works to commence in September 2025. Replacement of roof estimated timeframe is approximately 6 months, as to allow for delays for unforeseen adverse weather conditions, which could impact upon safe working practices and installation timelines.

5. Cost Summary

The total cost of the roofing work is estimated at £70,000 (Seventy Thousand Pounds), plus Vat.

This reflects the extensive nature of the repairs, material replacement, labour, access requirements, and duration of the project. However, at present please make additional financial allowances for any further replacement slate tiles, above the estimated 3,500.

6. Internal Damage

Due to prolonged roof failure prior to replacement, significant water ingress has occurred throughout the property, and I have been advised by the structural report that:

- Collapsed and dropped ceilings in multiple rooms
- Water-damaged insulation, requiring replacement
- Degraded and crumbling plasterboard walls
- Damage to electrical systems and lighting fixtures
- Overall deterioration of the internal fabric and structural condition of the building

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These issues are directly attributable to the compromised roof condition and prolonged exposure to moisture, and therefore no liability will be accepted to any aspect of the internal condition, due to the stripping and replacement of the roof, as it is accepted that the above identified elements are beyond economical repair.

7. Conclusion

The roof was in an advanced state of failure, making full replacement essential. The scale of the works undertaken reflects the severity of deterioration and the necessity to restore the building to a safe and weatherproof condition.

The internal damage observed within the structural report is consistent with prolonged water ingress and this has not been personally witnessed/observed by me, I will accept no liability in respect to the identified areas within this report.

Palace	£84,000.00	1	£84,000.00
TOTAL		GBP £84,000.00	