

ROOF PROBLEMS

This slate roof has seen better days and has been extensively repaired – ‘very nail sick’.



Again a slate roof needing quite a lot of work – I suspect the valley will need replacing as well.



If at first you don't succeed keep repairing the flashing – three visible attempts to stop water entering where additional strain is caused by a rain water downpipe.



Iron nail corrosion has split this peg file. The tile is likely to slip out shortly.



Slipped tile and lamination to a clay tile roof – certainly showing some age.



Severely laminated roof tiles at the point I would suggest that it needs stripping and re-tiling.



Wrong. This roof has been refurbished by way of spray foam to the undersides. I imagine there will be a guarantee for this somewhere – but see the following and form your own judgement.



How the underside of laminating tiles usually (but not always) look.



Definitely a strip and new tiles.



There were a lot of flat roofs at this house. Flashings were heavily patch repaired.



They were in need of further work.



'Sticky' flash band is not usually regarded as a good repair.

