

Place of Inspection: Marlborough Court 28 Marlborough
Road Chingford E4 9AL
Date: 22/02/2025
Inspector: Michael Thirkettle
Time: 09:30
Report Created: 28/02/2025



- Overall structure of roof Ridge, Hip, Hip Edge, Dormer during drone survey identified no potential issues.
- All downpipes and guttering checked and no issues found
- Issues have been identified on additional parts with recommendations provided



No Action

- 1.Flat roof - 1
- 2.Flat roof - 2

Potential Action needed

- 3. Chipping
- 4. Seal

Included in all Flat roof's downpipes were surveys and showed no blockage



Flat roof - 1

No current issues found



Flat roof - 2

No current issues found



Chipping - 3

Issue:

Large gaps missing in the minerals.
From inspection looks larger than
last year but still bonded. More
splits have developed also

Recommendation:

Complete the repair work before a
potential split in bonding causes a
potential leak.



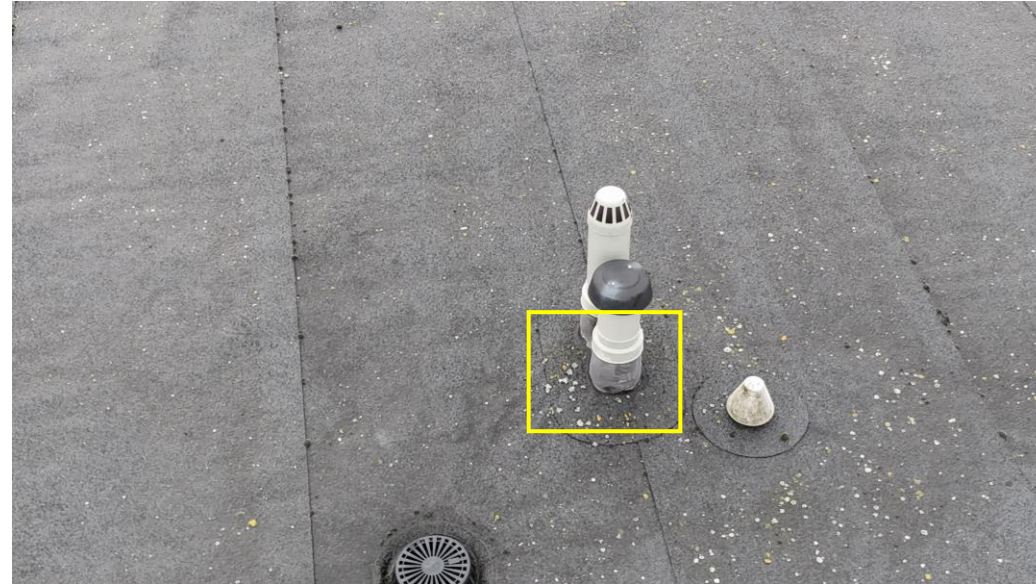
Pipe Sealant - 4

Issue:

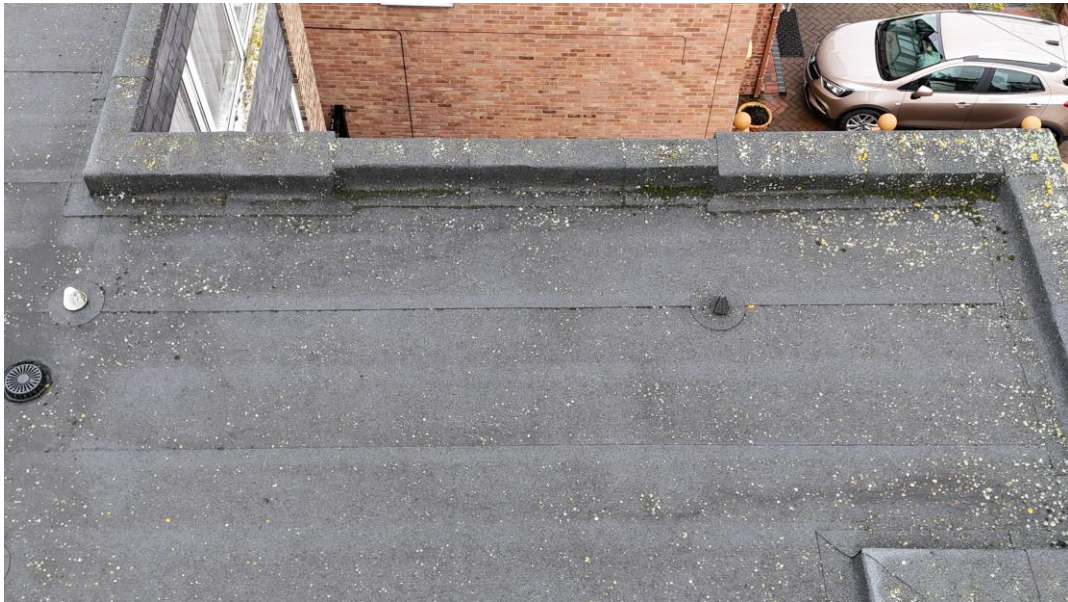
As identified on last years report sealant can be seen to be breaking away

Recommendation:

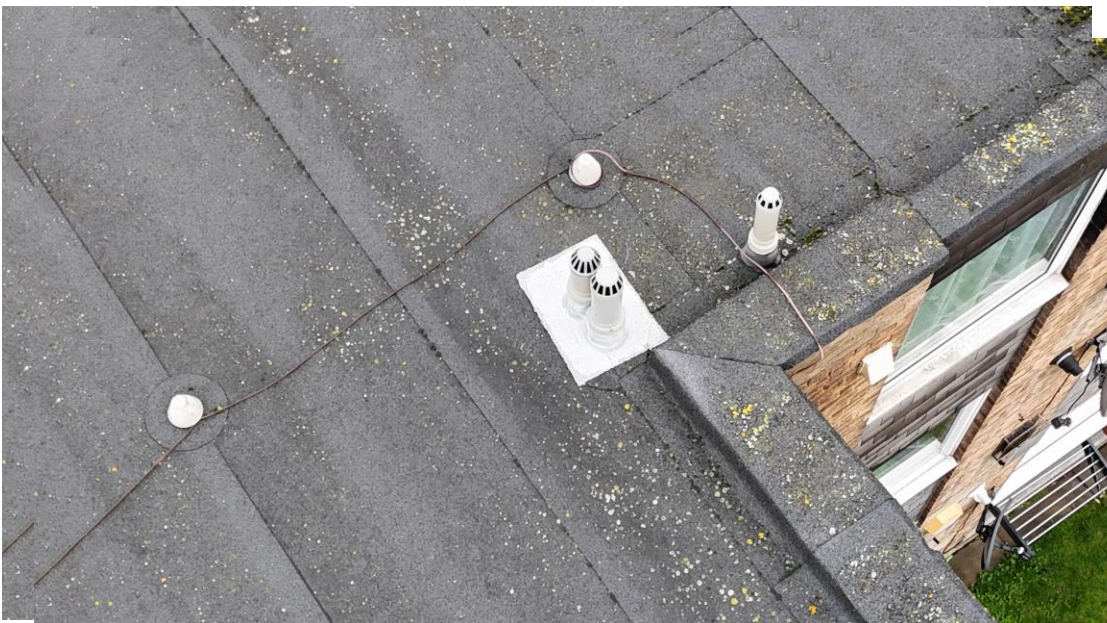
Reseal pipe before it becomes an issue



Appendix



Appendix



Appendix



Appendix

