

CONDITION REPORT

Gutter, Cladding and Roof Light Condition Survey

Main building

Prepared for	[Client name withheld]
Site	Sample client site - Main building
Full site address	[Address withheld], West Midlands
Inspection date	[Date withheld]
Report reference	ABS-XXX-000 (sample)
Prepared by	ABS surveyor [name withheld]

Executive Summary

A visual condition survey and photographic record of the gutters, outlets, roof sheeting, sheet end laps, ridge and roof lights was completed at the client site on [Date withheld].

The valley gutter and the external perimeter gutters are formed in galvanised steel and show significant corrosion, with heavy rust staining along the sidewalls, silt, vegetation growth and standing water. The gutters should be cleaned as soon as possible, as the build-up of silt and vegetation will block the outlets and the drainage. The gutter joints require taking out and resealing with two coats of liquid GRP; as a second option, a Fatra single-ply membrane lining can be installed to the gutters. The gutter outlets have no leaf guards, and the outlet flange bolts are corroded.

The sheet end laps show coating delamination with cut-edge corrosion and require treatment. The ridge is in satisfactory condition and should be monitored. The roof sheeting and roof lights are soiled and should be observed at each planned gutter maintenance visit, which is recommended three times a year. The valley gutter and the external perimeter gutters are priced separately. The recommended works, their priority and cost lines are set out in the Conclusion.

REPORT OUTCOME URGENT ACTION REQUIRED; 6 URGENT ITEMS RECORDED



INSPECTION SUMMARY

Condition Overview and Visit Scope

A visual condition survey and photographic recording of the roof and gutters at the client site were completed by an ABS surveyor on [Date withheld].

Scope of works	Visual survey of gutters, outlets, sheeting, end laps, ridge and roof lights
Roof access	Roof and gutter level, as evidenced by the photographs
Work status	Survey complete; photographic record provided
Next planned visit	Following client instruction of the recommended works

System Inspection Summary

Area	Inspection Findings	Status
External perimeter gutters	Galvanised steel; significant corrosion and rust staining. Silt, vegetation and standing water. Clean as soon as possible to prevent blocked outlets and drainage; joints to be resealed.	Urgent
Valley gutter	Previous patch repairs to the gutter joints are failing, with cracked sealant, corroded bolts and ponding water. Urgent attention required before major leaks occur.	Urgent
Gutter outlets	No leaf guards fitted; corroded outlet flange bolts.	Planned repair
Sheet end laps	Coating delamination with cut-edge corrosion at the gutters.	Planned repair - soon
Ridge	Satisfactory; dirt, lichen and moss on the capping. Monitor.	Monitor
Roof sheeting	Heavy dirt, lichen and moss; weathered coating and fixings.	Planned repair
Roof lights	Dirty and discoloured, reducing daylight.	Monitor

Condition Rating Key

SATISFACTORY No defect identified	MONITOR / PLANNED REPAIR	URGENT Prompt action required
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PHOTOGRAPHIC EVIDENCE

Valley Gutter Joints

This page records a number of valley gutter joints that have been patch repaired in the past and are now failing.

Location	Main building - valley gutter joints	Visit	Condition survey
Roof area	Valley gutter / gutter joints	Condition	Urgent
			
VALLEY GUTTER JOINT - PREVIOUS PATCH REPAIR FAILING; CORRODED JOINT BOLTS; STANDING WATER AND ALGAE AT THE JOINT		VALLEY GUTTER JOINT - FAILED PATCH REPAIR; RUST TO THE GUTTER SOLE; STANDING WATER AT THE JOINT	
			
VALLEY GUTTER JOINT - PREVIOUS SEALANT REPAIR FAILING AND CRACKED; RUST TO THE GUTTER SOLE		VALLEY GUTTER JOINT - FAILED PATCH REPAIR WITH SEALANT BREAKING AWAY; SILT AND STANDING WATER	



VALLEY GUTTER JOINT - CORRODED JOINT BOLTS; FAILED SEAL; ALGAE AND STANDING WATER AT THE JOINT

Work completed	Visual inspection and photographic record.
Condition / defects	The valley gutter joints have been patch repaired in the past, and these repairs are now failing. The sealant is cracked and breaking away, the joint bolts are corroded, and water is ponding at the joints with algae growth and rust to the gutter sole. Without prompt attention there is a high risk of significant leaks into the building.
Recommendation	Urgent attention is required before major leaks occur. Option 1: take out and reseal the gutter joints with two coats of liquid GRP. Option 2: install a Fatra single-ply membrane lining.
Outcome	Open; client instruction required at the earliest opportunity.

PHOTOGRAPHIC EVIDENCE

External Perimeter Gutter

This page records the external perimeter gutter.

Location	Main building - external perimeter gutter	Visit	Condition survey
Roof area	External perimeter gutter / roof drainage	Condition	Urgent



EXTERNAL PERIMETER GUTTER RUN - SILT, GRASS AND STANDING WATER IN THE GUTTER SOLE; HEAVY RUST STAINING ALONG THE SIDEWALL

Work completed	Visual inspection and photographic record.
Condition / defects	The external perimeter gutter is formed in galvanised steel and shows significant corrosion, with heavy rust staining along the sidewall. Silt, grass and moss have built up in the gutter sole, with standing water along the run. The gutter is currently suitable for lining.
Recommendation	Clean out as soon as possible to prevent blocked outlets and drainage. Option 1: take out and reseal the gutter joints with two coats of liquid GRP. Option 2: install a Fatra single-ply membrane lining.
Outcome	Open; client instruction required at the earliest opportunity.

PHOTOGRAPHIC EVIDENCE

Gutter Outlet and Corrosion

This close-up records an external perimeter gutter outlet and the corrosion to the gutter sidewall.

Location	Main building - external perimeter gutter outlet	Visit	Condition survey
Roof area	Gutter outlet / gutter sole	Condition	Urgent



EXTERNAL PERIMETER GUTTER OUTLET - NO LEAF GUARD; CORRODED FLANGE BOLTS; RUST AND SILT TO THE GUTTER SOLE AND HEAVY RUST STAINING TO THE SIDEWALL

Work completed	Visual inspection and photographic record.
Condition / defects	No leaf guard is fitted to the outlet, and the outlet flange bolts are corroded. The gutter sole is rusted and silted, and the sidewall shows heavy rust staining where water has sat against it.
Recommendation	Option 1: fit leaf guards to the outlets; Option 2: new outlets with leaf guards. Replace the corroded outlet fixings and detail the outlets within the gutter joint or lining works.
Outcome	Open; client instruction required.

PHOTOGRAPHIC EVIDENCE

Sheet End Laps

This page records the condition of the roof sheet end laps.

Location	Main building - sheet end laps at the gutter	Visit	Condition survey
Roof area	Sheet end laps	Condition	Planned repair - soon



*SHEET END LAP - COATING DELAMINATION AND CUT-EDGE CORROSION ALONG THE LAP; LICHEN AND DIRT ON THE SHEETS;
RUST STAINING BELOW THE LAP*

Work completed	Visual inspection and photographic record.
Condition / defects	The sheet end laps show coating delamination with cut-edge corrosion along the lap, and rust staining running down the sheet below. Lichen and dirt are present across the sheets.
Recommendation	Cut back and treat where sufficient end lap remains; otherwise clean back, apply a rust inhibitor and two coats of liquid GRP.
Outcome	Open; client instruction required.

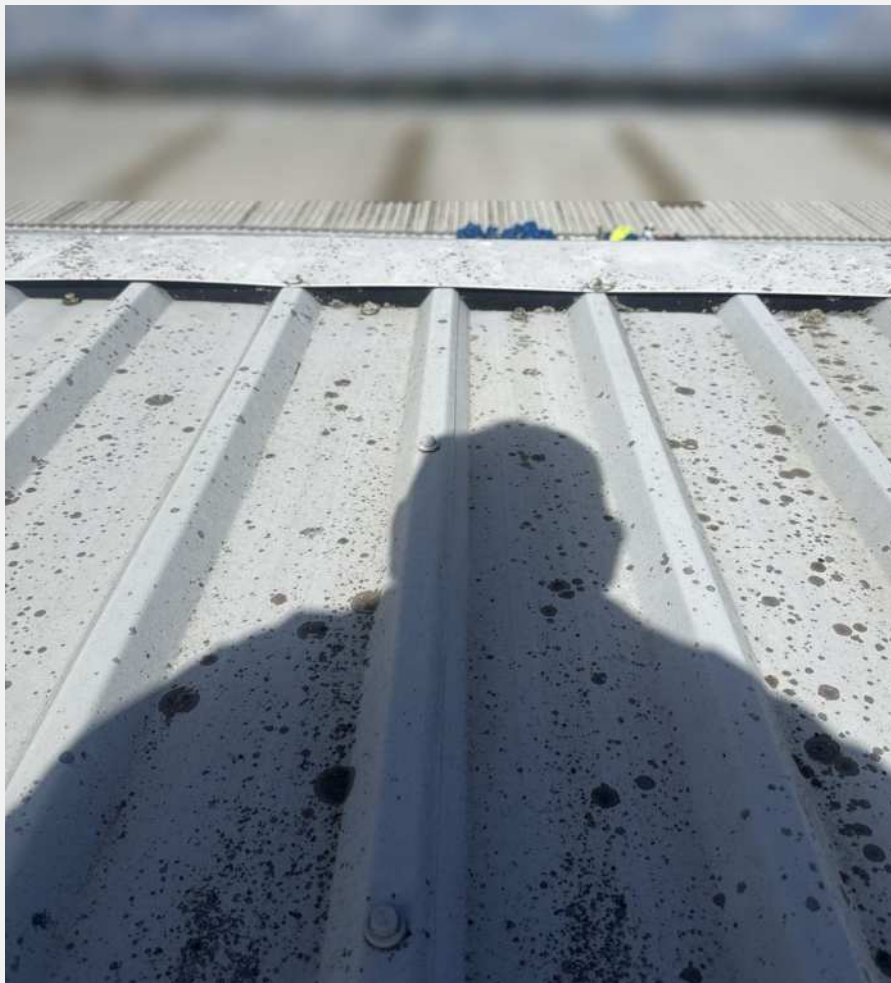


PHOTOGRAPHIC EVIDENCE

Roof Sheeting and Roof Lights

This page records the general condition of the roof sheeting, with the roof lights on the adjacent roof in the background.

Location	<i>Main building - roof slopes</i>	Visit	<i>Condition survey</i>
Roof area	<i>Profiled metal roof sheeting / roof lights</i>	Condition	<i>Planned repair</i>



ROOF SLOPE - HEAVY DIRT, LICHEN AND MOSS; WEATHERED FIXINGS; ROOF LIGHTS ON THE ADJACENT ROOF DIRTY AND DISCOLOURED

Work completed	Visual inspection and photographic record.
Condition / defects	Heavy dirt, lichen and moss across the roof sheeting, with a weathered coating and fixings. The roof lights are dirty and discoloured, reducing daylight to the building.
Recommendation	No works required at present; observe the roof sheeting and roof lights at each planned gutter maintenance (PPM) visit.
Outcome	Open; client instruction required.

PHOTOGRAPHIC EVIDENCE

Ridge

This page records the ridge capping along the roof.

Location	Main building - ridge	Visit	Condition survey
Roof area	Ridge capping	Condition	Monitor



RIDGE CAPPING ALONG THE ROOF - CONTINUOUS AND FIXED; DIRT, LICHEN AND MOSS ON THE CAPPING



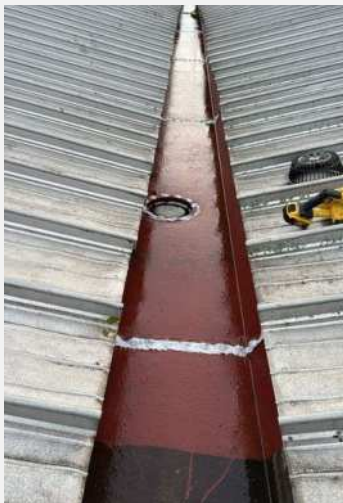
RIDGE CAPPING JOINT - FIXINGS IN PLACE; DIRT, LICHEN AND MOSS ON THE CAPPING

Work completed	Visual inspection and photographic record.
Condition / defects	The ridge capping is in satisfactory condition, with the capping and joints fixed. Dirt, lichen and moss are present on the capping.
Recommendation	No repair required at present; monitor the ridge at each planned gutter maintenance visit.
Outcome	Satisfactory; monitor.

PHOTOGRAPHIC EVIDENCE

Option 1 Example - GRP Joint Repair (5 Year Warranty)

Previous ABS project: gutter joints raked out, Soudaflex steel primer applied, then two coats of liquid GRP. 5 YEAR WARRANTY.

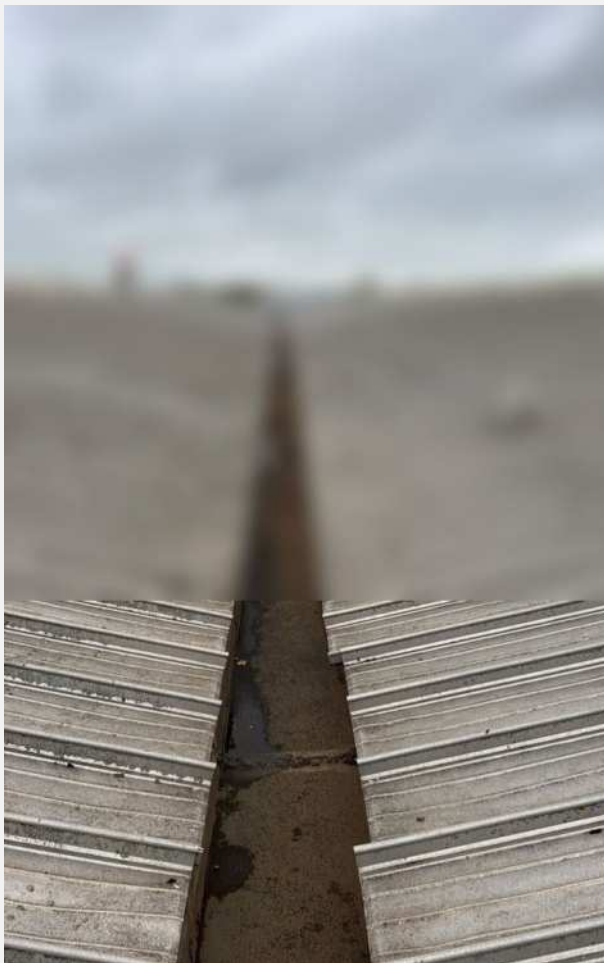
Location	Example - previous ABS project	Visit	Condition survey
Roof area	Gutter joints (example)	Condition	Planned repair
			
BEFORE - FAILED JOINT AND CORRODED OUTLET		DURING - JOINTS RAKED OUT AND SOUDAFLEX STEEL PRIMER APPLIED	
			
AFTER - TWO COATS OF LIQUID GRP TO THE JOINTS		AFTER - OUTLET AND JOINT SEALED WITH LIQUID GRP	
Work completed	Visual inspection and photographic record.		
Condition / defects	Example project, shown for reference only.		
Recommendation	Option 1: joints raked out and resealed with two coats of liquid GRP, backed by a 5 YEAR WARRANTY.		
Outcome	Reference example only; not part of this site.		

PHOTOGRAPHIC EVIDENCE

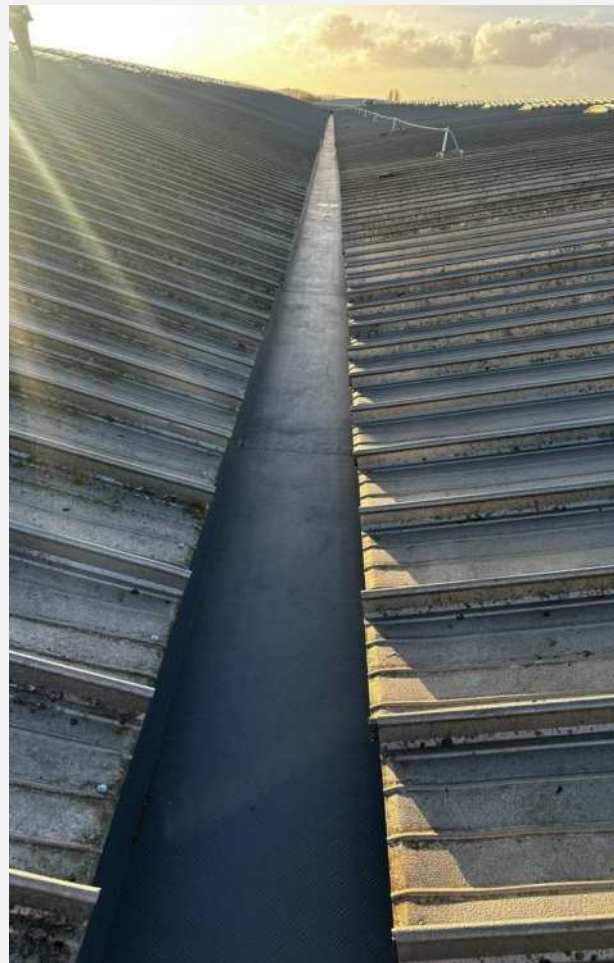
Option 2 Example - Fatra Gutter Lining (25 Year Warranty)

Previous ABS project: valley gutter in disrepair, before and after a Fatra single-ply membrane lining. 25 YEAR WARRANTY.

Location	Example - previous ABS project	Visit	Condition survey
Roof area	Valley gutter (example)	Condition	Planned repair



BEFORE - CORRODED VALLEY GUTTER WITH FAILED JOINTS, SILT AND STANDING WATER



AFTER - FATRA LINING INSTALLED; CONTINUOUS WATERTIGHT GUTTER

Work completed	Visual inspection and photographic record.
Condition / defects	Example project, shown for reference only.
Recommendation	Option 2: continuous jointless Fatra lining with new outlets and leaf guards, backed by a 25 YEAR WARRANTY - the recommended long-term solution.
Outcome	Reference example only; not part of this site.

URGENT AND PRIORITY GUTTER WORKS

Immediate Approval Recommended

The valley gutter and the external perimeter gutters should be cleaned out as soon as possible. The build-up of silt, vegetation and standing water will block the outlets and the drainage, increasing the risk of overflow and water ingress.

The gutters show significant corrosion. The gutter joints should be taken out and resealed with two coats of liquid GRP (Option 1); alternatively, a Fatra single-ply membrane lining can be installed to the gutters (Option 2). The valley gutter and the external perimeter gutters are priced separately.

Recommended Priority Gutter Works

Gutter clean	<i>Clean out the valley and external perimeter gutters and outlets as soon as possible</i>
Gutter joints (Option 1)	<i>Take out and reseal the gutter joints with two coats of liquid GRP (5 year warranty)</i>
Gutter lining (Option 2)	<i>Fatra single-ply membrane lining to the gutters, as an alternative to Option 1 (25 year warranty)</i>
Outlets	<i>Leaf guards with Option 1; new outlets with leaf guards included with Option 2</i>
Costs	<i>£0000 (exclusive of VAT) with Option 1; £0000 with Option 2. Planned gutter maintenance £0000 per visit</i>

Why the Works Should Not Be Deferred

Silt and standing water held against the corroded gutter sole will accelerate corrosion and block the outlets. Prompt cleaning and resealing of the gutter joints, or lining of the gutters, will reduce the risk of overflow, water ingress and disruption to site operations.



CONCLUSION

Conclusion and Recommendations

The valley gutter and the external perimeter gutters should be cleaned out as soon as possible, as the build-up of silt and vegetation will block the outlets and the drainage. The gutters show significant corrosion: the gutter joints should be taken out and resealed with two coats of liquid GRP (Option 1, with a 5 year warranty), or alternatively a Fatra single-ply membrane lining installed to the gutters (Option 2, with a 25 year warranty), which provides the longer-term solution. With Option 1, leaf guards should be fitted to the outlets; with Option 2, the new outlets are supplied with leaf guards.

The sheet end laps require cut-edge treatment. The ridge is in satisfactory condition and should be monitored. The roof sheeting and roof lights should be observed at each planned gutter maintenance visit, with gutter cleaning recommended three times a year. The valley gutter and the external perimeter gutters are priced separately below.

Recommended Works, Priorities and Costs

Each recommended action is listed below with its priority, colour-coded to the Condition Rating Key, and a cost line. All costs are exclusive of VAT. The total is based on Option 1; with Option 2 (Fatra lining) in place of items 4 and 5, the total is £0000. The planned gutter maintenance (item 11) is an ongoing cost and is not included in the total. The client is to provide general waste bins for the gutter debris. Each item can be instructed independently.

Item	Recommended Works	Priority	Cost (exclusive of VAT)
1. Gutter clean - valley gutter	Clean out the valley gutter and outlets as soon as possible. Client to provide general waste bins for the gutter debris.	Urgent	£0000
2. Gutter clean - external perimeter gutters	Clean out the external perimeter gutters and outlets as soon as possible, to prevent blocked outlets and drainage. Client to provide general waste bins for the gutter debris.	Urgent	£0000
3. Sheet end laps	Cut back and treat where sufficient end lap remains; otherwise clean back, apply a rust inhibitor and two coats of liquid GRP.	Planned repair - soon	£0000
4. Valley gutter joints (Option 1)	Take out and reseal the gutter joints with two coats of liquid GRP (5 year warranty), and fit leaf guards to the outlets.	Urgent	£0000
5. External perimeter gutter joints (Option 1)	Take out and reseal the gutter joints with two coats of liquid GRP (5 year warranty), and fit leaf guards to the outlets.	Urgent	£0000
6. Valley gutter lining (Option 2)	Fatra single-ply membrane lining (25 year warranty), including new outlets with leaf guards, as an alternative to item 4.	Urgent	£0000 (alternative)
7. External perimeter gutter lining (Option 2)	Fatra single-ply membrane lining (25 year warranty), including new outlets with leaf guards, as an alternative to item 5.	Urgent	£0000 (alternative)
8. Roof sheeting	Observe at each planned gutter maintenance (PPM) visit.	Monitor	No cost
9. Roof lights	Observe at each planned gutter maintenance (PPM) visit.	Monitor	No cost
10. Ridge	Satisfactory; monitor at each planned gutter maintenance visit.	Monitor	No cost
11. Planned gutter maintenance (PPM)	ABS West Midlands Ltd recommends cleaning out the external perimeter gutters, valley gutter and outlets three times a year under a planned maintenance agreement. Client to provide general waste bins for the gutter debris.	Planned	£0000 per visit (PPM)
Total (exclusive of VAT)			£0000

All prices are exclusive of VAT, which will be charged at the prevailing rate.



RECOMMENDATIONS & SIGN-OFF

Overall Outcome

LATEST RECORDED CONDITION URGENT ACTION REQUIRED; 6 URGENT ITEMS RECORDED

Ongoing Maintenance Position

Following the gutter clean and joint or lining works, gutter cleaning three times a year is recommended to keep the gutters and outlets clear and allow the ridge, joints and outlets to be monitored. ABS West Midlands Ltd can provide formal quotations and programme dates on request.

Next inspection	<i>Following client instruction of the recommended works; thereafter at each planned gutter maintenance visit</i>
Priority works	<i>Valley and external perimeter gutter clean; end lap treatment; gutter joints resealed (Option 1) or gutter lining (Option 2)</i>
Follow-up items	<i>Leaf guards and outlet fixings; observe roof sheeting, roof lights and ridge; gutter cleaning three times a year</i>

Report Sign-off

This report records the visible conditions observed during the stated site visit. Costs are to be confirmed and are subject to confirmation of access and any hidden defects found once works begin.

[Name withheld]

Operations Director

For and on behalf of ABS West Midlands Ltd

Client Approval

Client representative	
Signature	
Date	