



RJ Building Surveying Ltd.
Building Inspection Report

Client: MacRoberts LLP (Dot Bertram)

Property Details: 232 / 1 Ferry Road, Edinburgh

Report Date: 26th July 2022

ACCESS WAS RESTRICTED TO ALL ROOF AREAS, SKYLIGHT TO REAR WAS USED AS AN ACCESS POINT.

LOCATION & ELEMENT	MATERIAL	COMMENTS	BUDGET COST
1.Front slope	Slate	Various slipped, missing & broken slates, repairs required	£ 500.00
2.Gable slope	Slate	Minor slate repairs required	£ 150.00
3.Rear slope	Slate	Various slipped, missing & broken slates, repairs required	£ 500.00
4.Backgutter to front elevation pediment	Bitumen felt	The backgutter is a mix of plain felt with a solar reflective paint finish & a section of mineral felt. The section of mineral felt appears to have been a repair. The solar reflective paint requires to be refreshed	£ 250.00
5.Rear outshoot roof	Bitumen felt	Appears in reasonable condition	£ 0.00
6.Front bay window roof	Bitumen felt	Limited access to fully assess	£ 0.00
7.Rear skylight	Cast iron	The skylight requires to be fully refurbished, remove rusted areas and repaint, renew putty to the glazing	£ 100.00
8.Main ridge capping	Clay ridges	Ridges require to be fully repointed	£ 550.00
9.Hip cappings	Zinc	Good condition	£ 0.00
10.Front gutters	Cast iron	Limited access, appear reasonable	£ 0.00
11.Gable gutters	Cast iron	Limited access, appear reasonable	£ 0.00
12.Front right 6 vent mid roof chimney	Dry dash	Reasonable condition	£ 0.00
13.Front left 6 vent mid roof chimney	Dry dash	Reasonable condition	£ 0.00
14.Gable 3 vent chimney	Dry dash	Reasonable condition	£ 0.00
15.Rear gutters	Cast iron	Limited access, appear reasonable	£ 0.00
		BUDGET COSTS	£ 2050.00
		ACCESS BUDGET COSTS	£ 1500.00
		TOTAL	£ 3550.00

*All budget costs are net of VAT.

Brian Geddes, Director