##### Building Inspections: 03 Roofing & Rainwater Goods

##### [00:13] – Alan Turner

In this section we're going to look at roofing and rainwater goods. We're going to look at firstly the material of the roofing, then its complexity and then its condition.

Starting with its material, there are lots of options, from corrugated iron, through to tiles and metal tiles and the durable, or not so durable membranes. Then you look at the pitch of the roof. You know that flatter pitches are going to be more problematic, which is a dead giveaway with the older houses, which generally have a steep pitch. And if the roof is in poor condition, it's pretty sure that the rest is.

##### [00:47]

The complexity of the roof will often dictate the condition of the material. Metal roofing will often decay around the nail heads or fasting heads, and particularly around the bottom of the sheets. You'll see it in all sorts of places, particularly in sea spray zones where you get a lot of salt spray.

With the more complex designs, gutters can be particularly problematic, and generally a central gutter is going to be hugely problematic.

##### [01:14]

Then membrane roofing, which is usually applied to very flat roof structures, often the incorrect material is used because it's cheaper. This generally doesn't last so long either, but when you examine the roofing, and particularly the lapse and the fasting and the edges, you will soon see. But put simply, roofs need to be cleaned and they need to be recoated every so often.

##### [01:36]

With complex roofs, you've got a slightly different animal, in that it is not entirely the fault of the cladding, rather the side of the roof. A complex roof can be, for instance, the junction of a flat roof into a pitch roof. That junction is always problematic. It can be lots of valleys, or valleys joining other valleys, which require lots of flashings, and these invariably end up with a fault around the flashings.

The use of lead flashings is no longer generally acceptable. Complex roofs, treat them with caution and approach them carefully. They might look pretty, but they are generally problematic

##### [02:12]

The second item in this section is the rainwater goods, ie the spouting and the downpipes. Sometimes you've got internal spouting, gutters, as we call them. They will often block up with leaves and kid’s tennis balls or play balls. An annual clean of gutters is essential, and the general condition can generally be seen as most spouting is either metal or PVC. The PVC sort of suffers from expansion, contraction and often poor installation; as much as the metal suffers from corrosion and water sitting in it.

##### [02:50]

With gutter not being cleaned and flowing freely, it generally will cause other problems, ie it will sometimes flow into the building and cause all sorts of internal mayhem.