

## Project Overview

Replacement of flat roof covering on a multi-section L-shaped roof at a residential property

**Site Access:** Via top floor through skylight (requires 2-3m ladder)

**Response Requested:** Please provide a quote, outline of works/method, material recommendations, and availability

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## Objective

To replace the existing failing flat roof system and address underlying structural and drainage issues, delivering a watertight, durable, and well-drained warm roof solution, built to a professional standard and compliant with current UK Building Regulations.

## Roof Sections & Dimensions

- **Part 1:** 10m x 3.4m
  - **Part 2:** 4m x 6m (ridge runs along the 4m line)
  - **Part 3:** 2.3m x 2m (auxiliary section adjacent to Part 2)
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## Site-Specific Features

- **Penetrations to be retained/worked around:**
  - 2 soil vent stacks
  - 1 boiler flue  
These must be carefully detailed, weatherproofed, and sealed into the new EPDM membrane system to ensure permanent water tightness. All collars and flashings must be fully integrated into the warm roof build-up and made with EPDM-compatible materials.

## Existing Issues / Considerations

- **Structural deterioration** in part of Roof Part 2 — believed to be caused by poor ventilation and condensation buildup, not visible damage to membrane. Some OSB appear fragile or degraded.
- **Poor drainage and water pooling:**
  - Part 1: pooling around perimeter
  - Part 3: significant pooling near outlets 3 and 4

- **Outlets 3 and 4** have had patch repairs that may be leaking.
  - **Two soil stacks and one boiler flue** penetrate the roof and will need to be neatly sealed and integrated into the new system.
  - **Valley between Roof Parts 2 and 3** has failed mortar bedding and needs repointing.
  - **90 mono ridge tiles** currently mortared — proposal is to remove and replace using a dry ridge system (recommended but not mandatory).
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## Performance Requirements

The contractor is asked to deliver a complete flat roof replacement that meets the following performance expectations:

### Weatherproofing & Longevity

- The final roof system should be sealed, fully waterproof, and durable with a minimum 30-year lifespan for materials.
- All joints, penetrations, edges, and outlets must be watertight and professionally detailed.

### Structural Integrity

- Any degraded decking or joists should be replaced as necessary to create a safe, sound substrate.
- Roof structure should support and retain proper falls to avoid pooling. (Please see slopes 1/2/3)
- Roof must be sloped to direct water to existing outlets (see note on fall adjustments below).
- Pooling areas must be corrected.

### Thermal Upgrade

- A warm roof construction is required to meet current building regulations U-values.
- Suggested build-up: Airtight vapour control layer on 18mm OSB, 150mm PIR insulation, single-layer membrane (e.g. EPDM)— but equivalent compliant alternatives are welcome.

### Additional Suggested Works

- Erection of a scaffold tower along the valley between Roof Parts 2 and 3
- Repointing/rebedding of valley mortar
- Removal and dry-fix replacement of 90 mono ridge tile
- Tapered insulation scheme to reduce labour and improve drainage performance
- Applying solvent based adhesive to the top of PIR insulation boards, and underneath epdm layer, omitting to put an osb layer in between.

## Contractor Input Requested

Please respond with the following:

- Your proposed approach to achieving the above performance goals
- Any material systems or methods you recommend
- Quote with cost breakdown (labour, materials, disposal, scaffolding)
- Estimated duration and your earliest availability this summer
- Optional: warranty terms on workmanship and materials

If you're able to take on this work, we would also like:

- Your standard terms and conditions
  - Evidence of insurance and any relevant trade certifications
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### Documentation

We kindly request that you take **photos at each key stage** of the works to document progress (before, during, and after). This is to support transparency and for recordkeeping purposes.

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### Note on Site Safety

Please take care when assessing the roof — certain areas of Part 2 are soft or fragile due to degradation and should not be walked on until stripped.

**Please feel free to contact me with any questions, or to arrange a site visit.**

We are looking to appoint a contractor who is confident in delivering a well-detailed warm roof solution and who communicates clearly.

### Site Visits:

████████████████████, Access by pressing the trades button that is available from 07:00 to 14:00 Monday to Sunday.

Roof is accessible via skylight window from the top floor hallway with use of 2-3m ladder, or 1 section of a triple extension ladder.