

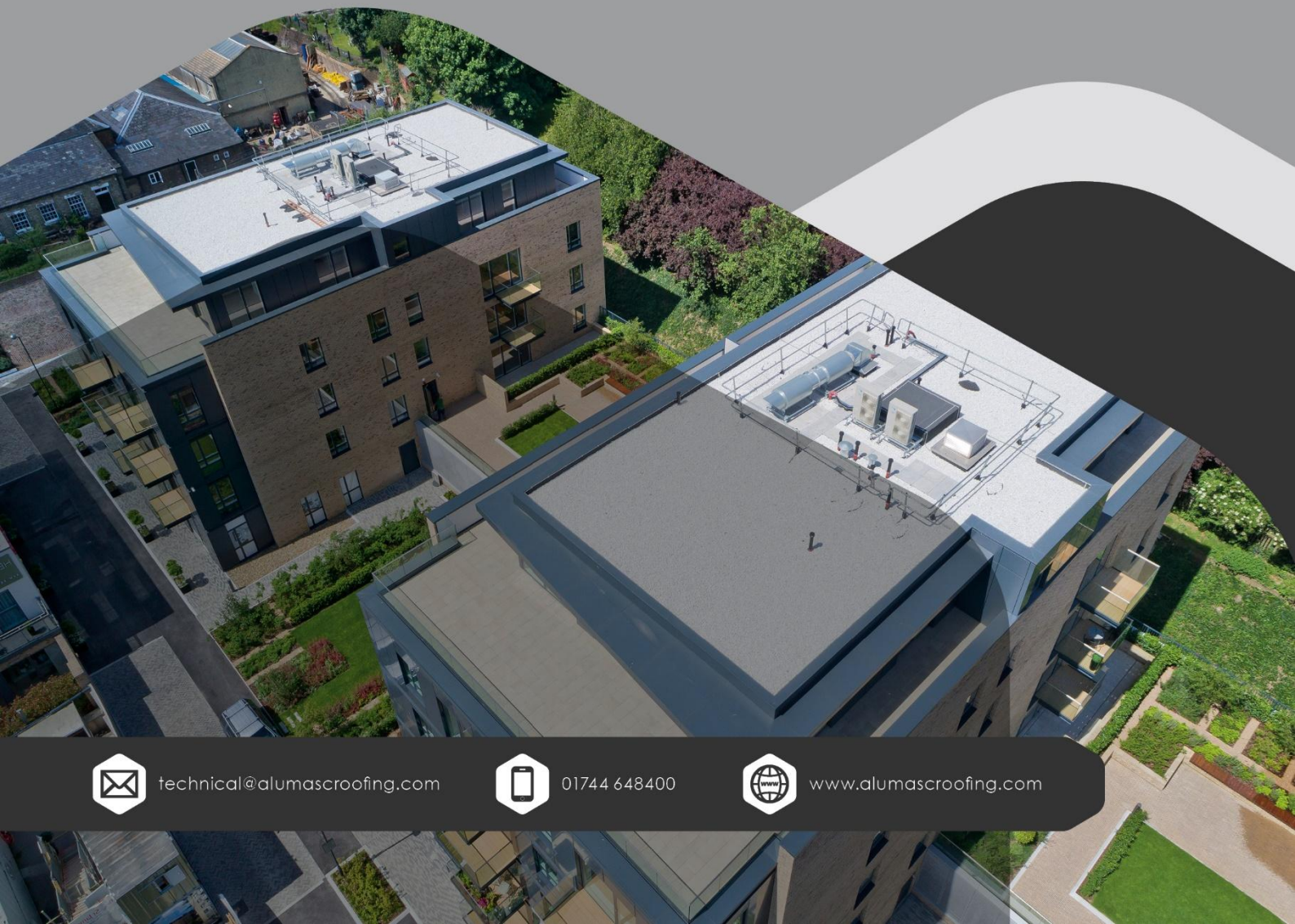


ALUMASC ROOFING

Roof Condition Report

Project:
Llwynderw Flats

Project ID: SP157083
Date of issue: 20/05/2026



technical@alumascroofing.com



01744 648400



www.alumascroofing.com

Project information

Project: Llwynderw Flats
Location: Porthcawl
Area: Roof Area Highlighted in Red
Project ID: SP157083
Date of issue: 20/05/2026

Client information

Prepared for: V2C
Contact: Ibrar Mian
Email: ibrar.mian@v2c.org.uk

Alumasc Contact

Author: Alex Burton
Telephone: 07788 394 116
Email: a.burton@alumascroofing.com

Head Office

Address: Alumasc Building Products Ltd
White House Works, Bold Road
Sutton, St Helens
Merseyside WA9 4JG

Telephone: 01744 648400
Email: technical@alumascroofing.com
sales@alumascroofing.com



SURVEY INFORMATION

Alumasc has carried out a detailed survey to ascertain the roof structure and condition of the flat roof. This report identifies to what extent the roof is suffering from inherent system faults, and what remedial action is required to ensure the integrity of the building.

We were able to gain access to all areas for inspection. No core samples have been taken as this is a residential block of flats that require access. The condition of the existing must be determined prior to commencement of works. The recommendations in this report may be subject to change on confirmation.

These proposals relate to the roof waterproofing area only. They do not include associated work to be carried out by other trades, which may be required to complete a satisfactory refurbishment.

It is recommended that the installing contractor is to conduct their own survey to confirm these findings and acquaint themselves with the extent of the works and the conditions under which they are to be executed to enable accurate estimation.

Date of survey:	16/04/2026
Building type:	Residential
Weather at time of survey:	Dry

SITE OVERVIEW



ROOF PLAN



GENERAL INFORMATION

Roof name:	Roof Area Highlighted in Red		
Approx. area:	75 m ²	Slope:	≥1:80
Height:	9 m	Exposure:	High
Humidity class:	High occupancy	Ceiling type:	Exposed ceiling

ROOF DETAIL/FINDINGS

Roof type:	Cold	Visual condition:	Reasonable
Existing build-up:	Concrete deck, liquid coating		
Existing to be retained:	Yes	U-value req. if applicable:	N/A
Perimeter type:	Wetted drip edge	Parapet/Perimeter height:	N/A
Drainage type:	N/A	Dia. of rainwater pipes:	N/A

Upstand with flashing:	<input type="checkbox"/>	Upstand with T/Bar:	<input type="checkbox"/>	Parapet with coping:	<input type="checkbox"/>
Door threshold/s:	<input checked="" type="checkbox"/>	Window threshold/s:	<input type="checkbox"/>	Cladding abutment/s:	<input type="checkbox"/>
Render abutment/s:	<input type="checkbox"/>	Pitch roof abutments/s:	<input type="checkbox"/>	Change in level:	<input type="checkbox"/>
Verge detail/s:	<input type="checkbox"/>	Eave detail/s:	<input type="checkbox"/>	External gutter/s:	<input type="checkbox"/>
Internal gutter/s:	<input type="checkbox"/>	Pipe penetration/s:	<input type="checkbox"/>	Movement joint/s:	<input type="checkbox"/>
Rooflight/s:	<input type="checkbox"/>	Handrail/Fall arrest:	<input type="checkbox"/>	Services/Plant:	<input type="checkbox"/>
Miscellaneous:	N/A				
Safe2Torch Req.	N/A				

CORE SAMPLE/S

No core samples have been taken as this is a residential block of flats that require access. The condition of the existing must be determined prior to commencement of works. The recommendations in this report may be subject to change on confirmation.

GENERAL FINDINGS

Waterproofing type: Liquid Coating

- Our inspection indicates that the waterproofing system is suitable to be overlaid.
- Evidence of surface crazing/cracking is present which is indicative of loss of binder and needs to be addressed.

Upstands

- There are areas where the detailing has failed and is no longer adequate to provide waterproof protection. Cracking, blistering, distortion, or slumping are all signs that the waterproofing has deteriorated.
- Cracks and splits between the roof and wall are evident throughout.



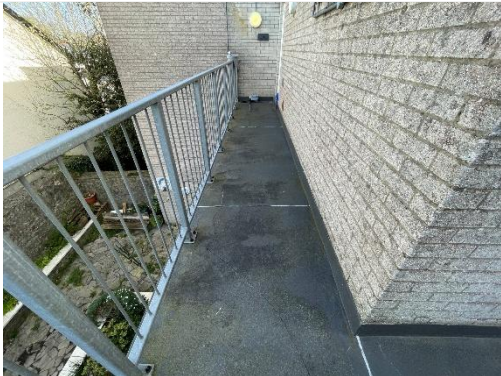
Photographic Detail



Overview of the balcony area. The system is no longer providing adequate protection.



Overview of the staircase. The edge of the stairs shall be coated in yellow.



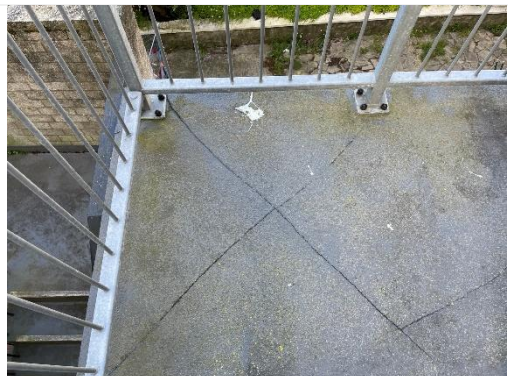
Further overview of the balcony area. The waterproofing system has reached the end of its serviceable life.



Overview of the concrete deck below the balcony areas.



The damaged sections of concrete will need to be repaired.



We identified large cracks, throughout the system. These sections will need to be stripped back to the concrete deck and repaired.





Handrail has been fixed through the concrete balcony; therefore, it shall remain in situ. The handrail is 1.1m which complies with current regulations.



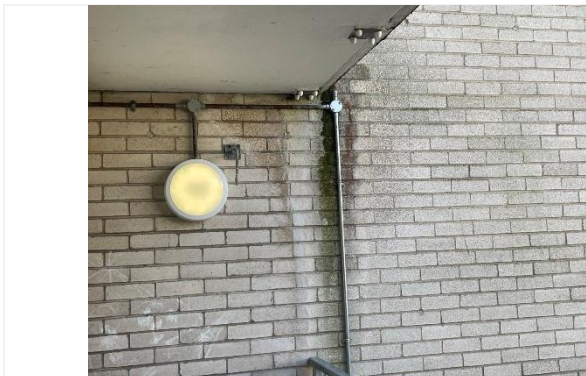
Cavity trays will not be affected by the installation of the new waterproofing system. They shall be reformed and cleaned as part of the scope of works.



The proposed waterproofing shall terminate beneath the door threshold.



At the brickwork abutment, the new waterproofing shall terminate 150mm above the finished roof level to meet current regulations.



The contractor shall allow for the cleaning and the repairing of the brickwork where required.



Once the cracks have been repaired, the new waterproofing shall fully encapsulate the drip edge.

Conclusion / Recommendation

Following our roof inspection, the option/s for refurbishment are outlined below.

It is recommended that the building owner considers several other matters in parallel, including but not limited to:

- The practicality of the site works.
- The suggested timescale for remedial.
- The anticipated remaining life of the roof and what future effect any defect found may have.
- Whether taking the opportunity to introduce other improvements, such as upgrading the thermal performance, is a benefit that may provide future cost savings.
- Whether safe access, egress, and edge/fall protection which complies with the Workplace (Health, Safety and Welfare) Regulations are in place throughout its life cycle.
- The remounting and positioning of roof services/plant above the finished covering.
- The structural capacity of the roof to receive the imposed loading of the proposed works.
- The load-bearing capacity of the structure if the material is to be stored at roof level during the refurbishment.

Conclusion

Suggested Timescale for Remedial

Roof Name	Condition	Immediately
Roof Area Highlighted in Red	In a suitable condition to be overlaid	Option 1

Option 1

- From the inspection carried out the existing waterproofing system is in a poor condition and has exceeded its serviceable life and should be considered for immediate refurbishment.

Option 2

- From the inspection carried out the existing waterproofing system would appear to be reaching the end of its life and should be considered for refurbishment at the earliest opportunity to avoid any future problems from occurring.

Option 3

- From the inspection carried out the existing waterproofing system is in a reasonable condition. However, as identified in the report some localised patch repairs are to be carried out as a short-term solution to prolong its service life and avoid the imminent risk of water entry.

Option 4

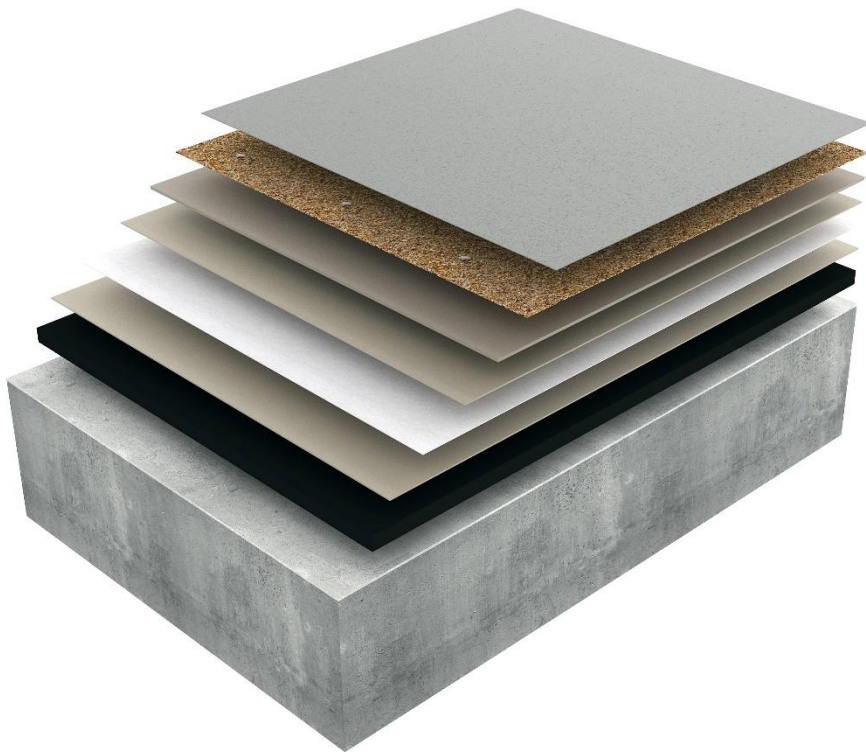
- From the inspection carried out the existing waterproofing system is currently in reasonable condition with minimal defects found. We suggest a planned maintenance schedule at this time would be a prudent course of action to extend its life. A further inspection should be made in approx. 5 Years to reexamine its condition.



Recommendations

Overlay

- Based on our findings the existing was found to be in a suitable condition to receive a direct overlay. The works would comprise removing all debris, preparing all surfaces to provide an acceptable base, apply a primer coat and overlaying with a new waterproofing system. New upstands and flashings will be formed throughout and replacement of most, if not all ancillaries.



Our refurbishment specification proposal will be based on the use of our Caltech QC Balcony Plus high-performance waterproofing solution installed exclusively by Registered Approved Contractors, underpinned by Alumasc's extensive project support service, and covered by a single-source warranty.

Site inspections will be made by Alumasc during the works to ensure that the installation is executed in accordance with the Alumasc warranty requirements and current Codes of Practice.

A specification detailing the full extent of the waterproofing works is to be provided under separate cover.

