



Under One Roof



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Impartial advice on repairs and maintenance for flat owners in Scotland

Typical repair problems in newer buildings

1

Tiled roofs

Keep the ridge repaired



Concrete tiles have a life of 30 – 40 years



2

Flat roofs

Flat roofs need to be protected from solar radiation which causes decay



Asphalt roofs should be also be protected



Asphalt can slump on vertical surfaces



Light ponding is often not a problem



Metal roofs have a longer lifespan than other flat roof materials



3

Walls

Steel reinforcing in concrete lintel has rusted through damp coming in and caused cracking.



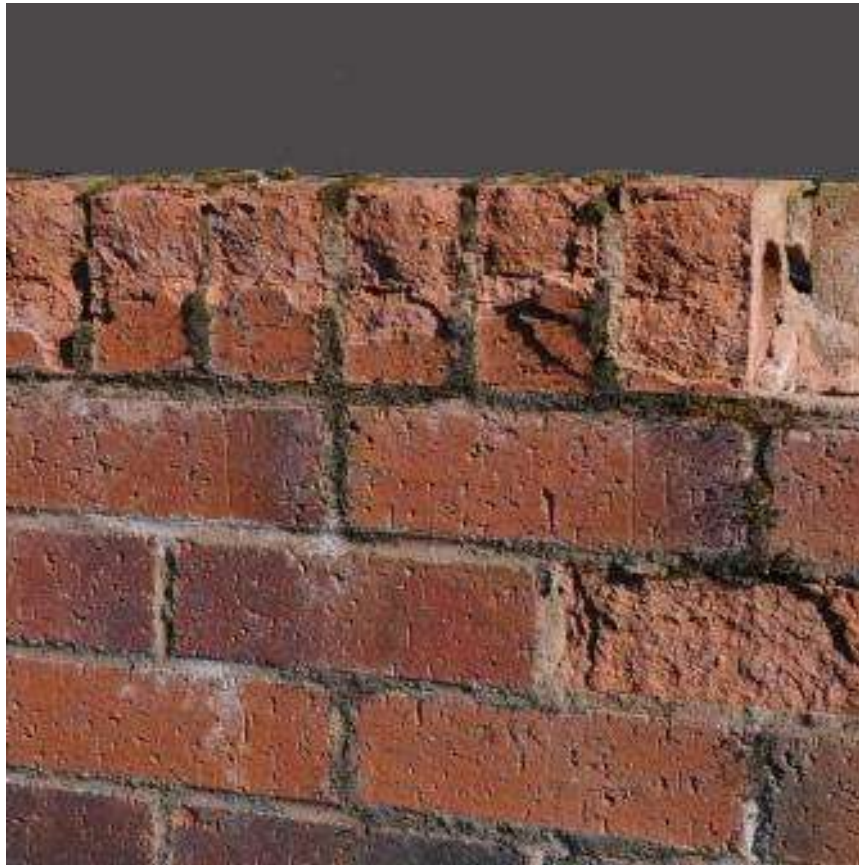
Rusting iron reinforcement causes damage to concrete



White powdery efflorescence caused by damp



Frost damage to damp brickwork



Damaged cladding lets in damp



A sign of shrinking timber frame – but fixable!



Running overflows



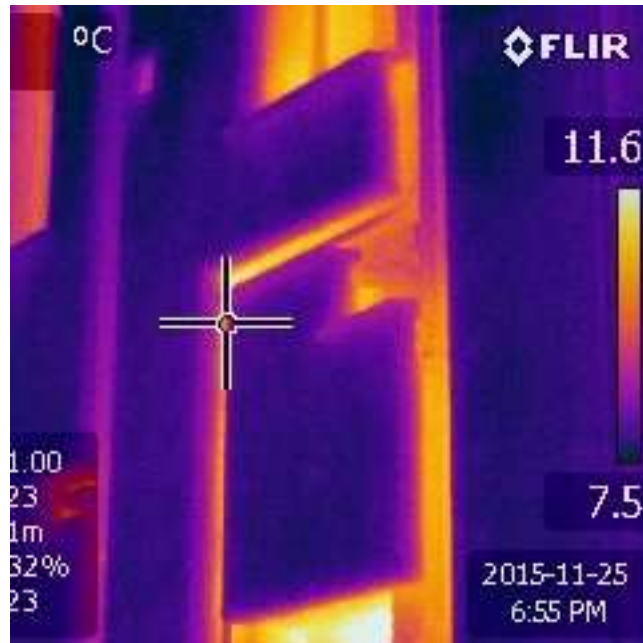
A simple aluminium deflector for overflows (designed by John Gilbert)



Overcladding is meant to help conserve heat



But thermal images show the old spots left around pipes (in orange)





4

Close and Stairs

Missing nosings are dangerous and allow flooring to become damaged



5

Damp and rot

Damp can cause rot in new timber too!



6

Check your building regularly

Ask your neighbours if you can look from their flat



But you can't always see
these things yourself

So get a professional survey
every 5 years once your
building is 15 – 20 years old

More information from
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