# Survey

Raynes Park High School Bushey Rd, London SW20 0JL

Friday, 4 July 2025

Prepared For Mc Bains

Mark Cotton

Technical Sales Manager

## Project Information

Project manager – Lewis Mckenzie
Person seen on visit – Nathan
Surveyor – McBains
Time of visit – 10am
Duration of visit – 2 hours

Access - Access Hatch

Report Introduction:

Below is a list of key requirements that must be met for Giromax to offer a 25-year waterproofing specification.

To ensure the system is installed and maintained in line with Giromax's warranty conditions, the following steps must also be adhered to:

- An initial inspection is to be carried out to confirm that all preparatory works and the items listed below have been completed to an acceptable standard.
- The system must be installed only by an approved installer, as recommended by Mark Cotton.
- Weekly inspections are to be carried out during the application process to monitor progress, ensure compliance, and document workmanship.
- Upon completion, a maintenance sheet must be created and kept up to date, forming part of the long-term care strategy required under the warranty terms.

Failure to follow the above may affect the validity of the Giromax warranty.

## Ridge Flashing

Upon inspection, it was noted that the ridge flashing has been installed incorrectly. The current arrangement directs water toward the joints rather than allowing it to shed away, increasing the risk of water ingress and long-term damage.

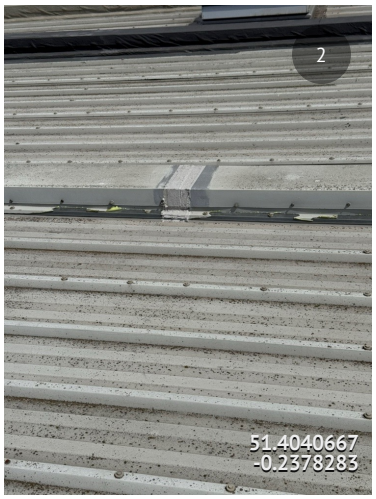
I recommend that the existing ridge flashings be removed and replaced with a redesigned top hat-style flashing. This should be installed over the capping to ensure water is directed away from all joints, providing a more effective and durable weatherproofing solution.

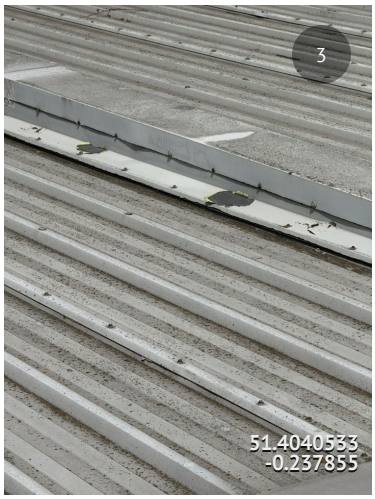



## Capping

A top hat flashing has been installed in various areas of the roof, likely as a response to the number of previous repairs and incorrect detailing in those sections. Due to the extent of the existing remedial works and the compromised finishes, I recommend leaving the current top hat flashings in situ to avoid further disruption.

To ensure long-term weatherproofing and compliance with best practice, a new correctly detailed flashing should be installed over the top of the existing ones, using approved sealants in accordance with the manufacturer's recommendations.


## Rear Flashing Detail

Flashing from timber cladding to roof sheet, this needs to be at least 200mm down the roof with new foam fillers to specification

1. Kingspan Roof Panels – usually something like KS1000RW (trapezoidal profile).
2. Ridge Foam Fillers – Profile-matched to panel shape, installed at top ends of the panels.
3. Butyl or Mastic Sealant – Applied to the underside of the filler and/or panel surface to create a fully sealed interface.
4. Internal Insulated Closure (Optional but recommended) – To prevent thermal bridging and air leakage beneath the foam filler.
5. Ridge Flashing (External) – Fixed over the ridge and sealed against the top of the filler.
6. Fixings – Self-drilling stitch screws with washers, at 150–200 mm centres.


## Eave Flashing

Report Note:

Flashing and leaf grate have been installed; however, this is leading to leaf build-up and causing water to backtrack up the roof. This is primarily due to the low pitch of the roof, which is preventing adequate drainage.

Recommendation:

It is advised that the current grate is removed, and a new trim is installed over the top of the coping flashing. This should be designed to leave a larger opening, allowing water and debris to flow more freely and reducing the risk of future blockages.





## Micron Reading

During my inspection, I carried out a coating thickness (micron) reading on the metal surface. The original manufacturer-applied finish would have been approximately 200 microns, in line with standard specification.

The readings taken on site measured approximately average 150 indicating a level of degradation to the original coating. This reduction suggests either natural weathering over time or potential mechanical wear, which may impact the long-term corrosion resistance of the surface.

I recommend further monitoring of the coating condition and, if required, re-coating or applying a protective treatment to restore durability and maintain warranty compliance.