

Roof, Gutters & Chimneys

As a homeowner, you are responsible for keeping your property in good condition and are legally responsible for any accidents caused by defects to your property.



Regular maintenance will also help retain the value of your property.

Ideally, you should get a building condition survey carried out every five years by an experienced professional, such as a surveyor or architect. However, it is advisable to carry out a visual inspection every year, checking for any damage and making any necessary repairs.

Roof

The roof is an essential part of your building and it is important to keep it in a good state of repair to avoid more long term damage to your property such as penetrating dampness and subsequent wet/dry rot.

Do NOT go on the roof yourself, this is a job for a professional. If your loft space is floored, you can check the joists, rafters and the joins between the roof and walls for signs of damp, rot or water damage. If there are any signs of damp or rot, it is likely that repairs are needed to the roof, chimney or gutters. Carry out a visible check from outside to look for problems.

Check list:

- Loose or missing slates or tiles.
- Cracks, blisters or holes in flat roof coverings (felt, rubber, sheet profiling etc).
- Cracked or missing sections of flashings (used to cover the valleys between the slopes of a roof, the junction between a chimney and a roof, etc).

- Perished cement between ridge tiles at the top of the roof.
- Decaying or rotten fascia boards and soffits (these should be painted or varnished regularly).

Gutters and Downpipes

You should have the gutters cleaned out regularly as well as making sure there are no blockages in down pipes. This will prevent water penetration and damage to the fabric of the building in the long term. It is recommended that you do not attempt to do this yourself, unless you feel able to, and instead contact a reliable roofing contractor.

Check list:

- Rust, cracks and leaks .
- Blockages, such as vegetation
- Damp patches on walls.
- Missing sections.
- Loose fittings (such as brackets).

Chimneys

Even if you do not use an open fire or stove and your fireplaces have been blocked off, it is important that the chimneys are checked annually and any necessary repairs carried out. This will prevent water penetration to the house as well as avoiding the danger of falling masonry.

Check list:

- Cracks.
- Missing or decayed stone or render.
- Gaps in pointing.
- Bulging or leaning sides.
- Loose or damaged chimney pots.

If you use an open fire or stove, you should get the chimney swept at least once a year, usually after the summer before you start using the fire/stove in the colder weather. If your room becomes smoky at any time, stop using the fire/stove until the chimney has been swept.

The Solid Fuel Association can provide further information and advice:

Email: sfa@solidfuel.co.uk

Tel: **01773 835400**

www.solidfuel.co.uk

General Information

Always use a reliable contractor to carry out repairs to your roof, chimneys or gutters. Ask for a detailed written quote before instructing any work and try to obtain 2 or 3 competitive quotes. If you are not happy with the work that a contractor has carried out for you, you can contact the Citizens Advice Consumer Service. This

service provides free, confidential and impartial advice on consumer issues. Visit www.citizensadvice.org.uk/scotland/

Tel: **03454 04 05 06** (9am to 5pm Monday - Friday)

Email advice@citizensadvisedirect.org.uk

Alternatively you can contact:

Aberdeenshire Council Trading Standards offices

Inverurie: **01467 537222**

Fraserburgh: **01346 587007**

Email: trading.standards@aberdeenshire.gov.uk

www.aberdeenshire.gov.uk/business/trading-standards/consumers/

For more information contact the Private Sector Housing Team at

Email: private.housing@aberdeenshire.gov.uk

Tel: **01467 534573** or access

www.aberdeenshire.gov.uk/housing/private-housing/

