Buying a Victorian terrace in Roath, Canton or Cathays is exciting, but the roof is the one part of the house you can't properly see from the viewing. You can stand on the pavement and squint up at the slates, yet **residential roofers Cardiff** the real story is in the chimney flashings, the valley gutters and the little lean-to roofs round the back. That's why Redland Roofing Cardiff, the family-owned roofing firm run by John Owen, offers pre-purchase roof surveys with a written report, so buyers know what they're taking on before they sign. A general building survey covers a lot of ground, but it isn't always done by someone who spends every working day on roofs. A dedicated roof survey from experienced roofers in Cardiff looks closely at the parts that cause trouble on older houses. That means the condition of the Welsh slates and whether any are slipped, cracked or missing, the state of the ridge and its mortar, the lead flashings and lead joints around chimneys and abutments, and the chimney stacks themselves, including whether a redundant stack is crumbling or needs repointing. The survey also takes in guttering, fascias and soffits, and the small flat or lean-to roofs over rear kitchens and bathrooms, which are often the first place a leak shows up. These houses have their own habits. A Cathays terrace that has been a student let or an HMO for years may have had quick patch repairs rather than proper maintenance. A Canton or Riverside home off Cowbridge Road East might have a party-wall chimney shared with next door. In Roath, around Albany Road and Wellfield Road, rear outriggers with valley gutters between them are common, and those valleys collect autumn leaves from street trees and Roath Park. The written report sets out what was found in plain language, so you can talk to your solicitor, your lender or the seller with facts in hand.

Redland Roofing Cardiff | 1 Trecinon Rd, Rumney, Cardiff CF3 1TE | 07884 013048

John has over 30 years in the roofing trade, including more than 20 years when the business traded as Redland Property Services. Customers on Google often mention a thorough inspection, John explaining the problem clearly and photos sent so they can see the roof for themselves. The firm holds a 4.8 rating from 204 reviews and is fully insured. If the survey turns up work that needs doing, you can ask for a free, no-obligation quote, and the pricing is transparent with no hidden costs. From the base in Rumney, it's a short drive along Newport Road into Roath and Cathays, or across the city to Canton. If you're buying an older home anywhere in Cardiff and want to know the truth about the roof first, call the Cardiff roofers at Redland Roofing Cardiff on 07884 013048 to arrange a pre-purchase roof survey.

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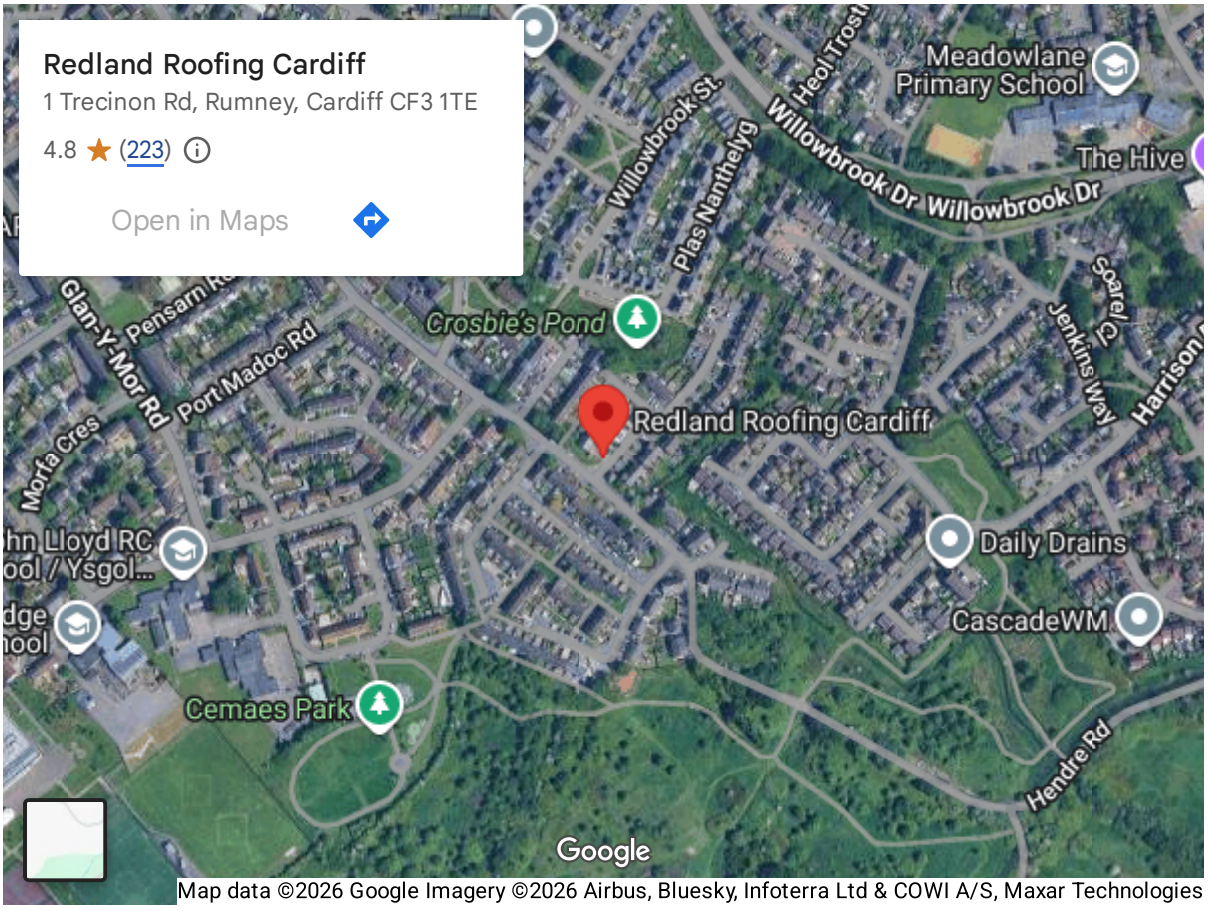

FAQ About Roofers Cardiff How much should I pay for roof repairs in Cardiff? It depends on the damage, the roof type and access. As a rough guide, Redland Roofing Cardiff price minor jobs such as replacing a few broken tiles from around £150 to £300, while storm damage or new flashing usually runs from £300 to £800 or more. Every quote is free and written down before any work starts, so there are no surprises. How can I tell a dodgy roofer from a good one? Be wary of anyone who knocks on the door uninvited, pushes for cash up front or claims the whole roof needs replacing without showing you why. A reputable Cardiff roofer will give a written quote, explain the guarantee, confirm they are insured and show you photos of the problem. Redland Roofing Cardiff do all of this as standard on every job. Who are some reputable roofers in Cardiff? Look for an established local firm with a long track record and plenty of genuine reviews. Redland Roofing Cardiff are an independent, family-run business that has served Cardiff and South East Wales for over 30 years and holds a 4.8-star rating from more than 200 Google reviews. They are based at 1 Trecinon Road in Rumney and cover the whole city. Does my roofer have to give me a guarantee in writing? You should always ask for it. Redland Roofing Cardiff set out the guarantee on labour in every written quote, and materials carry manufacturer warranties where applicable. If anything isn't right after the job, the team come back and put it right. How do I know if a roofer is any good? Check recent reviews, ask how long they have been trading and see whether they explain the problem clearly before quoting. Redland Roofing Cardiff customers often mention being shown photos of the issue, quick next-day repairs and tidy, polite teams. A roofer who recommends a repair rather than an unnecessary replacement is usually a good sign. What questions should I ask my roofer before work starts? Ask what exactly is wrong and how they know, what the written quote includes, how long the job will take, whether they are insured and what guarantee you get. For a full re-roof, ask how the house will be kept dry overnight. Redland Roofing Cardiff leave roofs watertight at the end of every working day and give a clear timeline before starting. How long does a roof last in Wales? Welsh rain, coastal winds and freeze-thaw cycles all shorten roof life. A well-installed concrete or clay tile roof can last 40 to 60 years with maintenance, and good slate can outlast the building. Felt flat roofs tend to last 10 to 15 years, while EPDM rubber, which Redland Roofing Cardiff specialise in, can last 25 to 30 years or more. What usually causes a roof to leak? The most common culprits on Cardiff homes are slipped or missing tiles, cracked flashing around chimneys, blocked gutters, worn valleys and failed lead joints. On extensions and garages, flat roofs often leak where the surface has cracked or a joint has opened. Redland Roofing Cardiff trace the source first so you only pay to fix the

real problem. Do I need planning permission to replace my roof in Cardiff? A like-for-like replacement on a standard house usually falls under permitted development. In conservation areas such as Pontcanna, parts of Roath and Llandaff, on listed buildings, or if you are changing materials, you may need consent from Cardiff Council. Redland Roofing Cardiff can advise on this during the free assessment. How quickly can a roofer come out in an emergency? Redland Roofing Cardiff run a 24/7 emergency service across Cardiff and South East Wales for storm damage and sudden leaks. The aim is to get someone to you as quickly as possible and make the roof watertight. Call 07884 013048 at any time of day or night. How long does a full roof replacement take? A standard terraced or semi-detached house in Cardiff typically takes 2 to 4 days, weather permitting. Larger detached homes, such as many in Cyncoed and Lisvane, or roofs with complex shapes usually take 4 to 7 days. Redland Roofing Cardiff confirm the timeline in writing before work begins.