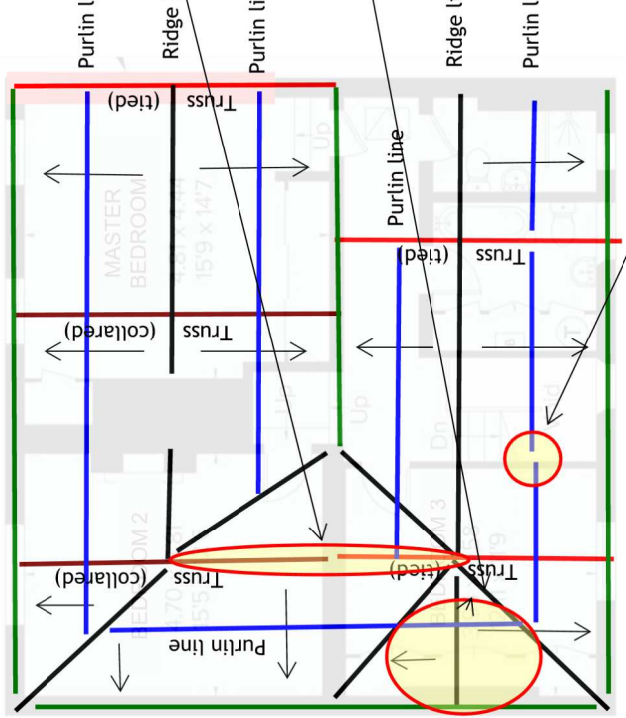




Schematic layout of roof structure
(over 2nd floor layout)



Proposed Remedial Works:

Decayed Ridge Board

- The softwood ridge board to the noted area is highly decayed (with a mid-length section missing)
- The discontinuity is causing a misalignment of the rafters in this area.
- Remove the existing ridge board and replace in similar sized soft wood.

Poor Modern Carpentry

- Improve / Replace the poorly built modern soft wood ridge and rafters.

Poor Bearing of Rafters on ridge boards and hips (General)

- Where required, introduce play or soft wood packers to realign the slipped rafters with the ridge line, to ensure adequate bearing and alignment.
- Secure packers with screws.
- Secure rafters to packers / ridge board with skew driven TORX screws (reversible improvement on original skew nails)

Poor bearing of rafters on purlins. (General)

- Secure rafters to pulins with skew driven TORX screws.

Poor bearing of rafter feet on Wall plates (General)

- Secure rafters to wallplates with skew driven TORX screws.

Improve continuity of purlin

- Apply steel plate 50mm wide x 5mm thick to upper side (between rafters) over the diagonal overlap.
- Drill through the purlins close to the rafters for 12mm diameter bolts.
- Fit 50x50x5mm steel washers to underside and draw together (do not over-tighten).

Decay affected rafters

- Where significant decay is found to the rafters, retain existing rafter and pace another of similar size (softwood) next to it. Secure together using 6mm diameter TORX screws @ 300mm centres (staggered)
- 1No has been identified, allow for say 5No total.

Castleman's Cottage

Client: Ashley Bryant and Kate Carson

Job No: 225131

Roof Repair: Ridge and Rafter Works

225131 - MNP - XX - XX - SK - S - 4002

Sheet 1 of 1 Rev: P01

Author: SME

Date: 22/05/2025

Scale: N.T.S