Most house buyers spend far more time looking at the kitchen than at the roof above it. Yet across Cardiff, where the housing ranges from Victorian and Edwardian terraces in Canton, Roath and Grangetown to interwar semis in Whitchurch and 1970s estates in Llanedeyrn, the roof can hide some of the costliest surprises in any property. Redland Roofing Cardiff is an independent, family-run business that has served Cardiff and South East Wales for over 30 years, and our pre-purchase roof surveys help buyers understand exactly what they are taking on. A pre-purchase **Cardiff roofers** roof survey is a focused inspection carried out before you commit to buying. We look closely at the condition of the roof covering, whether tiles or slates, along with ridge tiles, chimney brickwork, flashing, lead work, valleys, guttering and fascias. Flat roofs on rear extensions, dormers and garages get the same attention, as they are common across the city and traditional felt typically lasts only 10 to 15 years. You then receive a written report setting out what we found. The survey costs £200 plus VAT, a clear price for a clear piece of work. The report gives you practical information to act on. It might reveal slipped or missing tiles, cracked flashing around a chimney, failed lead joints, blocked gutters or a felt flat roof nearing the end of its life. Knowing this before you buy means you can budget properly, ask the right questions and factor any repairs into your plans. For properties in conservation areas such as Pontcanna, Llandaff or parts of Roath, it also helps to know that future work may need Cardiff Council consent if materials change. Good information now prevents unwelcome surprises later.

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

Choosing experienced roofers Cardiff buyers can rely on matters, because a survey is only as useful as the eyes behind it. Our team spends its working days repairing and replacing roofs across the city, so we know what problems look like and how serious they are. Sharing photos of what we find is something reviewers often appreciate, and we hold a 4.8 star rating from over 200 Google reviews. If you go ahead with the purchase and the roof does need work, we offer the full range of repairs and replacements, with free, no-obligation quotes. Book your pre-purchase roof survey before you commit. Call Redland Roofing Cardiff on 07884 013048 to arrange a visit. We are based on Trecinon Road, Rumney, and carry out surveys right across the city, including Cathays, Heath, Rhiwbina, Llanishen, Pentwyn and Pontprennau. Our written report will give you a clear, honest view of the roof from a team of Cardiff roofers with over 30 years of local experience, so you can move forward with your purchase in confidence.

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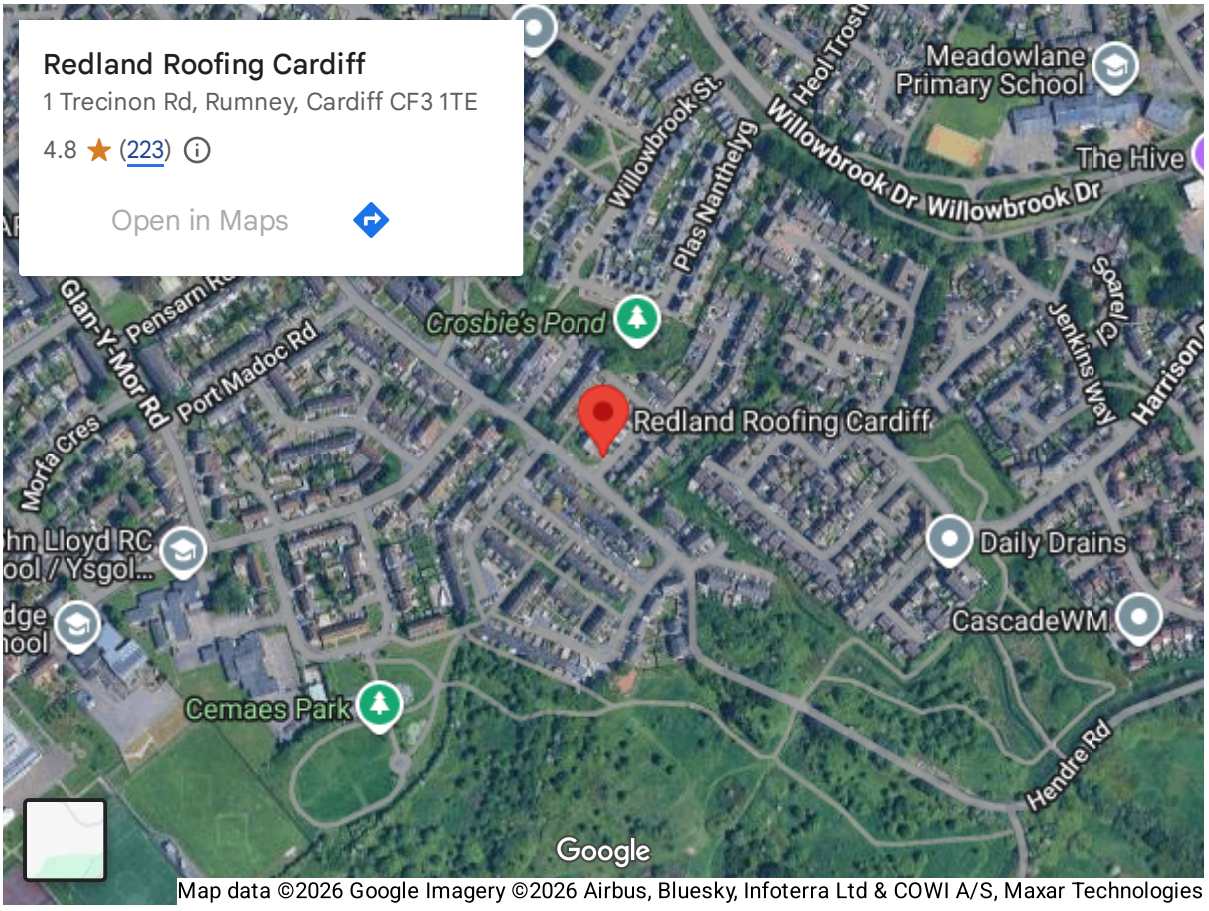


FAQ About Roofers Cardiff How much should I pay for roof repairs in Cardiff? It depends on the damage, the roof type and access. As a rough guide, Redland Roofing Cardiff price minor jobs such as replacing a few broken tiles from around £150 to £300, while storm damage or new flashing usually runs from £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.