APOLLO

Drone specialists

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23 August 2026

[redacted]

RE: Report of the Roof Coverings at [redacted] via drone.

Dear [redacted]

Further to your request please see below a full roof survey of the above-named property.

This report is not a building survey of the roof or the property, as the property has not been inspected but a report on the condition and the periodic maintenance necessary to keep the roof wind and watertight.

At the back of this report, I have also included educated estimates for the refurbishment and/or maintenance of the roofs on this property, for budgeting costs and for the purposes of sourcing quotations for the works required to be undertaken. These costs should be in the realistic realm of what you can expect to pay for the general upkeep of the roof elevations located on this property.

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Overview

23 August 2026

This survey is a survey of the roof elevations of [redacted] via Drone. The roof elevations are split up into 13 sections (A-M) as shown in the below marked up picture. There have been a multitude of roof coverings and details used over the roof as a whole. A summary of each section is to be provided and repairs required are to be highlighted in the inspection report towards the back of this survey.

ELEVATIONS A (Marked as “A” on the roof photograph)

Elevations A as marked out on the overview above is a “Barn Hip-End” style roof currently covered in cotswold stone slate roof coverings. Edge details are flaunched hip ends leading to a traditional mortar pointed verge detail. Both of which are breaking down with the natural degradation of the roof. All elevations are showing serious signs of delamination and slippage. Slippage occurs when roof battens and/or batten nails start to fail and can cause large sections of roof to slip at once. This is a natural part of the roof’s lifespan however, roofs in this condition need immediate replacement and no comment can be made on how long the elevations will hold out. Please refer to inspection report for a more detailed breakdown of slippage and delamination occurring.

ELEVATIONS B (Marked as “B” on the roof photograph)

Elevations B as marked out on the overview above are covered in cotswold stone slate roof coverings. The sections of roof look to be newer than section A with much less signs of natural degradation. Edge details are an abutment into neighbouring walls with a mortar flaunching detail. No comment can be made via drone photo’s whether lead soakers are present beneath mortar flaunching details. However, I would assume this is the case. The most southern elevation of section B leads down into a lead box gutter which appears to be in sound working order. Bays look to be adequate in length allowing for lead expansion and contraction in hot and cold climates. There appears to be no signs of slippage on the roof elevations and minimal signs of delamination. Remedial repairs and maintenance should be considered to prolong the lifespan of the roof.

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ELEVATIONS C (Ma

23 August 2026 ut on the overview above is a fully hipped style roof that is currently covered in Blue Slate roof coverings. Details are a “roll top” ridged hip with the most southern elevation running into a parapet gutter. The gutter and lead details to chimney back gutter and abutments all seem to be in good order. The roof itself is in some need of remedial repairs with the odd slipped, or broken slate. These should be remedied as soon as possible to prolong the lifespan of the roof. Due to the nature of the roof scaffold may be required to the most western elevation between both chimney stacks. If scaffold was to be erected, it would make sense to carry out re-bedding work to ridge and hips. Please refer to inspection report for a more detailed breakdown of slipped and broken slates and sections of roof in need of remedial repairs.

ELEVATIONS D (Marked as “D” on the roof photograph)

Elevations D as marked out on the overview above is a fully hipped style roof that is currently covered in 10 x 6” concrete roof coverings. Details are a “bonnet” hip detail which is in keeping with the roof coverings with the most western elevation falling into a box gutter. Although no comment can be made of the code of lead used the box gutter, lead details to chimney, abutments and valleys all seem to be in good order with a adequately spaced bays to allow for lead sheet materials to expand and contract in warmer and colder climates. The roof itself is in good functional order. Due to the nature of the roof coverings minimal maintenance is required on this style of roof annual checks should be carried out to ensure any slipped or broken tiles are replaced to prolong the natural lifespan of the roof.

ELEVATIONS E (Marked as “E” on the roof photograph)

Elevations E as marked out on the overview looks to serve as a link section of roof between Sections C and F. These elevations are currently covered in old style Marley eternit roof coverings and could contain asbestos. The roll top ridge detail from section B has been carried on across these elevations and looks to be in good order. Although no comments can be made what code of lead has been used all lead details look to be in sound order with no signs of splits or damage. Lead valley trays at the valley junction of section C has been installed in the correct lengths to allow for expansion or contraction of the lead in colder and warmer climates. Lead back gutters, soakers and flashings to chimney located on most southern elevation of this section appears to all be in sound order. The most southern elevation also runs into the continued parapet from sections C. This lead also appears to be in good order with minimal signs of natural degradation or splitting. The roof itself is in good functional order with no reason to believe water ingress would be present. Future re-roofing may require permits for safely handling and disposing of asbestos and this should be factored into future cost projections for the maintenance of the roof and property.

ELEVATIONS F (Marked as “F” on the roof photograph)

Elevations F as marked out in the roof overview above is a standard gable roof as the most northern section. The most southern section is a hip end style roof. There are two different roof coverings on this section of roof. The straight elevations pointing towards the West and East are both covered in old style Marley eternit roof coverings and could contain asbestos. The west facing elevations marries into Elevations E via open mitred lead valley gutters. These should be cleaned annually to avoid debris build up. The Eastern facing elevation falls into a box gutter. Again, although no comment can be made on the code of lead used

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adequately sized ba[illegible]n in colder and warmer climates. Th[illegible] signs of natural [illegible] d hip detail on this roof are a bossed lead mop stick ridge and hip detail. Although the lead looks [illegible]ated it is in great condition for its age and I would expect it to last another 15-20 or so years at a minimum with the correct annual maintenance before natural signs of degradation start to appear and it may need to be replaced. The most southern facing elevations are cotswold stone slate roof coverings that fall into the parapet surrounding the southern section of the building. These look to be in sound order and with the correct annual maintenance I would expect a further 20 years out of the roof coverings providing no nail or batten rot is present beneath the roof coverings. There is no signs on slippage or delamination on these elevations. The parapet looks to also be in sound order although no comment can be made on the code of lead used.

ELEVATION G (Marked as "G" on the roof photograph)

Elevation G as marked on the above overview is an internal roof elevation covered in 10 x 6" concrete roof tiles. Details include two open mitred lead valley junctions serving as roof junctions to elevations D & I as marked on the above roof overview and a lead flashing to the top of the roof at the wall abutment. All lead looks to be in sound order. The roof elevations could do with a clean from moss using a scraping method to prolong the lifespan of the roof and pick up on any broken or slipped tiles that me be present beneath. In the middle of the elevation there is an old roof light that looks to be getting close to the end of its lifespan. This area should be monitored to check for water ingress as window flashings could eventually fail if they haven't already.

ELEVATIONS H (Marked as "H" on the roof photograph)

Elevations H as marked out on the above roof overview is a fully hipped roof. The internal elevations (south & east facing) are covered in 10 x 6" concrete plain tiles. The hip detail is a concrete hip bonnet which is in keeping with the roof coverings. The external elevations (north & west facing) are covered in a cotswold stone slate roof covering. the hip details used the additional three hip ends are bossed lead mop stick hip ends. Although no comment can be made on the code of lead used the lead has been laid in adequate lengths to allow for expansion and contraction in hot and cold climates and although dated looks to be in good sound order. With the correct annual maintenance, I would expect this lead work to last another 15-20 years. The roof coverings all look to be in sound order with no signs of delamination or slippage. The box gutter that serves as a link between elevations H & I looks to have had remedial repairs carried out previously. Whilst this may have rectified the problem this area should be monitored for water ingress. Please refer to inspection report for a more detailed breakdown of previous remedial repairs carried out.

ELEVATIONS I (Marked as "I" on the roof photograph)

Elevations I as marked out on the above roof overview is a hipped roof into abutments where the roof structure meets the main body of the building behind. The Internal elevations (West & East facing) are currently covered in 10 x 6" concrete plain tiles. The most external elevation (North facing) and dormer is covered in Cotswold Stone Slate roof coverings. Roof details are bossed lead mop stick hip ends and ridge coverings. Although no comment can be made on the code of lead used the lead has been laid in adequate lengths to allow for expansion and contraction in hot and cold climates and although dated looks to be in good sound order. Abutments details are mortar flaunchings to abutments. Whilst we cannot be certain there are lead soakers located beneath flaunchings I would assume these are present due to no reports of water ingress. The roof looks to be in sound order with no immediate signs of delamination or slippage.

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ELEVATIONS J (Ma

23 August 2026 ıt on the above roof overview matches Elevations I almost perfectly besides the absence of the dormer windows. The Internal elevations (West & East facing) are currently covered in 10 x 6” concrete plain tiles. The most external elevation (North facing) is covered in Cotswold Stone Slate roof coverings. Roof details are bossed lead mop stick hip ends and ridge coverings. Although no comment can be made on the code of lead used the lead has been laid in adequate lengths to allow for expansion and contraction in hot and cold climates and although dated looks to be in good sound order. Abutments details are mortar flaunchings to abutments. Whilst we cannot be certain there are lead soakers located beneath flaunchings I would assume these are present due to no reports of water ingress. The roof looks to be in sound order with no immediate signs of delamination or slippage. The box gutters that serve as junctions between sections I & K look to be in sound order but could do with clearing out of roof debris and moss to avoid blockages at water outlets.

ELEVATIONS K (Marked as “K” on the roof photograph)

Elevations marked as K on the above roof overview is the largest section of roof present. It is a fully hipped style roof with several roof coverings present on various sections of the roof. Roof details are bossed lead mop stick hip ends and ridge coverings. Although no comment can be made on the code of lead used the lead has been laid in adequate lengths to allow for expansion and contraction in hot and cold climates and although dated looks to be in good sound order. The most internal western facing elevation is completely covered in concrete 10 x 6” tiles and slopes down into a box gutter that serves as a junction to roof sections L & M. Although no comment can be made on the code of lead used the lead has been laid in adequate lengths to allow for expansion and contraction in hot and cold climates. The box gutter is noticeably clear of debris and looks to be in sound working order. The most northern sections of roof K are also covered in concrete 10 x 6” roof tiles and appear to be in sound order with no immediate signs of roof slippage or tile delamination.

The most northern section of the eastern facing slope of roof section K is covered in a blue slate roof covering and slopes down into a surrounding parapet. The roof coverings look to be ok although some previous remedial repairs are present and a few cracked, broken or slipped tiles are noticeable. These should be rectified as soon as possible to prolong the natural lifespan of the roof. The lead to the parapet appears to be in good order upon initial inspection. Please refer to inspection report for a more detailed breakdown of remedial repairs required.

The most southern section of the eastern facing elevation and the most southern facing elevations of roof section K are covered in an artificial stone slate roof covering and slopes down into a surrounding parapet. The roof coverings look to be ok although the bottom courses have at some point been replaced with a blue slate roof covering. I would assume when lead replacement has happened to the parapet to allow for adequate up-stand beneath the roof. Whilst in its majority this is ok it’s not good practice due to the nature of the roof coverings above and the various widths of the tiles some of the courses have minimal to no side-lap This could in turn cause water ingress. This area should be monitored for water ingress and if present a suitable solution would be to change the bottom courses back to an artificial stone slate (a Sunnyside tile or Cardinal Artificial stone slate would be a good match). The lead to the parapet appears to be in good order upon initial inspection. Please refer to inspection report for a more detailed breakdown of remedial repairs required.

The pediment projection located in the centre of the most eastern facing elevation is covered in its entirety in 10x6” concrete plain tiles. As per the nature of these roof coverings everything looks to be in sound order with no immediate causes for concern present.

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ELEVATIONS L (Marked as "L" on the roof photograph)

23 August 2026

Elevations L as marked out on the overview above is a fully hipped style roof that is currently covered in 10x6" concrete roof coverings. Details are a "bonnet" hip detail which is in keeping with the roof coverings with the most southern elevation falling into a box gutter which serves as junction to elevations "M". Although no comment can be made of the code of lead used the box gutter does appear to have adequately spaced bays to allow for lead sheet materials to expand and contract in warmer and colder climates. The roof itself is in good functional order. Due to the nature of the roof coverings minimal maintenance is required on this style of roof. Annual checks should be carried out to ensure any slipped or broken tiles are replaced to prolong the natural lifespan of the roof. Please refer to inspection report for a more detailed breakdown of slipped and broken slates and sections of roof in need of remedial repairs.

ELEVATIONS M (Marked as "M" on the roof photograph)

Elevations M as marked out on the above site overview are a fully hipped style roof with a couple of different roof coverings present on various sections of the roof. Roof details are bossed lead mop stick hip ends and ridge coverings. Although no comment can be made on the code of lead used the lead has been laid in adequate lengths to allow for expansion and contraction in hot and cold climates and although dated looks to be in good sound order.
The Northern, Western and Eastern facing elevations are completely covered in concrete 10 x 6" roof tiles. The roof itself is in good functional order with no signs of slippage or delamination. Due to the nature of the roof coverings minimal maintenance is required on this style of roof. Annual checks should be carried out to ensure any slipped or broken tiles are replaced to prolong the natural lifespan of the roof. The most southern facing elevation is completely covered in a Cotswold stone slate roof covering. There is questionable coursing on this section of roof with tale lengths "jumping" from short to long. This suggests there could in places be minimal to no head lap present on the roof coverings. For this reason, this area should be monitored closely for water ingress. The Eastern and Southern facing elevations both slope down into the surrounding parapet that surrounds the southern and eastern perimeter of the building. The lead to the parapet appears to be in good order upon initial inspection and looks to have been installed in the correct fashion as per the rest of the building.

Please see below for extensive drone photographs of roof and noticed defects. We use a colour coded severity system to help you identify the area that are the cause for the most concern as the roof sits in its current state. This severity rating is purely an educated opinion and should not be considered as fact.

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Severity overview

Severity 1	Severity 2	Severity 3	Severity 4	Severity 5	POI (?)
4	13	16	0	6	1

Severity Key:

1 - Minor - cleaning/cosmetic issues

2 - Good condition - minor works required

Joe Blogs

3 - Fair condition - more signilcant works required

4 - Moderate condition - substantial works required

5 - Poor condition - immediate extensive repair works or replacement required

Id	Severity	User tags	Issues	Comments	Page
4568919	3		Missing tile	Missing slate next to hip detail	0
4568920	3		Missing tile	Missing slate	0
4568921	3		Missing tile	Missing slate close to hip	0
4568922	3		Missing tile	Slipped slate to top course	0
4568923	2		Broken tile	Broken tile to hip detail	0
4568924	1		Debris	Tiles to be removed from box gutter	0
4568925	3		Worn section	Splits in glass panes of sky light	0
4568926	2		Debris	Small amount of debris build up in box gutter	0
4568927	3		Worn section	Broken glass pane to roof skylight	0
4568928	3		Loose tile	Broken and slipped blue slates	0
4568929	3		Broken tile	Broken tiles	0
4568930	3		Broken tile	Joe Blogs	0
4568931	3		Previous Repair	Blue slates installed to bottom 3 courses of artificial roof, minimal side lap in places	0
4568932	2		Debris	Moss build up in box gutter	0
4568933	2		Vegetation	Moss build up on roof to be cleared by a scraping method	0
4568934	2		Vegetation	Moss build up on roof to be cleared by a scraping method	0
4568935	1		Previous Repair	Past remedial repair to box gutter, area to be monitored for water ingress	0
4568936	1		Debris	Small amount of debris build up in box gutter	0
4568937	2		Vegetation	Moss build up to back of Velux window	0
4568938	2		Vegetation	Moss build up on roof elevation, to be cleared by a scraping method	0
4568939	1		Worn section	Old roof light, area to be monitored for water ingress	0
4568940	3		Broken tile	Broken tile	0
				Moss build up on roof elevation, to be cleared by a	

Id	Severity	User tags	Issues	Comments	Page
4568942	2		Vegetation	Moss build up to back gutter to be cleared	0
4568943	2		Vegetation	Moss build up to top of roof light to be cleared	0
4568944	0		POI	Example of Marley Eternit roof tile. May contain asbestos	0
4568945	2		Debris	Debris in valley gutter to be cleared	0
4568946	2		Vegetation	Moss build up in box gutter to be cleared	0
4568947	3		Loose tile	Slipped slate at eave level	0
4568948	3		Broken Slate	Slate delamination present on second course, area to be monitored	0
4568949	2		Vegetation	Moss build up in box gutter to be cleared	0
4568950	5		Broken Slate	Slate delamination present on whole elevation and signs of slippage. Re-roof required	0
4568951	5		Broken Slate	Slate delamination present on whole elevation and signs of slippage. Re-roof required	0
4568953	5		Broken Slate	Slate delamination to barn style hip end	0
4568952	5		Broken Slate	Mortar flaunching to hip end failing, high levels of slippage.	0
4568954	5		Broken Slate	High levels of slippage and delamination present	0
4568955	5		Worn section	Movement in verge detail	0
4568956	3		Loose tile	Loose tile to top course	0
4568957	3		Loose tile	Slipped tile	0
4568958	3		Loose tile	Slipped tile	0

Joe Blogs

File name: P3508751.JPG

Date taken:

4568919 Severity: 3 Missing tile

Joe Blogs
Missing slate next to hip detail

File name: P2797296.JPG

Date taken:

4568920 Severity: 3 Missing tile

Joe Blogs
Missing slate

File name: P3003096.JPG

Date taken:

4568921 Severity: 3 Missing tile

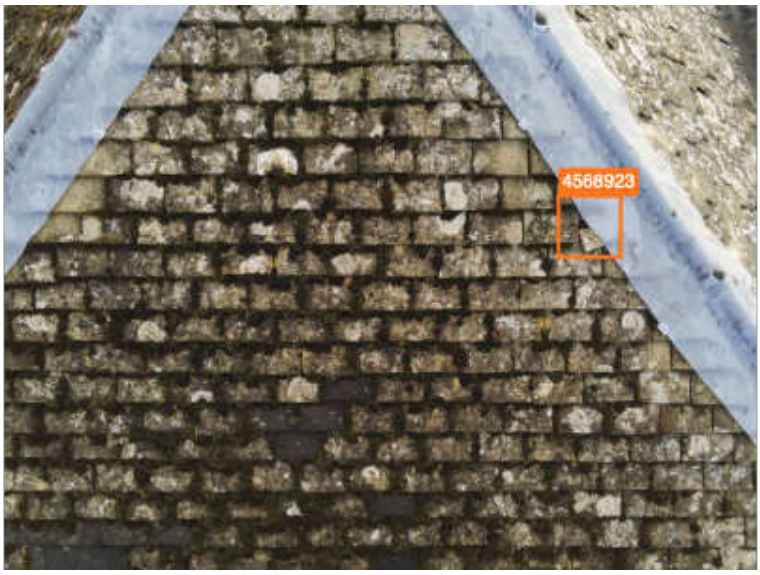
Joe Blogs
Missing slate close to hip

4568922 Severity: 3 Missing tile

Joe Blogs
Slipped slate to top course

File name: P9271406.JPG

Date taken:



4568923 Severity: 2 Broken tile

Joe Blogs
Broken tile to hip detail

File name: P4993420.JPG

Date taken:

4568924 Severity: 1 Debris

Joe Blogs
Tiles to be removed from box gutter

File name: P6507324.JPG

Date taken:

4568925 Severity: 3 Worn section

Joe Blogs
Splits in glass panes of sky light

File name: P3389915.JPG

Date taken:

4568926 Severity: 2 Debris

Joe Blogs
Small amount of debris build up in box gutter

File name: P2683561.JPG

Date taken:

4568927 Severity: 3 Worn section

Joe Blogs
Broken glass pane to roof skylight

File name: P7426256.JPG

Date taken:

4568928 Severity: 3 Loose tile

Joe Blogs
Broken and slipped blue slates

File name: P3806153.JPG

Date taken:

4568929 Severity: 3 Broken tile

Joe Blogs
Broken tiles

4568930 Severity: 3 Broken tile

Joe Blogs
Broken tiles

File name: P8538227.JPG

Date taken:

4568931 Severity: 3 Previous Repair

Joe Blogs
Blue slates installed to bottom 3 courses of artificial roof, minimal side lap in places

File name: P1566720.JPG

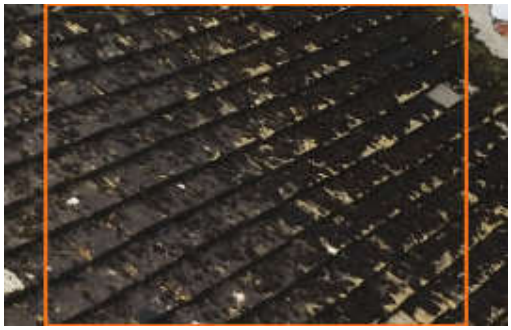
Date taken:

4568932 Severity: 2 Debris

Joe Blogs
Moss build up in box gutter

File name: P1938178.JPG

Date taken:



4568933 Severity: 2 Vegetation

Joe Blogs
Moss build up on roof to be cleared by a scraping method

File name: P7983068.JPG

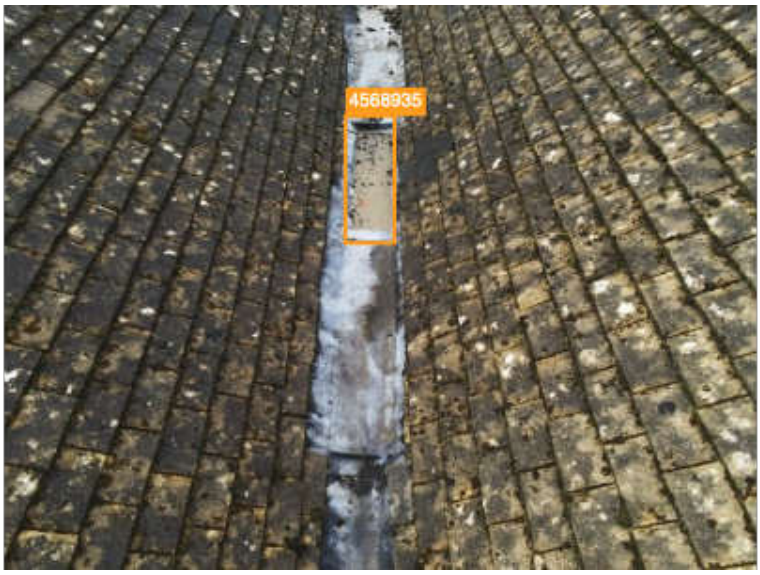
Date taken:

4568934 Severity: 2 Vegetation

Joe Blogs
Moss build up on roof to be cleared by a scraping method

File name: P7599852.JPG

Date taken:

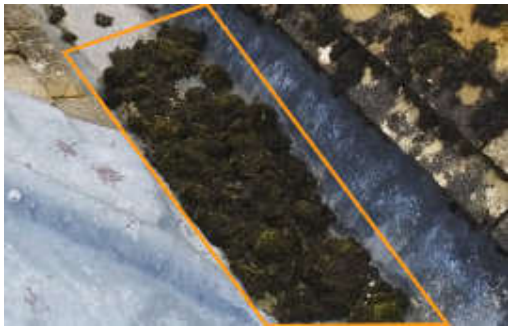


4568935 Severity: 1 Previous Repair

Joe Blogs
Past remedial repair to box gutter, area to be monitored for water ingress

File name: P1391962.JPG

Date taken:

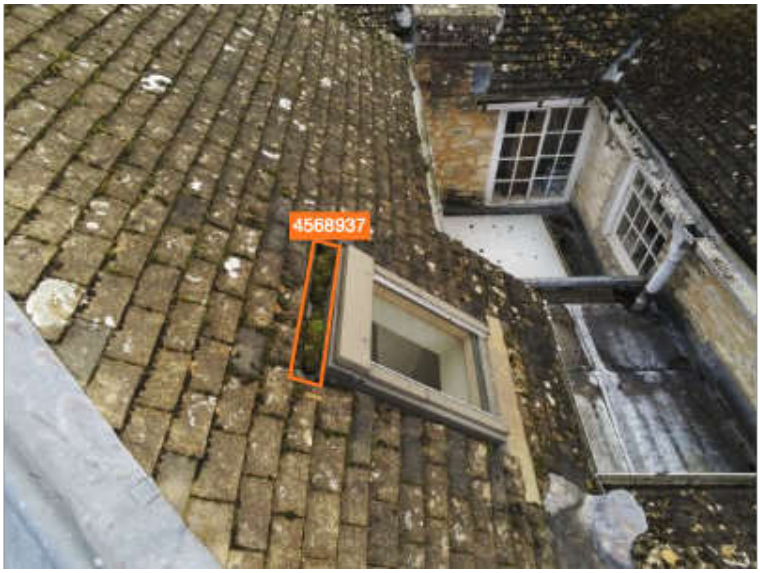


4568936 Severity: 1 Debris

Joe Blogs
Small amount of debris build up in box gutter

File name: P3727466.JPG

Date taken:



4568937 Severity: 2 Vegetation

Joe Blogs
Moss build up to back of Velux window

File name: P4785494.JPG

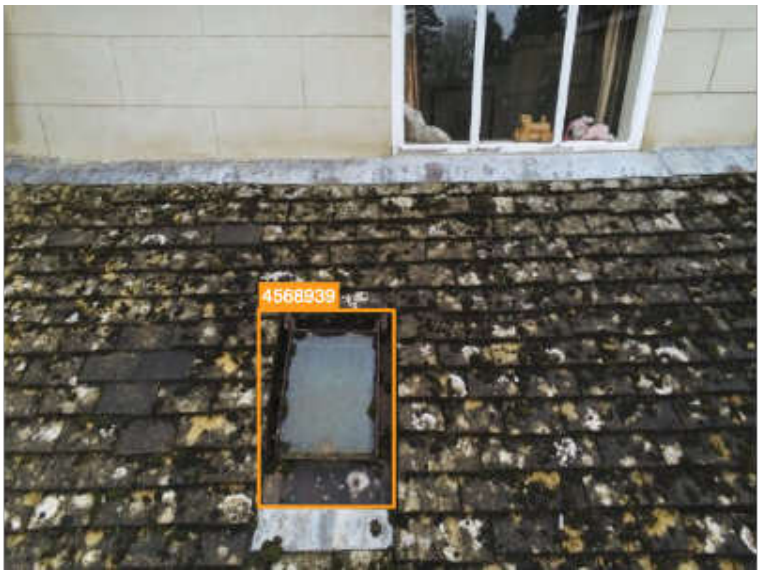
Date taken:

4568938 Severity: 2 Vegetation

Joe Blogs
Moss build up on roof elevation, to be cleared by a scraping method

File name: P1213673.JPG

Date taken:

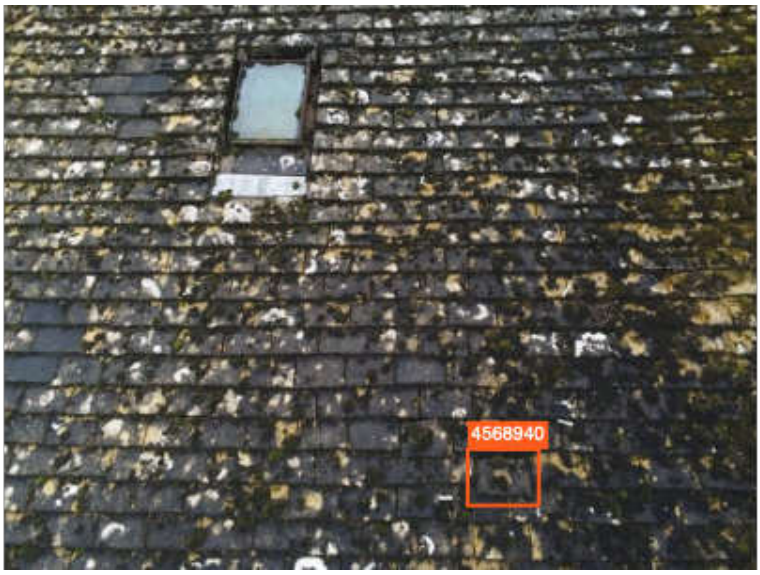


4568939 Severity: 1 Worn section

Joe Blogs
Old roof light, area to be monitored for water ingress

File name: P4727936.JPG

Date taken:



4568940 Severity: 3 Broken tile

Joe Blogs
Broken tile

File name: P1954176.JPG

Date taken:

4568941 Severity: 2 Vegetation

Joe Blogs
Moss build up on roof elevation, to be cleared by a scraping method

File name: P8467175.JPG

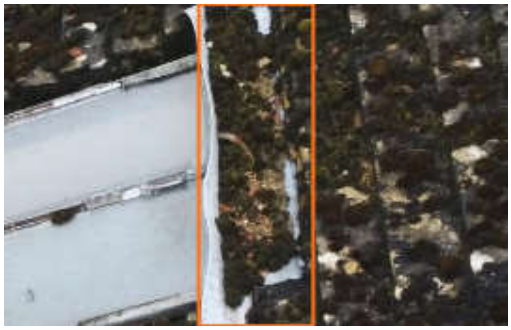
Date taken:

4568942 Severity: 2 Vegetation

Joe Blogs
Moss build up to back gutter to be cleared

File name: P2557171.JPG

Date taken:



4568943 Severity: 2 Vegetation

Joe Blogs
Moss build up to top of roof light to be cleared

File name: P6807308.JPG

Date taken:

4568944 Severity: 0 POI

Joe Blogs
Example of Marley Eternit roof tile. May contain asbestos

File name: P1267905.JPG

Date taken:

4568945 Severity: 2 Debris

Joe Blogs
Debris in valley gutter to be cleared

File name: P7324996.JPG

Date taken:

4568946 Severity: 2 Vegetation

Joe Blogs
Moss build up in box gutter to be cleared

File name: P9230854.JPG

Date taken:

4568947 Severity: 3 Loose tile

Joe Blogs
Slipped slate at eave level

File name: P4243268.JPG

Date taken:

4568948 Severity: 3 Broken Slate

Joe Blogs
Slate delamination present on second course, area to be monitored

File name: P1620646.JPG

Date taken:

4568949 Severity: 2 Vegetation

Joe Blogs
Moss build up in box gutter to be cleared

File name: P2273006.JPG

Date taken:

4568950 Severity: 5 Broken Slate

Joe Blogs
Slate delamination present on whole elevation and signs of slippage. Re-roof required

File name: P5434500.JPG

Date taken:

4568951 Severity: 5 Broken Slate

Joe Blogs
Slate delamination present on whole elevation and signs of slippage. Re-roof required

File name: P8817474.JPG

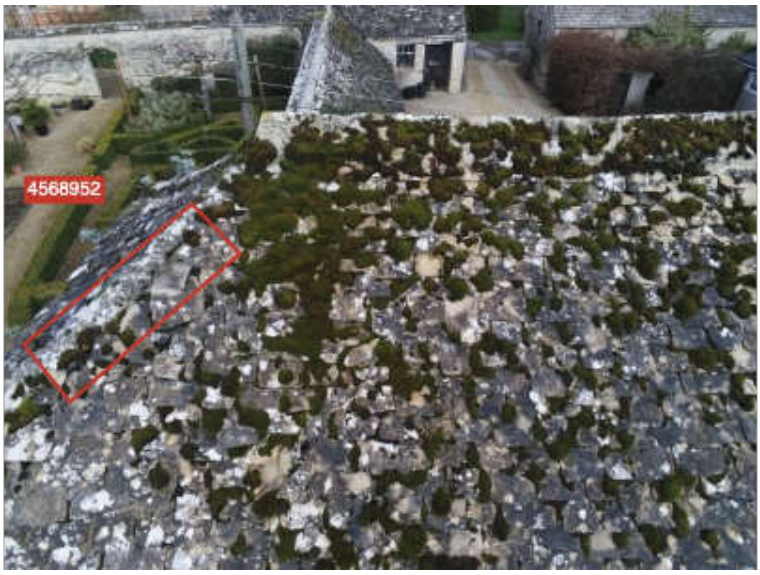
Date taken:

4568953 Severity: 5 Broken Slate

Joe Blogs
Slate delamination to barn style hip end

File name: P4299154.JPG

Date taken:



4568952 Severity: 5 Broken Slate

Joe Blogs
Mortar flaunching to hip end failing, high levels of slippage.

File name: P8700503.JPG

Date taken:

4568954 Severity: 5 Broken Slate

Joe Blogs
High levels of slippage and delamination present

File name: P5960079.JPG

Date taken:

4568955 Severity: 5 Worn section

Joe Blogs
Movement in verge detail

File name: P4623058.JPG

Date taken:

4568956 Severity: 3 Loose tile

Joe Blogs
Loose tile to top course

File name: P2537698.JPG

Date taken:

4568957 Severity: 3 Loose tile

Joe Blogs
Slipped tile

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SUMMARY & BUDGETING ESTIMATES

23 August 2026

The roof looks to have been maintained to a reasonably high standard. In sections there are questionable repairs carried out. Predominantly being the blue slates installed to the bottom courses of the Eastern Slopes of Elevations K. The roof could benefit from a team of roofing specialists (particularly stone slaters) going over the roof and carrying out remedial repairs. I would expect this to be in the region of 10 working days work. There may be questions arisen regarding the most northern section of the east facing elevations of section K. The blue slates are starting to break down and whilst remedial repairs should be considered to start with a re-roof of this section may be required in the near future.

Elevations marked as A are completely at the end of their lifespan and this section of roof will require a re-roof soon. There are signs of slippage and high rates of delamination. Whilst this re-roof is carried out, I would advise getting the roofers to spend a couple of weeks going around the building carrying out remedial repairs, clearing debris from box gutters & parapets and possibly dressing flashings back into place where they may have slipped.

Broken glass panes to roof lights should be remedied as soon as possible to prevent water ingress. It could be worthwhile upgrading these to conservation roof lights should planning allow it.

Taking these works into consideration I would conserving a budgeting cost of £38,000.00 - £41,000.00 to be within the realm of what you should expect to pay to carry out these works. Please note this budgeting cost does not include any costs associated with scaffolding or access. A separate quotation should be sourced to budget for these costs.

I hope this survey has given you an insight into the general condition of the roof at [redacted] It is important to note that this report is produced from drone photographs and the building has not been physically inspected.

If I can be of any further help or assistance, please do not hesitate to get in touch.

Yours Sincerely,

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