Drone Roof Inspection Report

This report provides a non-intrusive visual inspection undertaken using drone technology. The inspection is limited to areas visible at the time of survey.

Property & Inspection Details

Client Name	XXX XXXXXXX
Property Address	XX XXXX XXXX
Inspection Date	4/2/2026
Weather Conditions	Fair
CAA Operator ID:	**GBR-OP-KCJQZ86JZCW9**

Roof Elements Condition Assessment

Ridge Tiles:

Condition: 🔴 POOR

Priority: IMMEDIATE

Observations / Comments:

One of the ridge tiles have cracks in the top of it which has been allowing water ingress and this needs to be replaced urgently. The majority of the remaining ridge tiles also needs to be re-bedded/repointed. I would suggest you replace all of the ridge tiles with a new dry ridge system.

Roof Tiles:

Condition: 🟠 FAIR

Priority :   MONITOR

Observations / Comments: Roof tiles are in a fair condition..

SHORT TERM: monitor

Observations / Comments: I would suggest before the end of this Year get a local Roofer to monitor your main roof which will need ongoing maintenance.

Valleys.

Condition: 🔵 **POOR**

Priority: IMMEDIATE

Observations / Comments: valley at rear is blocked and needs to be cleaned out to allow water to flow to guttering system. The roof has excess moss which also needs cleaning off to prevent further problems.

Guttering:

Condition: 🟢 GOOD

Priority :   MONITOR

Observations / Comments: Guttering system is quite new and no problems to report.

Chimney Stack & Flashings

Condition: 🔴 POOR

Priority: IMMEDIATE

Observations / Comments: The Flaunching on chimney stack has deteriorated to a stage that it needs to be chiseled off and redone plus fit Cowels to prevent water damage. . Please note this chimney stack is shared with your neighbour and we would recommend you speak to them about any works you intend to do.

Summary of Findings & Recommendations Inspection Limitations.This inspection was visual only using drone technology. No physical access was made to the roof. Hidden defects may exist and are not covered by this report.