

Client: Pilar Miguel

Address: 58 Station Road N3 2SA

Roof Type: Tile Hipped

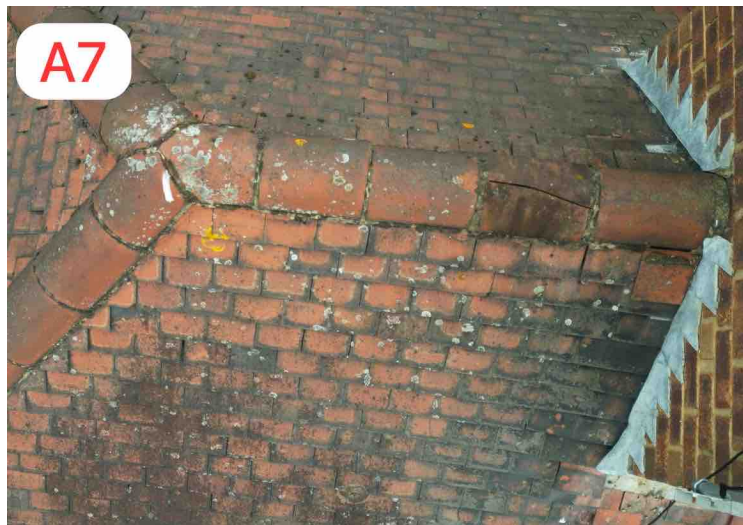
Weather: Sunny & Cloudy

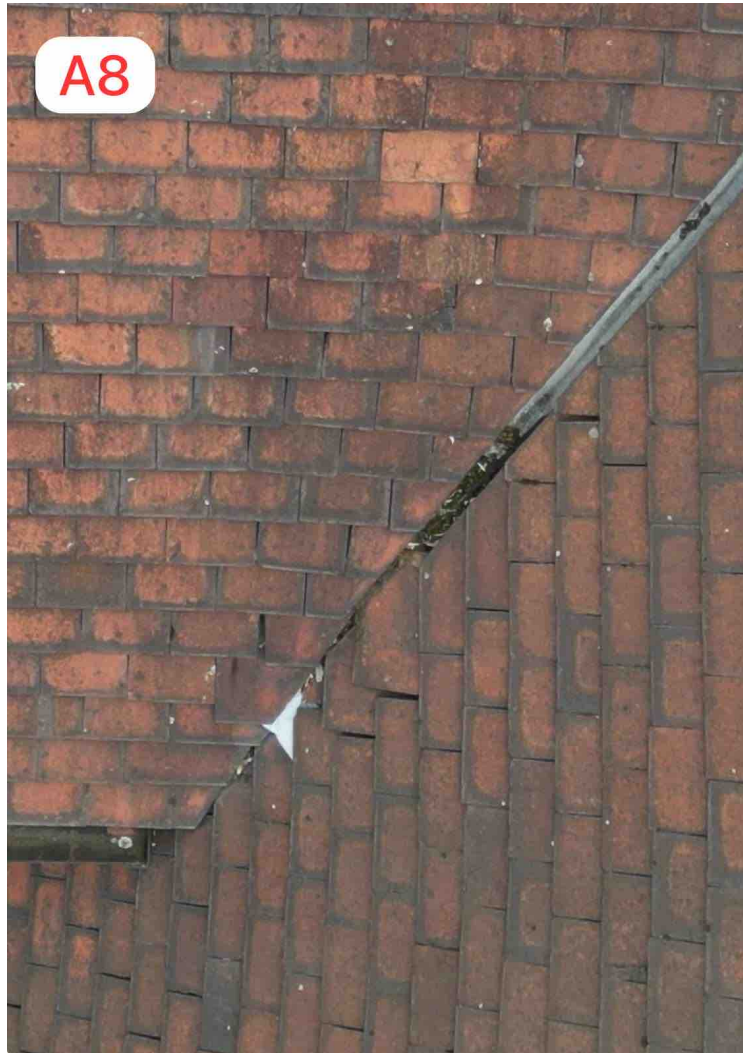
Date & Time: 16th July 2025 - 11:00hrs















Roof Inspection Report:

The client has advised of a leak in the bathroom and noted internal damp patches, as well as historic concerns regarding the chimney and general roof condition. An inspection was carried out using drone imaging and visual assessment to identify possible contributing defects.

1. Chimney Stack (Neighbouring Property) – Images A1 & A2

- The neighbouring chimney stack is missing a chimney cowl.
- This may allow rainwater ingress into the flue, potentially causing internal dampness along the adjoining chimney breast wall.
- The absence of a cowl also increases the likelihood of bird nesting within the flue, which could cause blockages or internal ventilation issues.
- The internal pointing within the stack appears to have deteriorated due to prolonged exposure to the elements.

Recommendation:

The neighbour should be advised to fit a cowl to prevent water penetration and bird ingress. Repointing of the chimney stack is also advised to prevent further degradation.

2. Guttering and Fascia Board – Images A5 & A6

- Guttering to the rear elevation appears to be in poor condition, with clear evidence of water damage to the fascia and soffit beneath.
- This is likely the contributing factor to the reported bathroom leak and poses a longer-term risk of damp ingress if not rectified.

Recommendation:

Urgent repair or replacement of the damaged guttering and repair of the underlying fascia/soffit. Ensure water is being adequately diverted away from the building fabric.

3. Dislodged Tiles in Lead Guttering – Images A8 & A9 A10

- Multiple roof tiles have slipped and become lodged within the lead-lined valley gutter.
- This obstruction can prevent the proper flow of rainwater, potentially leading to water pooling and overflow, increasing the risk of water ingress at lower roof junctions.

Recommendation:

Immediate removal of all loose or displaced tiles from the gutter. Reposition and secure any tiles at risk of slipping. Inspect the leadwork for possible impact damage.

4. Cracked Ridge Tile – Image A7

- A visible fracture is present along a ridge tile near a hip junction.
- Although currently intact, this may deteriorate further and eventually allow water ingress through the ridge line.

Recommendation:

Replace the cracked tile to maintain a continuous waterproof seal along the ridge.

5. Previous Roof Repairs – Image A3

- Evidence of historic tile replacement observed.
- No immediate defects visible and the repairs appear sound with no signs of displacement or gaps.

Recommendation:

Monitor as part of routine maintenance.

6. Chimney Stack (Client's Property) – Image A4

- The secondary chimney stack to the rear is capped and overall appears in sound structural condition.
- Minor deterioration in mortar pointing observed on some faces.

Recommendation:

Localised repointing to prevent water ingress and preserve chimney integrity.

7. General Roof Condition – Image A11

- The main roof area is generally in good order with no missing tiles.
- Some chipped tiles were observed, however, they do not compromise the waterproof envelope and present no open gaps or exposed underlay.
- All leadwork visible appears to be in serviceable condition with no lifting, cracking or displacement noted.

Recommendation:

No urgent remedial action required. Recommend routine maintenance checks to monitor minor defects.

Summary

- Urgent Actions: Repair guttering and remove debris/tiles from lead valley (A5, A6, A8, A9 A10).
- Preventative Actions: Fit chimney cowl to neighbouring stack and repoint exposed areas (A1, A2).
- General Maintenance: Replace cracked ridge tile (A7) and repoint secondary chimney (A4).

The roof is overall in good condition with no critical faults. Continued maintenance will help to preserve the longevity of the structure and reduce the likelihood of water ingress.

For a full perspective and additional images, please refer to the AeroSurvey Solutions Media Package, which includes detailed 4K video footage and supplementary photographs.

Media File Link: <https://we.tl/t-hL6Jn4IEUo>