

Client: J

Address:

REDACTED

Roof Type: Flat

Weather: Sunny

Flight Restrictions: None

Date & Time: 24th Feb 2026 - 11:00hrs

Purpose of Inspection

On the 23rd of February 2026, we attended the above property to conduct a drone assisted roof inspection for insurance purposes. The client required an independent condition assessment of the flat roof covering to support an application for an insurance policy. The inspection was undertaken to document the current condition of the roof and identify any visible defects.

Photo A1

The arrow highlights a localised section of bitumen felt at an abutment junction which does not appear to be fully adhered to the substrate. A slight lift is visible along the edge detail. At the time of inspection, the membrane remains in position with no evidence of tearing, splitting, or open seam formation.

Whilst presently stable, this area may be susceptible to wind uplift during periods of strong weather. Continued exposure to high winds could result in progressive lifting if left unaddressed. This is considered a minor, non structural defect and does not currently compromise the waterproof integrity of the roof covering. A preventative localised bonding repair is recommended to mitigate future risk.



Photo A2

The arrows indicate moss accumulation within the guttering below the flat roof edge. Organic build up is visible along the gutter channel which may, over time, restrict rainwater flow if not maintained.

No visible signs of overflow, staining, or active drainage failure were observed at the time of inspection. This is considered a routine maintenance matter, and clearance of the guttering is recommended to ensure effective rainwater discharge.



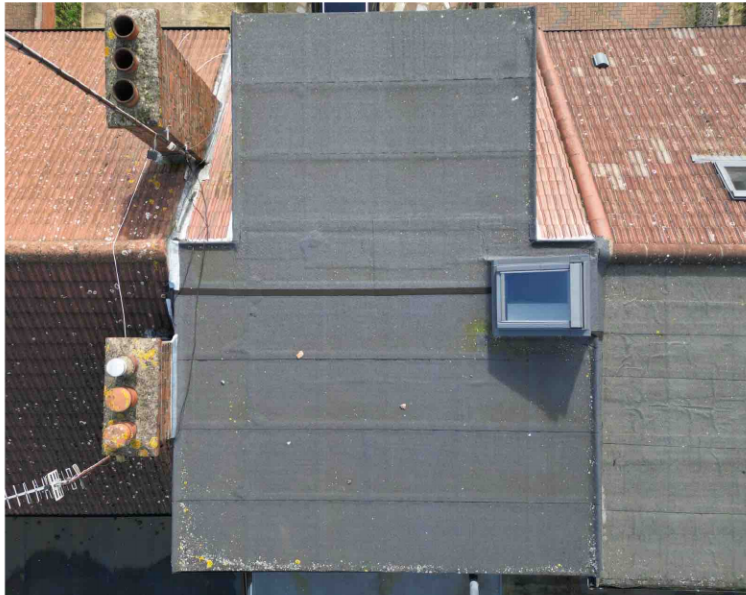
Overview Photographs

*** Remaining images provided and additional imagery available via WeTransfer link ***

The flat roof covering appears evenly laid and generally in good condition. Based on the aerial imagery supplied, the following common flat roof defects were not observed:

- No blistering or bubbling of the felt membrane
- No ponding or standing water
- No open lap joints or seam separation
- No cracking, splitting, or membrane shrinkage
- No evidence of wind blow over
- No exposed bitumen or significant ultraviolet deterioration
- No flashing failure at chimney abutments
- No visible structural sagging or deck deflection

Lead flashing details around the chimney stacks appear intact and appropriately dressed. The mineral surface finish remains consistent across the visible areas.







Summary of Findings

The flat roof is generally in satisfactory condition.

One minor area of incomplete bonding has been identified Photo A1. This is a non structural defect and does not presently compromise the waterproof integrity of the roof covering, though preventative repair is advised.

Moss accumulation within the guttering Photo A2 requires routine maintenance clearance.

No visible evidence of active water ingress or failure of the waterproof covering was observed at the time of inspection.

No additional defects were identified within the imagery provided.

Recommendations

- Carry out a localised bonding repair to the area highlighted in Photo A1 as a preventative measure.
- Clear moss and debris from guttering as part of routine maintenance.
- No further remedial works are required at this time based on the visible condition of the roof covering.

Overall Conclusion

In my opinion, the flat roof covering is currently serviceable and in good overall condition. Aside from minor maintenance and a preventative repair to the localised lifting area, no significant defects were identified at the time of inspection. The roof appears fit for purpose based on the aerial imagery reviewed and does not present material concerns in relation to insurance approval at the time of assessment.

Important Notice

This aerial inspection was carried out using drone photography and external visual assessment methods only. No physical removal of surface coverings or intrusive investigation was undertaken. Internal building conditions, concealed drainage systems, and hidden substructures were not within the scope of this inspection. All recommendations are based solely on visible external evidence at the time of inspection. We advise that further intrusive investigation be carried out where internal ingress persists despite the remedial suggestions above.

The client has access to full videos and additional high resolution photographs through the AeroSurvey Solutions Media Package. These resources provide a broader perspective for the client or a third party to seek further opinions or verify the observations noted in this report.

Media File Link: [https://\[REDACTED\]](https://[REDACTED])