

Client: L

REDACTED

Address:

Roof Type: Flat

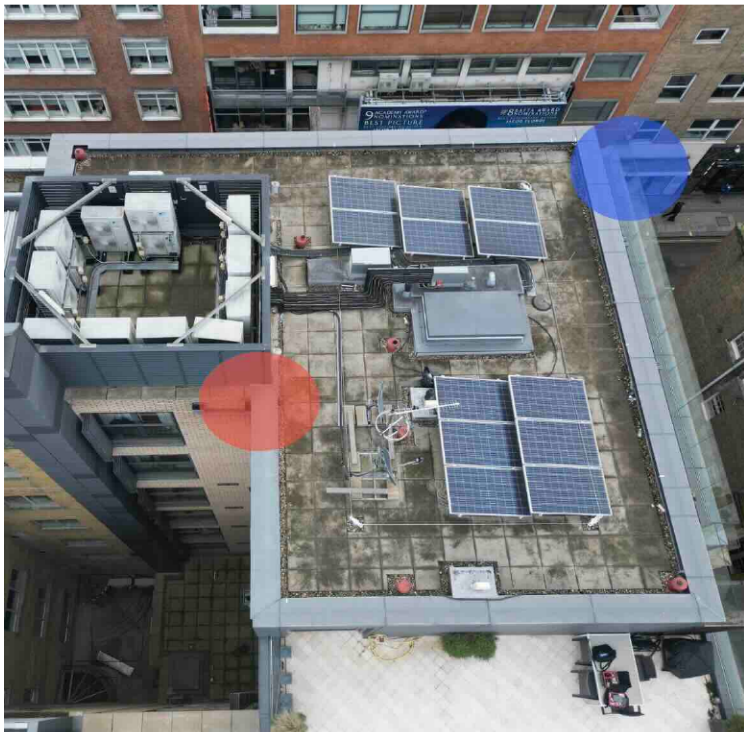
Weather: Cloudy

Flight Restrictions: Yes - Authority NSF ID: REDACTED

Police CAD Ref: 1 REDACTED

Date & Time: 9th February 2026 - 10:10hrs

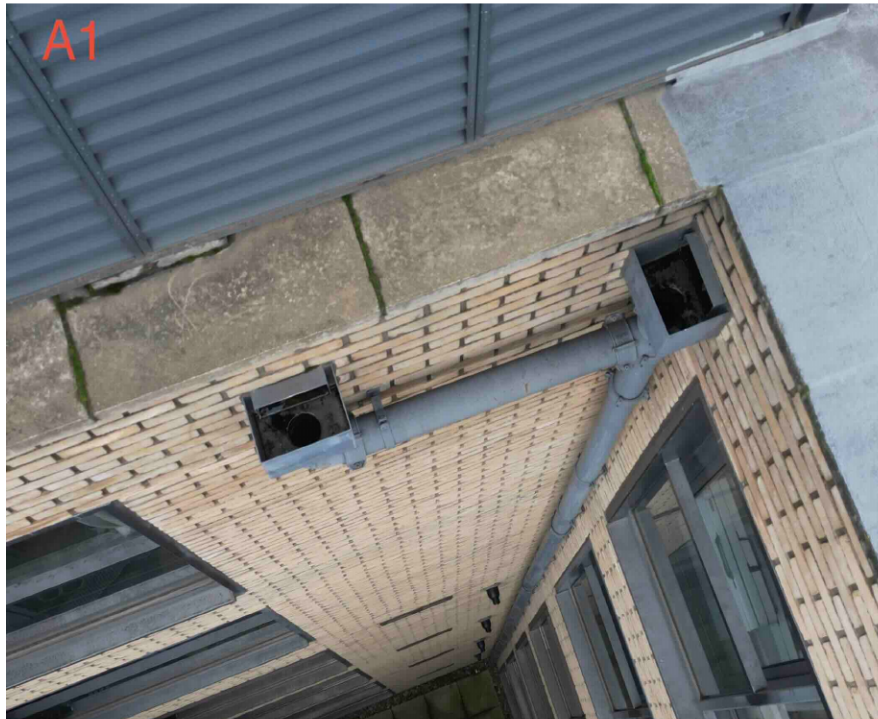
We were required to conduct a targeted inspection to identify the likely sources of water ingress affecting two specific zones (referred to as Area 1 and Area 2) of the upper roof structure. The objective was to assess the drainage system, structural surfaces, and joint seals to determine whether any visible roof level defects could be contributing to water penetration into the flats below.



Area 1 Observations

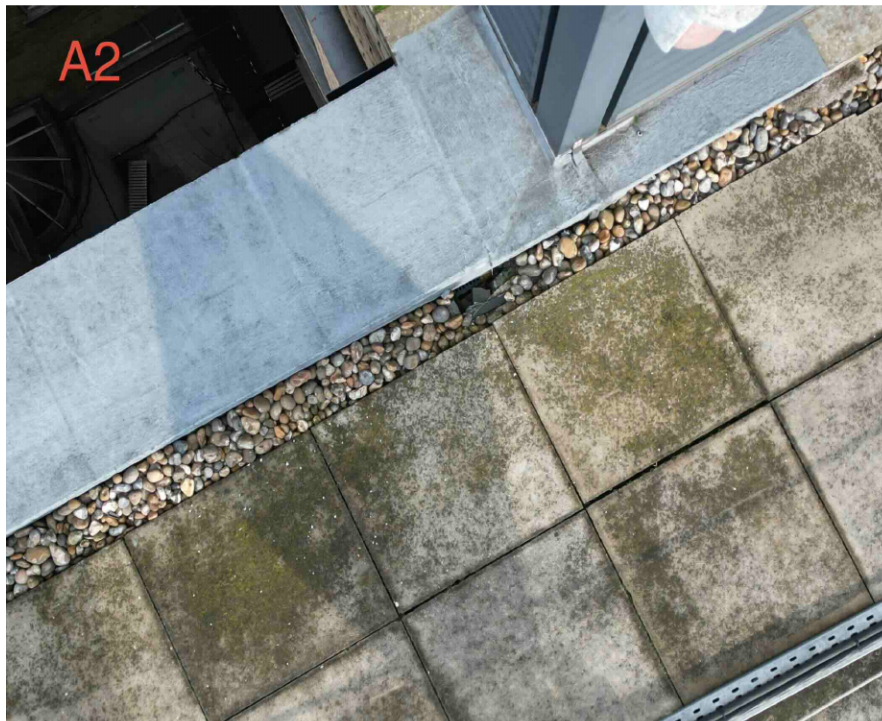
(Photo A1)

The hopper outlets for the downpipe appear unobstructed and free from debris. There is no visible staining or discolouration on the adjacent brickwork, which would typically indicate overflow or leakage from the downpipe itself. The structural connection between the pipe and hopper appears intact, with no evident breaks or displacement.



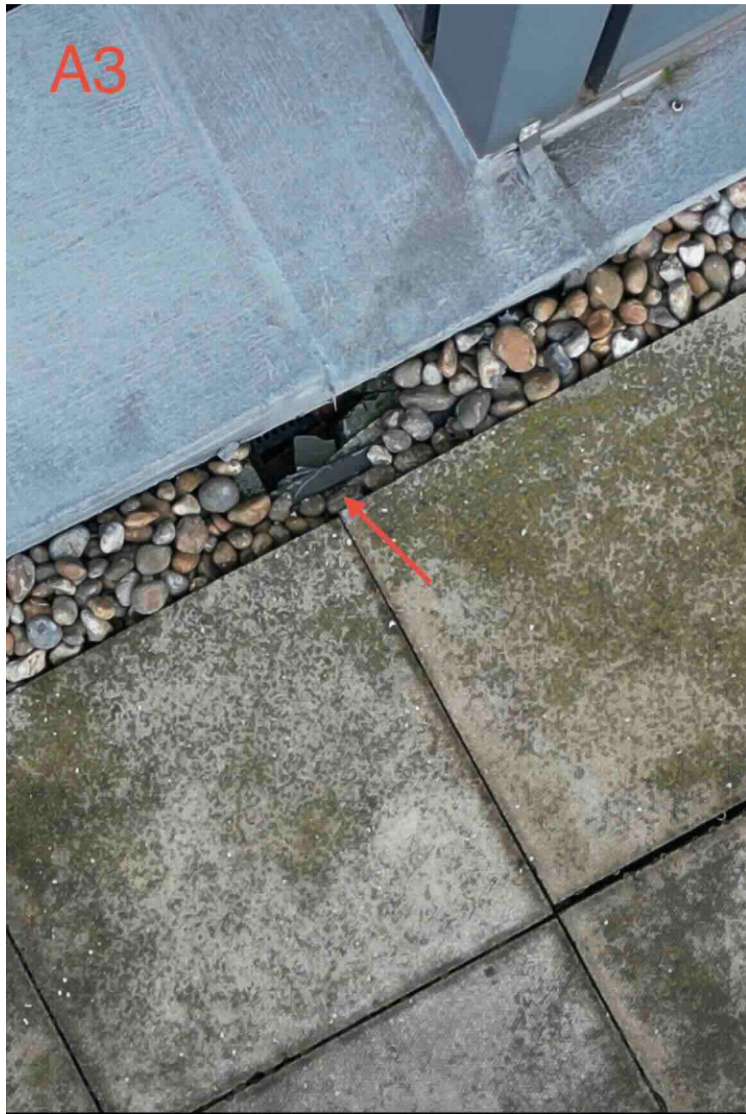
(Photo A2)

A pebble drainage margin has been incorporated adjacent to the upstand, with a presumed drainage channel beneath. However, the surface gravel is loosely dispersed, and the slabbed surface adjacent to it is displaying widespread biological staining, which may be suggestive of poor drainage or prolonged surface moisture retention. This warrants further investigation into whether the subsurface drainage is functioning correctly.



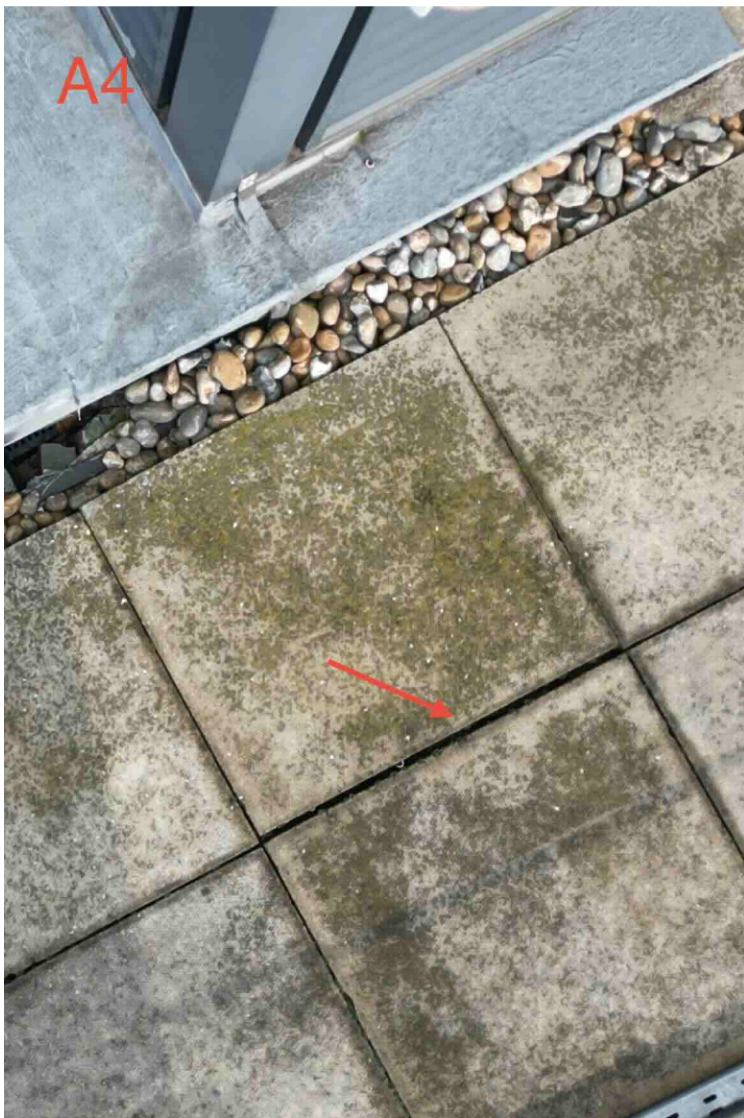
(Photo A3)

A close up of the gravel trench reveals what appears to be a section of dislodged or fractured shingle, potentially obstructing the concealed drain outlet beneath. This could be redirecting water horizontally rather than vertically into the drainage system. The build up of debris may be partially restricting effective drainage into the pipe network.



(Photo A4)

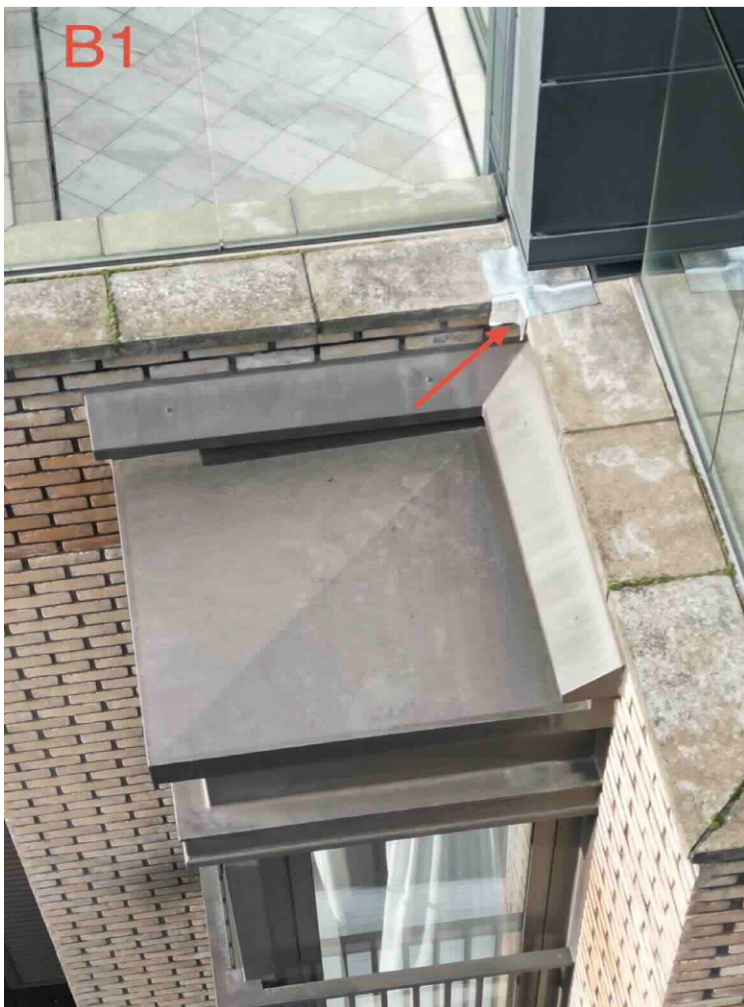
Evidence of algal growth is visible along the paving slabs, with notable dark staining around slab joints. The joint pointing between slabs is visibly degraded and unsealed in parts, providing a potential ingress route for standing water. This combination of algae growth and open slab joints directly above internal areas of concern strongly suggests that water may be percolating through the substrate and entering the flat below. In our opinion, the ponding water and poor pointing are the likely culprits in this section.



Area 2 Observations

(Photo B1)

Visible along the edge coping is an applied flashing tape which appears to have been installed as a remedial measure over the coping stone joints. The workmanship appears rudimentary and not consistent with standard roofing practice. Notably, there is no continuous seal beneath the coping stone visible from this vantage point. Dark staining on the stone suggests water absorption or retention, which may be occurring beneath the surface of the tape, rendering the attempted seal ineffective.



(Photo B2)

This image provides further visual clarity of the applied tape seal. The flashing overlaps are poorly bonded to the stone surface and exhibit no sign of a heat sealed or mechanically fixed termination. The applied flashing is unlikely to withstand long term exposure to rain and UV, particularly at the joint returns. This likely points to ongoing water ingress through failed coping joints, with direct vertical travel into the external cavity wall and subsequently into the flat below. A more robust sealing method such as continuous torch applied bitumen flashing or resin-based mortar is recommended.



Summary & Recommendations

- No breakages or obstructions were found in the hopper and downpipe assembly in Area 1.
- The drainage margin and adjacent paving in Area 1 show signs of staining, poor water clearance, and defective slab pointing, which may be allowing water to breach internal surfaces.
- The gravel trench in Area 1 may be partially blocked by broken shingle, impeding water flow.
- The remedial tape applied to the coping stones in Area 2 is inadequate, with clear signs of failure. This substandard repair is the most likely source of water ingress into the corresponding flat below.
- A comprehensive waterproofing strategy is recommended for both zones, particularly re-pointing of paving slabs, inspection of drainage membranes beneath gravel trenches, and complete removal and replacement of defective flashing tape in Area 2.

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://>

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