Company: AeroSurvey Solutions Ltd **Inspection Consultant:** Mr Allen

Phone: 0330 043 7374 **Email:** enquiries@aerosurveysolutions.co.uk

Client: REDACTED

Addres

Roof Type: Flat

Weather: Cloudy

Flight Restrictions: None

Date & Time: 29th Jan 2026 - 13:00hrs

Purpose of Inspection

This inspection was required to assess the overall condition of the flat roofs across the property as part of an annual insurance requirement. Additionally, a full drone flight was undertaken to provide a comprehensive view of the roof's current state, including general wear, structural integrity, and any visible signs of concern. The roof has been divided into five distinct coloured sections for ease of identification and photographic referencing.



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Section 1 – Purple



(Section 1 Picture A1)

Netting has been installed across this section as a pigeon deterrent. It appears to be intact and continues to serve its intended purpose. There are no signs of sagging or damage.



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(Section 1 Picture A2)

There are two clearly visible areas of water retention in the centre of the roof. These pools suggest uneven substrate levels, which may be the result of prolonged weathering or historical drainage issues.



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(Section 1 Picture A3)

A heavy concentration of moss has developed in the upper left valley area, which is beginning to obstruct the flow of water into the gutter. This may lead to overflow or backup during heavy rainfall if left untreated. The moss presence suggests this section may not receive adequate sunlight, contributing to moisture retention.



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Section 2 – Red



(Section 2 Picture B1)

The flat roof surface appears intact, with no signs of blistering or cracking. This area seems structurally sound and sealed appropriately.



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(Section 2 Picture B2)

Significant water pooling has occurred along the lower portion of this section, particularly close to the outlet. This may indicate a localised dip in the roofing material or insufficient gradient towards the outlet.



(Section 2 Picture B3)

There is visible moss and debris accumulation near the gully outlets. This may inhibit water flow if not addressed. Minor staining is beginning to develop around the mossed areas, indicating potential long term moisture exposure.



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Section 3 – Blue



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(Section 3 Picture C1)

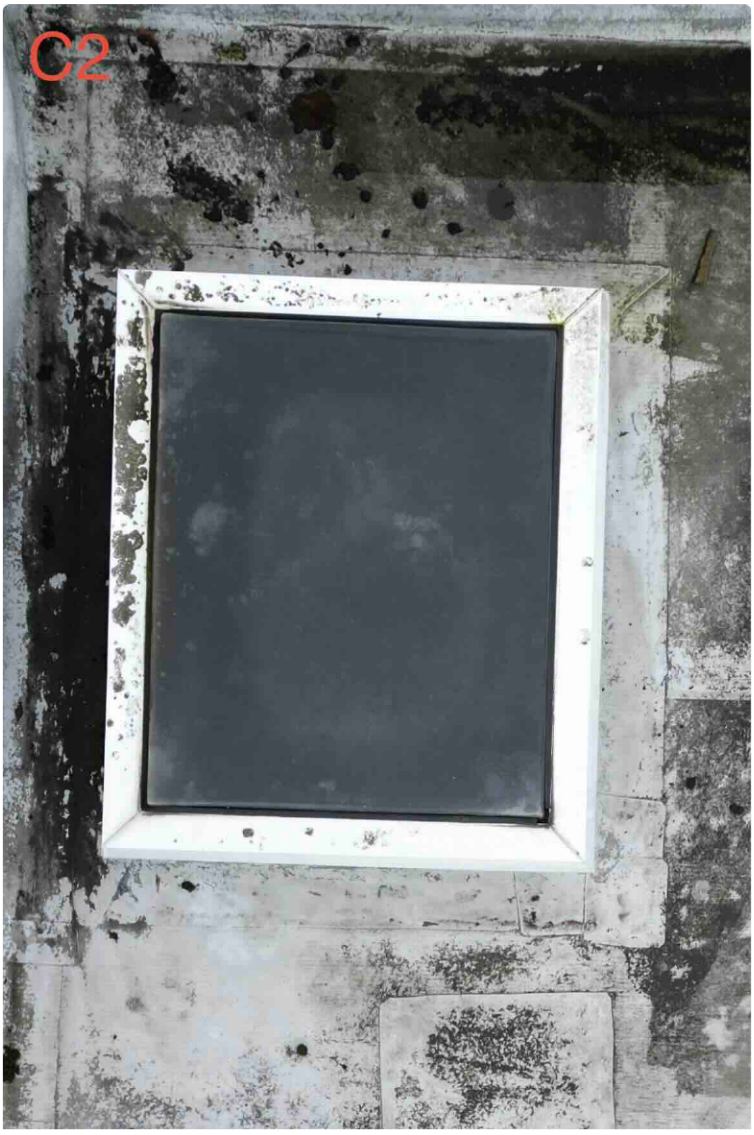
A prominent area of standing water is present. This was more evident during the flight video. It appears this region is not draining effectively, and the substrate is likely distorted or sloped incorrectly.



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(Section 3 Picture C2)

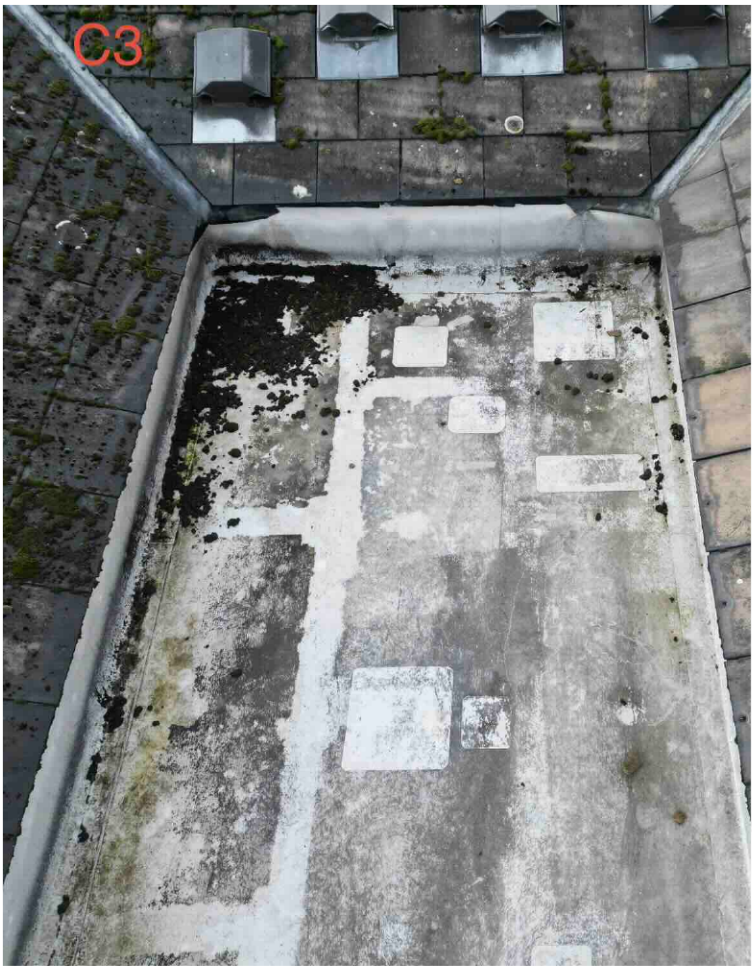
The AOV (Automatic opening Ventilation) unit located centrally in this section shows no visible cracks or surface damage. The unit casing is intact, and no debris is observed around the perimeter. Its operational functionality could not be confirmed at the time of inspection.



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(Section 3 Picture C3)

There is patchy moss growth across this section, notably more than in other areas. This suggests possible long-term water retention or limited maintenance.



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Section 4 – Yellow



(Section 4 Picture D1)

This section appears to be in acceptable condition, with no immediate defects visible on the main surface. However, there is a visible build up of moss and organic debris inside the gully line, which may be affecting drainage.



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Section 5 – Green



(Section 5 Picture E1)

The surface of this section is noticeably warped and undulated. Water appears to collect in these dips, contributing to consistent pooling.



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(Section 5 Picture E2)

The moss accumulation around the outlet is pronounced, likely impeding the drainage flow. This could lead to overflow during periods of heavy rainfall.



General Roof Assessment

The roof covering exhibits varying levels of moss accumulation across the majority of the tiles, with more concentrated growth evident within the valley and gully lines where moisture retention is most prevalent. This level of organic growth is typical for a roof of this age and exposure, however prolonged moss retention can contribute to moisture holding, restricted water run off, and gradual surface deterioration if left unmanaged.

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The majority of outlets observed show signs of surface rusting. This is consistent with prolonged exposure to weather conditions and is not uncommon, however continued corrosion may reduce effectiveness over time and should be monitored, with maintenance or replacement considered where deterioration progresses.

The ridge line across the roof is generally performing well. No visible signs of bowing, displacement, cracking, or detachment were observed at the time of inspection, indicating that the ridge tiles remain secure and structurally sound.

The following observations apply across multiple sections:

• Outlets in several areas are partially blocked with moss or other debris.

• Pooling is present in most sections due to either poor gradient or natural substrate distortion over time.

• Netting and ventilation elements appear functional.

• Minor signs of algae and organic growth are beginning to establish in shaded or moisture-prone areas.

We recommend:

• Clearing all moss and biological growth from the roof surface and valleys.

• Jet washing the surface in low-pressure mode to remove surface growth and residue.

• Carrying out regular maintenance, especially following autumn and winter seasons.

• Checking all outlet points for clear drainage.

• Reassessing pooling areas to determine whether corrective work (e.g. regrading) is required.

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Conclusion

The roof remains generally serviceable and does not show evidence of major damage or serious structural failure. However, various sections require preventative maintenance to preserve integrity and ensure optimal drainage performance. Issues highlighted in this report can be mitigated through planned cleaning and minor corrective works.

This report only includes photo references of areas of concern. To view the full roof condition and gain a complete perspective, please access the AeroSurvey Solutions Media Package where all supporting photos and videos are available for detailed review.

Important Notice

This report is for visual inspection purposes only, based on photographic and video evidence captured at the time of flight. No physical testing was undertaken. All findings represent AeroSurvey Solutions Ltd's observations and professional opinion based on visual drone data. Further investigation may be required by a qualified contractor or specialist where structural or functional concerns are suspected.

For full access to the original images and video files, please refer to the secure AeroSurvey Solutions Media Package provided to the client.

Media File Link: https: REDACTED

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