

Client: W

Address:

REDACTED

Roof Type: Flat & Slate

Weather: Sunny

Flight Restrictions: None

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

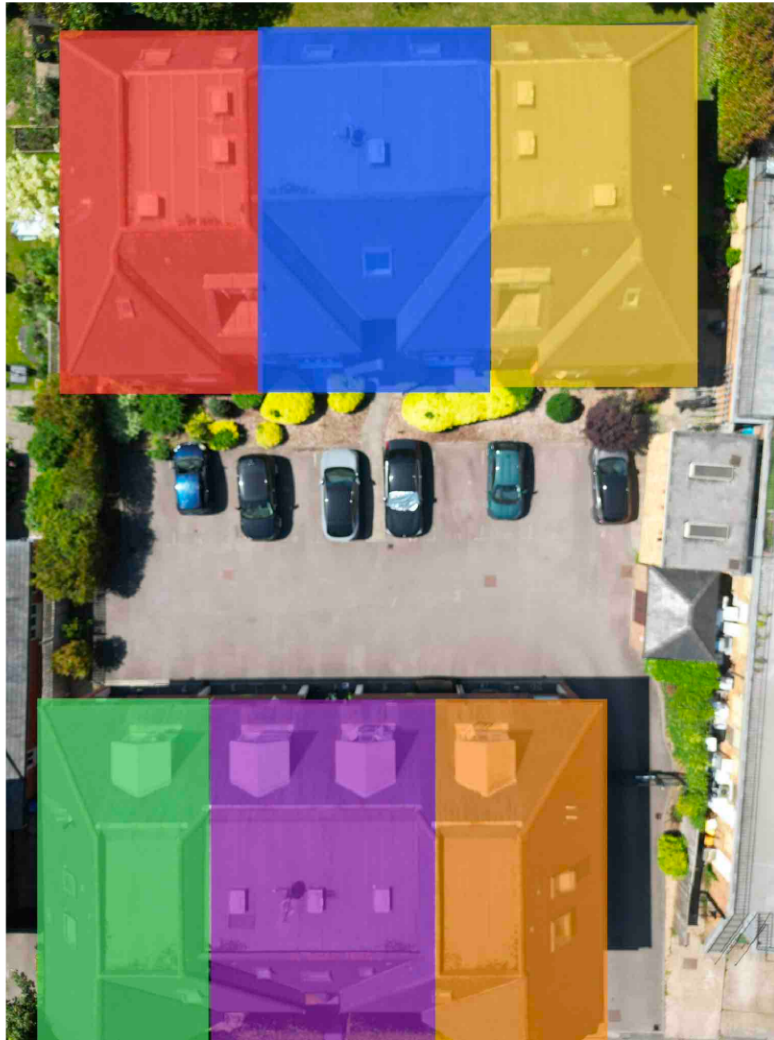
PURPOSE OF THE INSPECTION

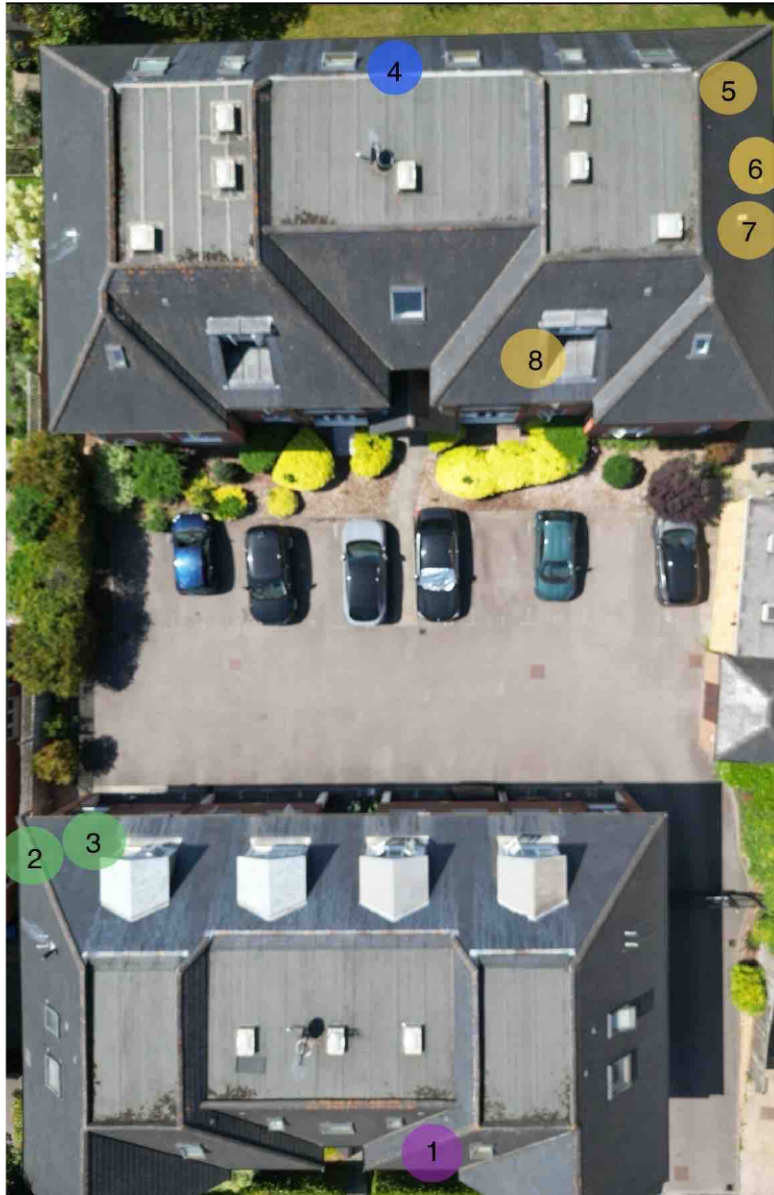
The purpose of this inspection was to establish the overall condition of the roofs serving two residential blocks of flats. The inspection included an assessment of the pitched slate roof coverings, bitumen flat roof coverings, roof elevations, dormers, leadwork, ridge lines and associated roof components.

During the inspection, several maintenance defects were observed and assessed to determine their significance, the potential risks they present and the likely consequences should they remain unattended.

The inspection also provides an overall roof health assessment to assist with future maintenance planning and asset management. The client has full access to the AeroSurvey Solutions Media Package containing comprehensive drone footage together with supporting photographs, allowing every area of the roof to be reviewed in greater detail.

An aerial overview image is provided with the roof divided into colour coded sections. Numbered markers identify the exact location of each defect, allowing all observations within the report to be easily cross referenced to their position on the roof.





SECTION 1 PURPLE

Photo 1

A slipped slate tile was observed adjacent to the lower dormer roof. The displacement has reduced the intended overlap between the surrounding slates, creating a vulnerable point where rainwater may penetrate beneath the roof covering.

Continued exposure to the elements may allow moisture to reach the roofing underlay, supporting battens and roof timbers, increasing the likelihood of internal dampness and gradual deterioration. Minor weathering together with light lichen growth was also noted across this roof slope, which is consistent with the age of the roof and is not considered a cause for concern at this stage.



Photo 1

SECTION 2 GREEN

Photo 2

A section of missing mortar pointing was observed beneath the ridge line, leaving a visible opening between the ridge tiles. The loss of mortar has reduced the effectiveness of the ridge as a weather resistant barrier and may permit wind driven rain to penetrate beneath the ridge tiles. If this deterioration continues, additional mortar loss may occur, reducing the stability of the ridge tiles and increasing the likelihood of future movement during periods of adverse weather.

Photo 3

A slipped slate tile was observed immediately adjacent to the dormer abutment. The movement has reduced the effective overlap of the surrounding slates, increasing the potential for water ingress at a location naturally subjected to concentrated rainfall. Moisture entering this area over an extended period may affect the supporting timbers, roof underlay and internal finishes.

The lead flashings surrounding the dormer remain securely dressed and no visible evidence of separation, lifting or deterioration was observed during the inspection.



Photo 2



Photo 3

SECTION 3 BLUE

Photo 4

The lead flashing adjacent to the flat roof upstand has lifted away from the adjoining roof covering, reducing the effectiveness of the weatherproof seal. This opening may allow rainwater to track beneath the flashing during periods of wind driven rain, increasing the likelihood of damp penetration into the roof structure.

Ongoing thermal expansion and contraction may result in further lifting if the flashing is not correctly re dressed and secured.

The adjoining bitumen flat roof covering was visually inspected and found to be in good condition, with no evidence of cracking, blistering, splitting or deterioration affecting its waterproof integrity.



Photo 4

SECTION 4 YELLOW

Photo 5

A missing slate tile was observed on the upper roof slope, leaving the underlying roof construction exposed to the elements. This opening provides a direct route for water ingress and may lead to deterioration of the roofing underlay, battens and supporting timbers if left unrepaired.

The surrounding slates remain correctly aligned, suggesting this is currently an isolated defect rather than evidence of widespread movement.

Photo 6

Another missing slate tile was observed adjacent to a roof vent terminal. The exposed opening interrupts the continuity of the roof covering and provides a route through which water may penetrate beneath the surrounding slates.

Prolonged exposure to moisture may result in timber decay, internal staining and gradual movement of neighbouring slates, particularly during periods of severe weather.

Photo 7

The roof vent penetration is surrounded by several slate tiles that appear displaced or inadequately seated, creating gaps around the flashing detail. Whilst the vent flashing remains present, the uneven positioning of the adjacent slates may allow wind driven rain to penetrate beneath the roof covering. It is recommended that the affected slates are secured and correctly aligned.

If left unremedied, this defect may result in water ingress to the underlying roof structure, leading to dampness, timber deterioration and internal staining. Continued exposure to adverse weather conditions may also cause further displacement of the surrounding slates, increasing the risk of more significant water penetration.

Photo 8

A missing slate tile was observed adjacent to the dormer cheek. This defect exposes the underlying roof construction in an area where rainfall naturally collects around the dormer abutment.

Continued water penetration may result in deterioration of the roof battens, roofing underlay and dormer structure. The surrounding slate covering remains secure and correctly aligned with no visible evidence of widespread movement across this roof slope.



Photo 5



Photo 6



Photo 7

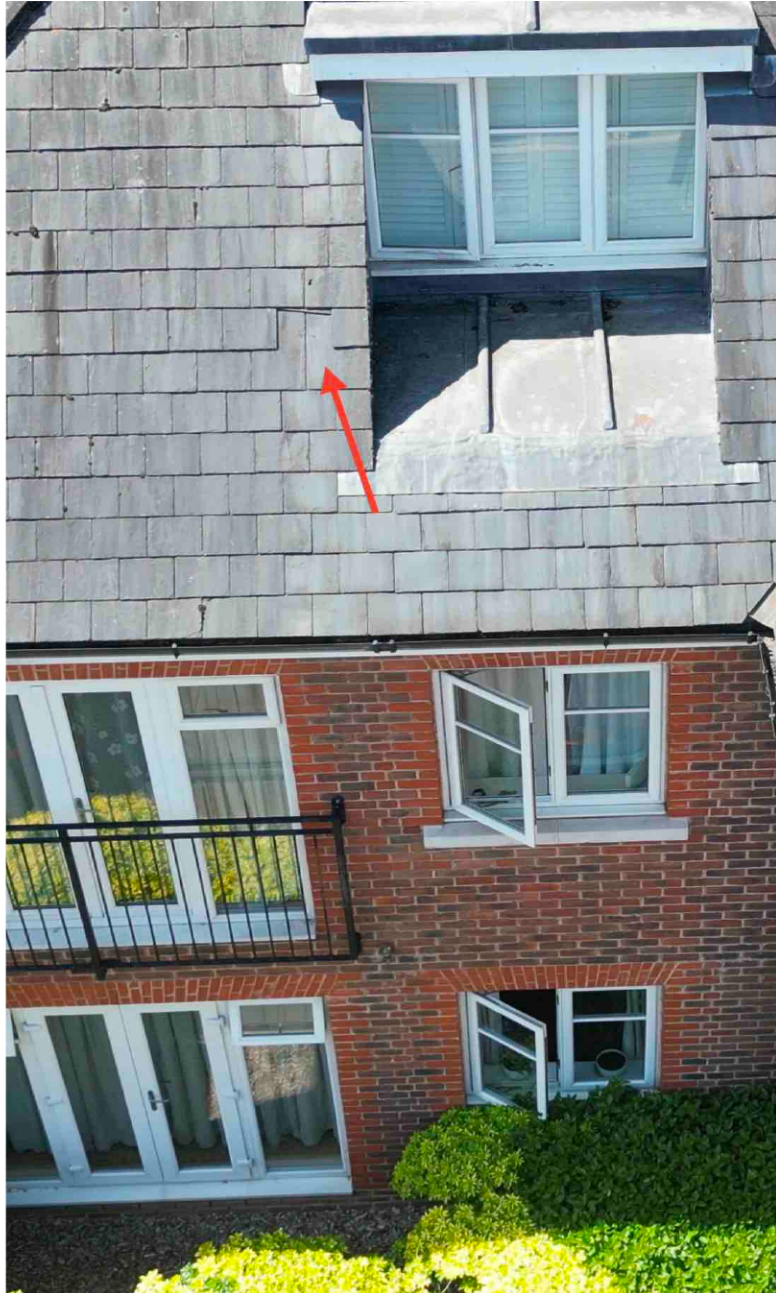


Photo 8

GENERAL ROOF CONDITION

Overall, both residential blocks were found to be in a sound and serviceable condition at the time of the inspection. The pitched slate roof coverings remain largely secure and correctly aligned, with only isolated maintenance defects requiring remedial attention. No evidence was observed to indicate widespread movement, structural distortion or failure of the roof coverings.

The bitumen flat roof areas were visually inspected and found to be in good condition. The waterproof coverings appear intact with no visible cracking, splitting, blistering or deterioration that would affect their performance.

The dormers, roof elevations and associated leadwork were also inspected and were generally found to be performing satisfactorily. Minor areas of natural biological growth, including isolated moss and lichen, were noted on some roof slopes. This is typical for roofs of this age and is not currently impacting the overall performance of the roof coverings.

The guttering appeared clear and free from significant obstructions, allowing rainwater to discharge effectively. Aside from the isolated maintenance items identified within this report, the roofs remain in good overall condition.

The AeroSurvey Solutions Media Package provides comprehensive aerial photographs together with drone video footage, enabling the client or any third party to review the complete condition of both roof structures in greater detail.

SUMMARY OF FINDINGS

The inspection identified eight isolated maintenance defects requiring remedial attention across the two residential blocks. These comprise two slipped slate tiles, one section of missing ridge pointing, one area of raised lead flashing and four missing

slate tiles.

Each defect has been referenced within the relevant roof section together with an assessment of the potential consequences should remedial works not be undertaken.

The remainder of both roof structures were found to be performing well, with no evidence of significant structural movement or widespread deterioration. The pitched slate roof coverings remain largely secure, whilst the bitumen flat roof coverings continue to provide an effective waterproof barrier with no visible defects affecting their integrity.

The dormers, roof elevations and associated leadwork were also found to be in satisfactory condition.

Overall, the inspection indicates that the defects identified are routine maintenance items and do not suggest widespread roof failure or the requirement for major remedial works.

RECOMMENDATIONS

It is recommended that the slipped slate tiles are reinstated using suitable fixings and that all missing slate tiles are replaced with matching materials to restore the continuity of the roof covering.

The defective ridge pointing should be carefully removed and repointed using an appropriate roofing mortar to reinstate the weatherproof seal and maintain the long term stability of the ridge.

The raised lead flashing should be correctly re dressed and securely fixed to ensure an effective weather resistant seal is restored and to prevent further movement caused by thermal expansion.

Routine roof maintenance should continue to include the periodic removal of excessive

moss where necessary together with inspections following periods of severe weather.

In my opinion, a further roof inspection should be undertaken within eighteen months, or sooner should any signs of water ingress or storm related damage become apparent.

CONCLUSION

The inspection has identified several isolated maintenance defects that require attention in order to preserve the long term weatherproof performance of the roof coverings. Whilst repairs are recommended, these defects are confined to specific locations and should be regarded as routine maintenance rather than evidence of significant roof failure.

Both residential blocks continue to perform well overall, with the pitched slate roof coverings, bitumen flat roofs, dormers, roof elevations and associated leadwork all remaining in a good serviceable condition.

Subject to the recommended repairs being completed within a reasonable timeframe, the roofs should continue to provide satisfactory protection against the elements for many years.

In my opinion, I do not believe either property requires a new roof. I recommend that the identified maintenance items are addressed promptly to prevent avoidable water ingress and further deterioration.

A further roof inspection should be arranged within eighteen months, or sooner should any issues arise such as internal leaks or damage resulting from adverse weather.

Media File Link: https:

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IMPORTANT NOTICE

This inspection is a non intrusive visual assessment undertaken using drone technology. Roof coverings were not lifted and no invasive testing was carried out during the inspection.

Hidden defects that are not externally visible cannot be identified using this inspection method.

The findings and recommendations contained within this report are based solely upon the visible condition of the roof at the time of inspection.

Any remedial works should be undertaken by a suitably qualified roofing contractor using appropriate materials and workmanship consistent with the existing roof construction.