

Client: Na

Address:

REDACTED

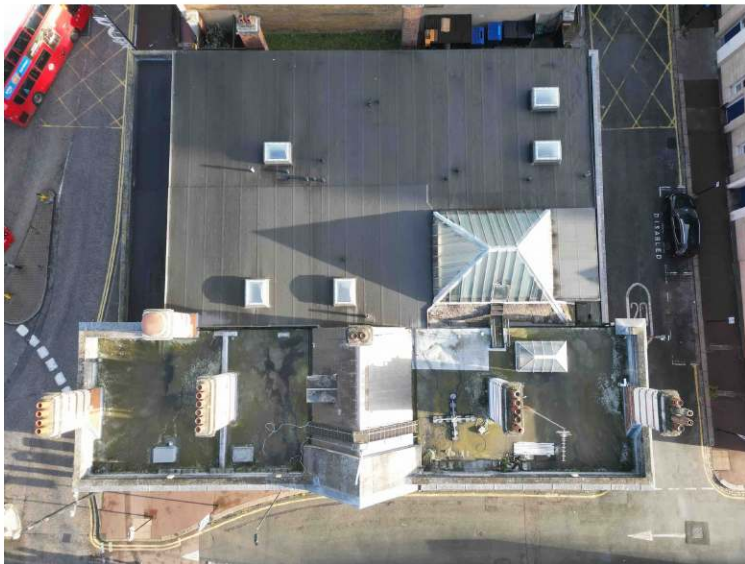
Roof Type: Bitumen Felt/Mastic Asphalt/Slate

Weather: Sunny

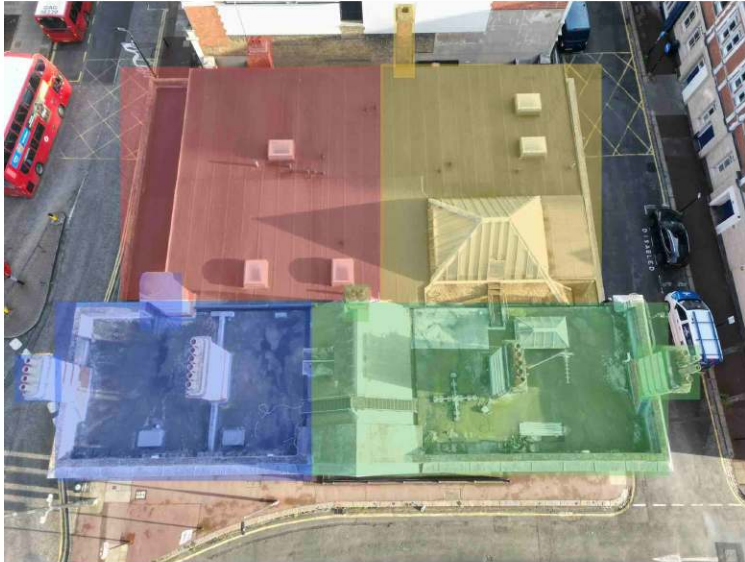
Flight Restrictions: None

Date & Time: 19th Dec 2025 - 10:17hrs

BIRDS EYEVUEW



SECTION VIEW



KEY POINTS VIEW



CLOSE UP OF EACH SECTION



Inspection Purpose

The purpose of this inspection was to provide a detailed evaluation of the overall roof condition, with particular focus on two roof lanterns, five skylights, and various flat and pitched roof areas across the property. The inspection was carried out following a client request to assess the integrity of these key elements and to identify any areas requiring maintenance or attention. By dividing the roof into four colour coded sections, this report aims to document the current state of the roof coverings, drainage outlets, chimney stacks, and associated structures, using photographic evidence to support the findings. All observations have been made from a non-intrusive, aerial perspective using high resolution drone imagery.

Section 1: Blue

Section 2: Green

Section 3: Red

Section 4: Yellow

SECTION 1 – BLUE

Main Features: Chimney A, Chimney B, Chimney C

(Section 1 – Picture 1) The mastic asphalt surface remains sealed but has become uneven due to long term weathering. This has resulted in minor water retention and moss development.

(Section 1 – Picture 2) A group of unused tiles has been stacked on the roof, potentially contributing to water pooling or acting as debris traps.

Chimneys A, B and C appear weathered but structurally stable with no immediate defects or active concerns noted.

(Section 1 – Picture 3) One exposed roof light cable has been noted. It appears severed or disconnected, possibly from a decommissioned system. Its loose and untidy presentation could pose a hazard.

All small outlets in this section appear functional and well sealed. No blockage or damage was observed.

Section 1 Picture 1



Section 1 Picture 2



Section 1 Picture 3



SECTION 2 – GREEN

Main Features: Chimney D, Chimney E, Chimney F, Small Glazed Lantern A

(Section 2 – Picture 1) A sheet of corrugated material (either plastic or metal) has been left on the rooftop. It may have originally been used to cover an opening or egress point, but it now poses a potential wind hazard. There is also a surrounding accumulation of debris and vegetation.

(Section 2 – Picture 2) The mastic asphalt surface has signs of weathering, with surface undulation and moss growth present. Minor pooling is visible in several low points.

The small lantern roof appears intact and securely sealed. There are no visible cracks or signs of deterioration to the glazing or framework.

All satellite dishes and aerials are secure. The lightning protection system appears free from corrosion, though some moss has developed around the fixings.

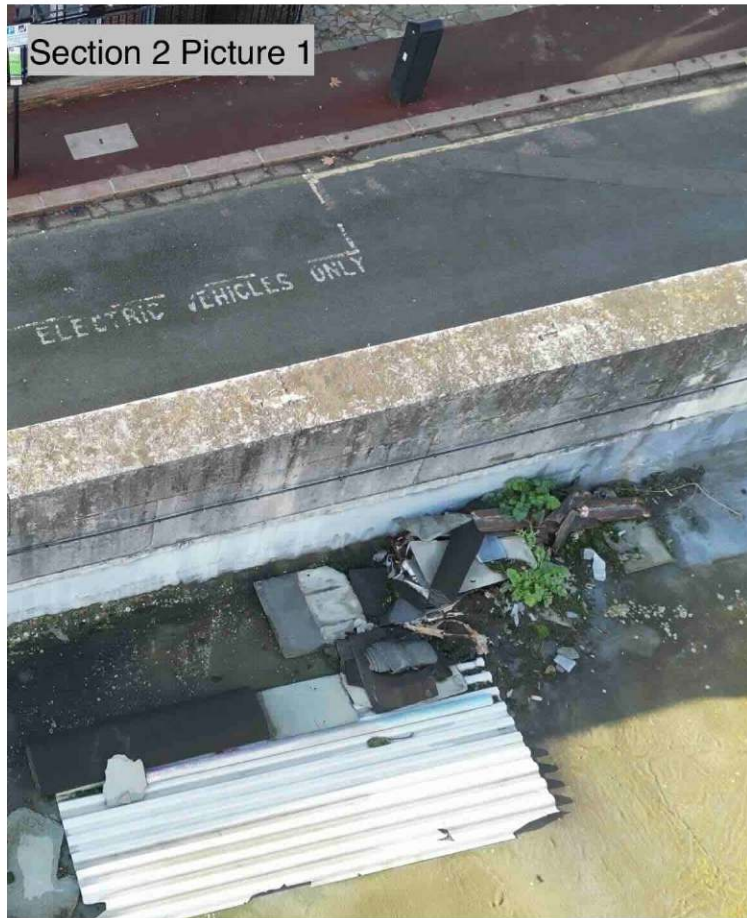
(Section 2 – Picture 3) Wiring associated with the aerial and satellite installations is messy and loosely arranged.

(Section 2 – Picture 4) One tile is missing from the pitched roof area, and it has slid down and is visible in the image. Apart from this, the remainder of the pitched roof appears to be in good condition.

The asphalt around the parapet edges shows no signs of lifting or cracking and appears to be securely sealed.

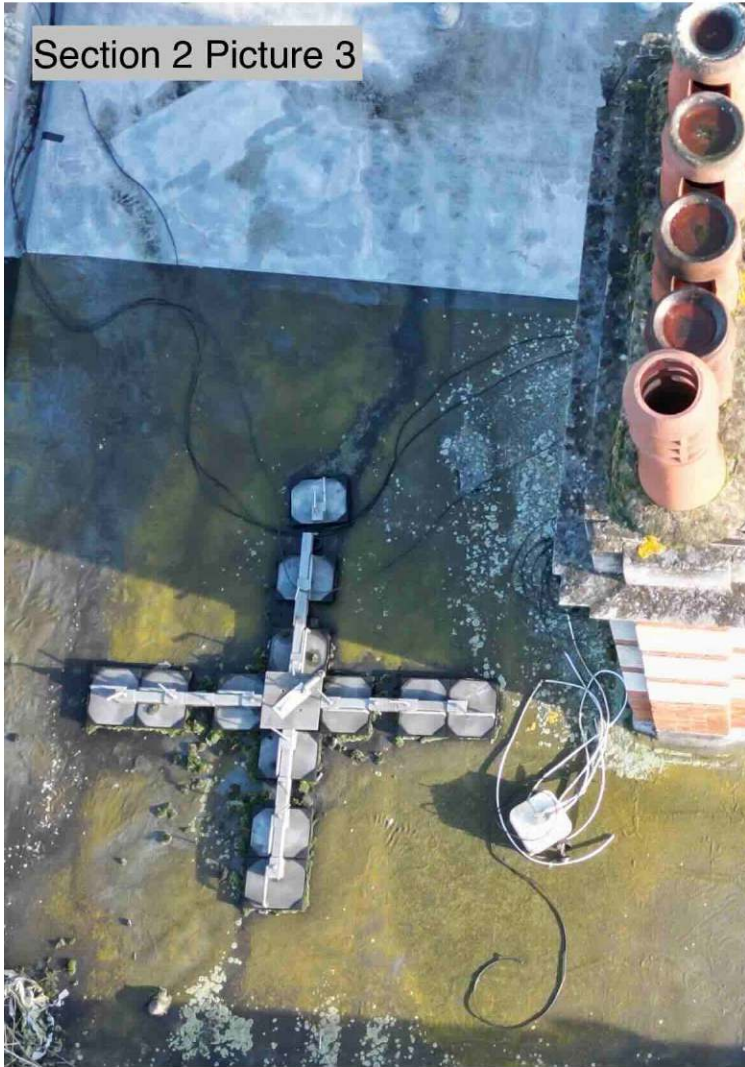
(Section 2 – Picture 5) Chimney F has a visible large vertical crack and a partially fractured brick, both located on the interior-facing wall of the stack.

All small outlets in this section appear functional and well sealed. No damage was observed.

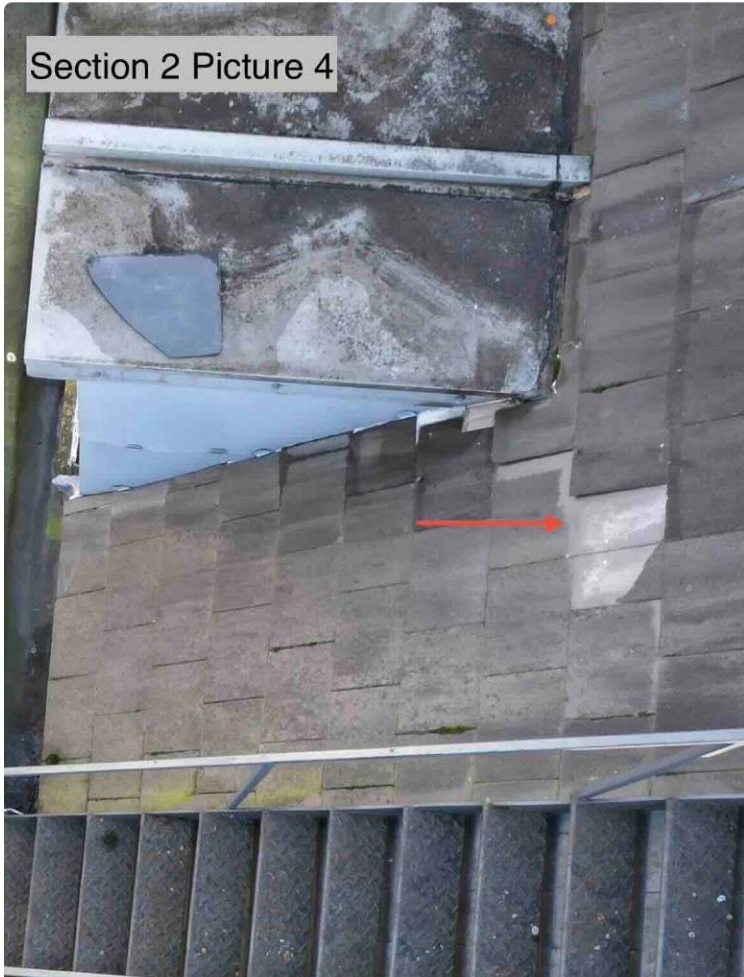




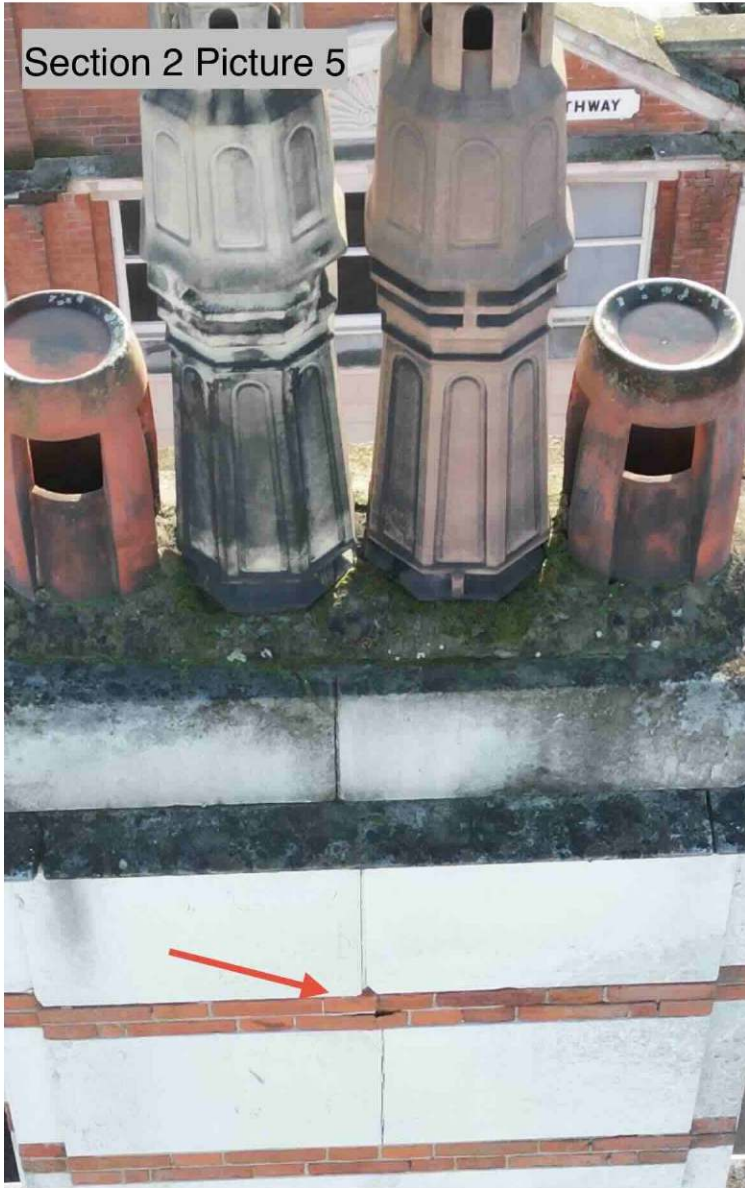
Section 2 Picture 3



Section 2 Picture 4



Section 2 Picture 5



SECTION 3 – RED

Main Features: Chimney G, Skylight A, Skylight B, Skylight C

The bitumen felt covering is in excellent condition, with no blistering, rips or visible damage.

Chimney G appears solid and presents no visible defects, with only general weathering noted.

Skylights B and C are clean, intact, and free from damage. Their clear surfaces allow optimal light and unimpeded views below.

(Section 3 – Picture 1) Skylight A shows signs of a previous repair, specifically around the sealed corners. The sealing compound has degraded and begun to erode, which may allow water ingress if not addressed.

All small outlets in this section appear functional and well sealed. No damage was observed.

Section 3 Picture 1



SECTION 4 – YELLOW

Main Features: Chimney H, Large Glazed Lantern B, Skylight D, Skylight E

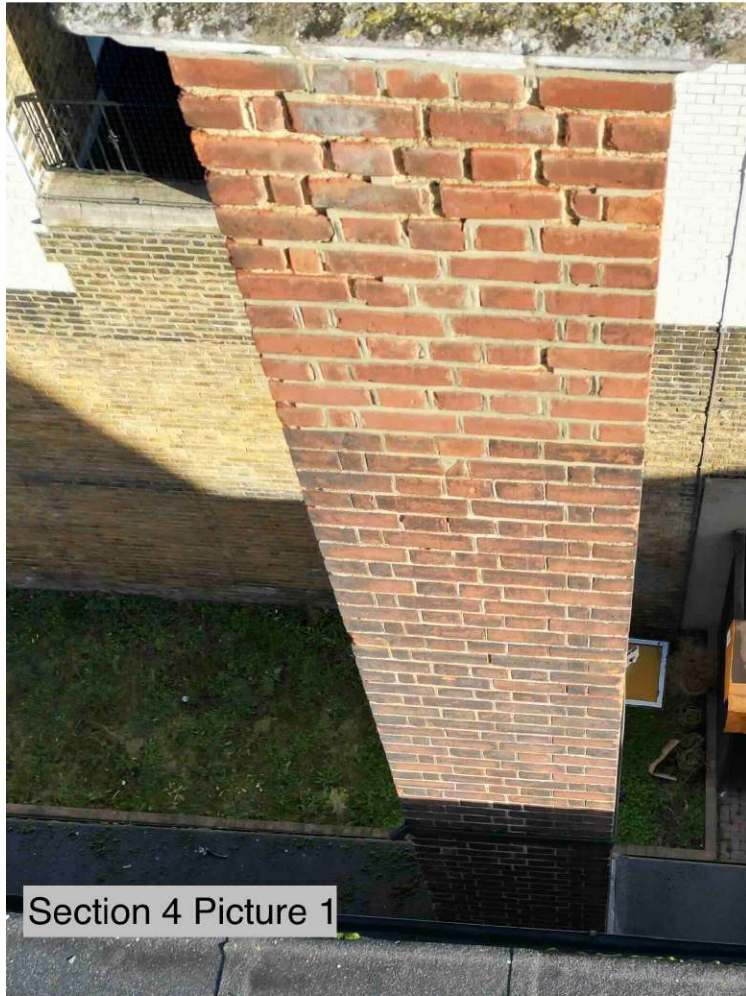
The bitumen felt in this section remains in good condition, with no signs of lifting or physical compromise.

(Section 4 – Picture 1) Chimney H appears structurally sound, although the pointing at the inner facing top area is deteriorating and would benefit from repointing in due course.

Skylight E remains in excellent condition with no visual degradation, maintaining its transparency and ensuring no sunlight restriction or view obstruction.

(Section 4 – Picture 2) Skylight D has a previously sealed repair to the edge frame, similar to Skylight A. The sealing work appears to be ageing.

(Section 4 – Picture 3) The large glazed roof lantern shows several cracks to the glazing. Despite this, the lantern remains sealed and secure around the perimeter, and no active leaks are currently evident. Water run-off points in this area appear securely bonded and there are no visible obstructions or deterioration.



Section 4 Picture 1

Section 4 Picture 3



Section 4 Picture 2



LOWER ELEVATION

(Section 3 – Picture 2) The lower elevation of the roof, covering the transition between Sections 3 and 4, shows minor water pooling.

The slate tiles across this elevation are secure and well aligned. No slipped or missing tiles were observed in either section.



BUILDING OVERVIEW AND GENERAL CONDITION

The guttering surrounding the property appears free from obstruction or debris, with no signs of overflow, misalignment or blockage.

There are no major defects observed across the main roof areas outside of those highlighted in the report. The bituminous felt coverings are generally in good order, with expected weathering and the presence of moss and lichen typical for a roof of this age and exposure.

All chimney stacks appear aged but stable, with only one stack requiring remedial repointing. The glazed lanterns and skylights function well overall. Wiring on the roof could be neater and more securely fixed.

It is important to note that the photographic report only highlights specific areas of concern. To gain a full overview of the roof and its various elements, clients are advised to consult the AeroSurvey Solutions Media Package, which includes detailed videos and high resolution photographs where you can zoom in and see further details.

CONCLUSION

The overall condition of the roof is satisfactory. The majority of features are stable and functioning as expected, with a small number of isolated issues noted. The flat roofs are intact, the lanterns and skylights are mostly serviceable, and the general layout is free from widespread damage or major failure.

We recommend the removal of the loose corrugated sheet to mitigate the risk posed during periods of high winds. In addition, the repointing works to Chimney H, the repair works to Chimney F, and the repairs to Skylights A and D should be monitored and re-evaluated during future inspections.

IMPORTANT NOTICE

This report is based solely on a visual drone inspection conducted by AeroSurvey Solutions Ltd. We were required to conduct this inspection to assess the visible condition of the roof structure and associated components. No intrusive inspection or internal roofing assessment was carried out.

The findings represent our opinion based on what was visible at the time of the inspection.

This report is not a warranty or guarantee of roof performance, but an observational document intended to assist the client in making informed decisions about potential repairs, maintenance or further investigation.

Media File Link: <https://> **REDACTED**