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ROOF SURVEY REPORT

Drone & Ground-Based Roof Inspection

Visual roof inspection based on accessible ground-level observations and drone imagery where safely completed.

SAMPLE REPORT - FOR DEMONSTRATION PURPOSES ONLY

Important: This is a sample visual roof inspection report. It does not confirm watertightness, concealed defects, structural adequacy, or act as a RICS survey, valuation or specialist report.

Property address	Example Semi-Detached House, Huddersfield, West Yorkshire
Client details	Name: Example Client Contact: website demonstration only
Date of inspection	06 May 2026
Weather conditions	Dry, overcast, light wind
Drone flight details	Pilot: Example / Location: rear garden / Max height: 35m
Drone compliance record	Operator ID: Example / Flyer ID: Example / Drone model: DJI Mini 5 Pro / Flight completed: Yes
Inspector / Report prepared by	St Clair Property Services
Report reference	SAMPLE-RS-001
Report status	Sample / Demonstration Copy
Issued to	Website demonstration only

SAMPLE REPORT - FOR DEMONSTRATION PURPOSES ONLY

Survey. Manage. Build. | Property projects managed properly. | Clear advice first.

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A. EXECUTIVE SUMMARY

Item	Sample outcome
Overall roof condition	Fair - localised repair and maintenance recommended.
Leak risk	Medium in the short term due to flashings, guttering and flat roof details.
Primary risk areas	Chimney flashings, rear valley gutter, rear flat roof upstand and blocked gutters.
Flight completed	Yes - sample drone imagery referenced D-001 to D-008.
Priority actions	Roofer/guttering contractor to inspect close-up and quote repairs.

B. ABOUT THE INSPECTION

This sample report gives a visual opinion on the roof's visible condition, likely water-ingress pathways and maintenance priorities, based on ground-level observation and drone imagery where safely completed.

C. OVERALL OPINION

The main pitched roof appears generally serviceable from the visual evidence available, but several high-level details need maintenance. No roof covering was lifted and no watertightness testing was carried out.

D. ROOF PROFILE

Item	Sample detail
Roof type	Pitched tiled main roof with rear flat roof extension
Covering	Concrete interlocking tiles; felt flat roof to rear extension
Elevations reviewed	Front, rear and side elevations by ground and drone imagery
Access notes	No roof walking or scaffold access; loft hatch view only internally.

E. ROOF INSPECTION - DRONE & GROUND

Ref	Element	Rating	Observation	Recommendation
D-001	Main roof coverings	Amber	Moss build-up and isolated chipped/weathered tiles visible.	Roofer to confirm close-up condition and allow for localised tile replacement.
D-002	Chimney stack / flashings	Amber	Weathered flashing detail and mortar wear visible around stack.	Roofer/builder to inspect and quote repointing/flashing repairs.
D-003	Rear valley/gutter area	Red/Amber	Debris build-up visible with increased water-ingress risk.	Clear debris and inspect valley lining/falls.
D-004	Flat roof extension	Amber	Ponding indicators and aged upstand detailing visible.	Flat roofing contractor to inspect and provide repair/renewal options.
D-005	Rainwater goods	Amber	Gutter debris and staining noted to rear elevation.	Clean, flush and repair where leaks/falls are confirmed.

F. INTERNAL INDICATORS - LIMITED

Area	Visual note	Action
Bedroom ceiling below rear roof	Minor historic staining noted; dry at time of inspection.	Monitor after rainfall and consider moisture check if staining changes.
Loft hatch view	Limited visibility; insulation and roof void not fully inspected.	Full loft inspection recommended if safe access is provided.

G. RISKS / FURTHER INVESTIGATIONS

- Roof defects can worsen quickly after storms or heavy rain.
- Drone imagery improves visibility but cannot confirm hidden defects or watertightness.
- Close-contact roofer inspection may be required before agreeing the final repair method.

H. SAMPLE DRONE / PHOTO EVIDENCE

The images below are demonstration placeholders showing how photographs, drone images, thermal images or supporting evidence can be cross-referenced in the final issued report. They do not relate to a real client or property.



Final issue note: actual reports should use clear, dated images with matching photo references in the relevant observation, defect, work item or finding section.

- Visual roof report only; no roof coverings were lifted or opened up.
- No guarantee of watertightness is provided.
- Drone use is subject to safety, weather and site constraints.
- This report is not a structural survey, RICS survey, valuation or specialist report.

- Send this report and image references to suitable roofers for quotation.
- Ask contractors to confirm scaffold/access requirements.
- Prioritise valley/gutter cleaning and chimney/flashing checks.
- Keep report, quotations and repair records together.