

A chimney letting the weather in, recorded in six minutes

Example survey · Terraced house, north Manchester · Shown with the owner's permission



Five open flues with no caps, and plants rooted in the chimney joints. Example survey, shown with the owner's permission.

8	5	6 MIN
findings, none urgent	repairs to plan within a year	of flying to record the whole roof

An example survey of a terraced house in north Manchester, carried out and shown with the owner's permission. The question was simple: what state is the roof in, and what needs doing first?

Eight findings, none urgent. The chimney stood out: plants rooted in its joints, five open flues with no caps, and a foil-tape patch where the chimney meets the roof, a short-term fix on one of the most common leak points there is. Along the gable the cement fillet had cracked, and a detached TV aerial lay loose on the rear flat roof.

What it gave the owner: a priority list for before winter, two questions to settle before calling a roofer (are any flues in use, and whose is the gable wall?), and an indicative repair budget of about £4,500 to plan around.

What was delivered

- Annotated inspection report: 8 findings, each photographed, severity-rated (C1/C2/C3) and referred to the right specialist
- A short list of actions in priority order
- Indicative repair-cost guidance, explicitly not a quotation
- A clear "not inspected" list, so the limits of the survey were as documented as the findings

Why aerial The open flues, the taped flashing and the cracked fillet were all at roof level, behind the chimney and the gable. From the street, the roof looks fine.

Weighing up a property? I'll give you a fixed price from just the address.

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