

Drone Inspection

Client: John Example

Property: 123 Example Road, London N1 5QQ

Method of Delivery: Sent via email only: john11@example.com

Date of Report: 30th April 2025

Reference: 2504-01

Revision: 0

Limitations: See Terms of Engagement and Conditions

Scope: Main roof and rainwater goods

Description: Pitched roof using concrete tiles

Weather: Sunny and bright

Restrictions: Operated within air space of the property. Trees to rear of the garden

Date of Inspection: 28th April 2025

Drone Operator Kamrul Islam BSc (Hons) AssocRICS

Author As above

Key:

Condition Rating 1	- No issues found. Maintain the normal way.
Condition Rating 2	- Issues found but do not require immediate repair at the time of inspection. Maintain the normal way.
Condition Rating 3	- Issues found that require immediate attention or investigation.

Your
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Surveyor

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Comments on Findings

Roof condition in keeping with normal wear. Moss, lichen and debris noted to roof slopes and rainwater goods.

Such issues are common and occur over time requiring periodic cleaning to avoid premature wear of elements. As the property walls are of cavity construction with retrospective infill, this can create a bridge between external and internal finishes, and thereby still susceptible to penetrating dampness. Note, congested rainwater goods can cause this when rainwater overflows onto walls.

Action Points

Maintenance to include:

- Clearing moss, lichen and debris from roof slopes and gutters.
- Clear downpipes and gulleys which may be congested as entirety of drainage route is hidden from view.
- Assess rainwater goods further for worn joints that require re-sealing and monitor during rainfall.

Note, the undercloak serving the edge of the roof tiles may contain asbestos. Your contractor should be notified of this so they may take the necessary precautions. Intrusive testing is required to clarify the matter, especially if there is risk of damaging the element.

General Advice

Defects to the roof elements and rainwater goods can create significant consequential problems to the roof structure and the building elements below. These high level elements should be inspected at least annually with the appropriate remedial action undertaken.

We recommend increasing the frequency of an inspection (or maintenance) where inclement weather or scenario is/are noted.

Drainage discharge arrangements correct falls cannot be confirmed during our visit. Rainwater goods must be monitored during wetter weather conditions.

Timelines for repairs provided are estimates. We cannot accurately advise when the element may fail. You must accept the risk of an element's failure where it is not addressed immediately.

Asbestos may be present to high level elements, most commonly being chimney pots, undercloaks and soffit/fascia boarding. We cannot confirm this from a visual inspection and tests must be undertaken prior to working in the vicinity of such elements as they may become disturbed/damaged. You may wish to instruct such testing, especially if access arrangements are in place for any remedial work planned.

Chimney Elements	Y/N	Condition	Repair within	Rating
Cowls	N	N/A		
Pots	N	N/A		
Flaunching	N	N/A		
Brick	N	N/A		
Render	N	N/A		
Flashing	N	N/A		
General				

Roof Elements	Y/N	Condition	Repair within	Rating
Ridge tiles	Y	No distinct cracks or missing sections noted.		1
Mortar	Y	No distinct cracks or missing sections noted to the ridge or verge.		1
Render	N	N/A		
Roof tiles	Y	No cracked, slipped or missing tiles noted.		1
Undercloak	Y	No cracked or chipped sections noted. May be of asbestos.		2
Parapet wall	N	N/A		
Coping stones/capping	N	N/A		
Flashing	Y	No cracks or splits noted to lead at abutment with neighbouring roof, nor the canopy.		1
Valley Gutter	Y	No cracks or splits noted to lead sheets. No congestion of moss or debris noted.		1
Central valley gutter	N	N/A		
General		Moss and lichen to roof slopes	< 3 months	2

Rainwater Elements	Y/N	Condition		Rating
Gutter	Y	View blocked due to being congested with moss etc but staining noted to underside of joints		2
Downpipe	Y	Staining noted to joints and possibly congested with moss		2
Discharge point	Y	No visible blockage to gulley		1
General		Heavy moss accumulation to gutters	< 3 months	2

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Figure 1: Moss and lichen to front roof slope and gutter



Figure 2: Moss and lichen to rear roof slope



Figure 3: Moss to rear gutter



Figure 4: Staining to front downpipe