



DRONE ROOF INSPECTION REPORT

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Address : 8A Eggars Hill Aldershot GU11 3NQ



General Description

The purpose of this report is to assess the condition of the roof coverings to the property and identify any visible defects that may compromise their weatherproofing performance, structural integrity, or longevity.

For the purpose of this report, the various roof sections to this property are referred to as follows:

Roof Area 1: Second-storey pitched clay-tiled roof with pebble-dash rendered chimney stacks and clay flues, including dormer projections with bituminous felt flat roof coverings.

Roof Area 2: Single-storey hipped clay-tiled roof with dormer projections, associated flat roof sections, and masonry chimney stack.

Roof Area 3: Flat roof with adjoining hipped clay-tiled roof.

Roof Area 4: Mono-pitched clay-tiled roof situated between the second-storey pitched roof and the rear hipped roof.

Each roof area has been assessed individually to evaluate its current condition, identify defects, and provide recommendations for maintenance, repair, or renewal where required.

Roof Area 1

Second storey - Pitched roof with tile clay tile covering and pebble dash rendered chimney with clay flues

Roof Covering Condition

The clay tile roof covering is in poor overall condition, exhibiting widespread signs of deterioration, displacement, and substandard historical repairs. Numerous tiles are cracked, slipped, or missing, particularly across the mid-slopes and eaves. The inconsistent patchwork of replacement tiles varying in colour, size, and finish suggests previous reactive rather than planned maintenance, contributing to an irregular surface profile and poor interlock between units. This unevenness increases the risk of wind uplift, capillary water ingress, and ineffective drainage during periods of heavy rainfall.

Extensive moss and lichen growth is present across all roof slopes, indicating persistent moisture retention and inadequate ventilation. If left unaddressed, biological growth will exacerbate the decay of the clay surface, trap moisture within joints, and promote freeze-thaw fracturing during cold weather. Over time, this can accelerate the breakdown of the tiles and undermine their weatherproofing function. It is recommended that the roof be thoroughly cleaned and treated with a suitable biocidal wash to remove existing growth and prevent regrowth.

Several ridge tiles are cracked or fractured, with widespread loss and cracks to mortar bedding and open joints along the ridgeline. These defects pose a high risk of water penetration and potential dislodgement during strong winds, creating both a maintenance and safety concern. The ridge should be carefully lifted, all defective mortar fully raked out, and the tiles re-bedded and repointed in lime-based mortar to provide improved flexibility and breathability. Where ridge tiles are damaged beyond repair, they should be replaced on a like-for-like basis to maintain visual continuity and ensure long-term durability.

Overall, the roof covering has reached the end of its effective service life, and unless comprehensive remedial works are undertaken, progressive water ingress and structural deterioration to the roof timbers and internal finishes are likely to occur.

Dormer projection with bituminous felt flat roof abutting the main pitched roof clad in clay tiles.

The bituminous felt flat roof to the dormer projection, finished with a solar reflective coating, is in poor condition and shows extensive evidence of age-related deterioration. The surface displays widespread cracking, blistering, and alligatoring, consistent with long-term UV exposure and loss of flexibility in the felt layers. Areas of localised splitting and open joints are evident near the perimeter edges and around the upstand where the flat roof abuts the main clay-tiled roof slope. These defects indicate that the waterproofing integrity has been compromised, increasing the likelihood of moisture ingress into the substrate and internal structure.

The perimeter detailing appears poorly maintained, with signs of debris accumulation in the gutter channels and possible vegetation growth, particularly toward the corners. Blocked or restricted outlets could impede drainage, leading to ponding water, which accelerates membrane degradation and increases loading on the roof structure during heavy rainfall.

Given the visible deterioration, the roof covering has exceeded its serviceable lifespan. Renewal is recommended using a high-performance, multi-layer bituminous felt system.

Chimney Stacks

The chimney stacks display advanced weathering and widespread deterioration, consistent with long-term exposure and inadequate maintenance. The render surfaces exhibit cracking, delamination, and erosion, particularly around the upper sections and shoulders, where water penetration has likely occurred. These defects allow moisture to enter the masonry substrate, accelerating frost-related deterioration and resulting in ongoing render loss. Moss and lichen colonisation are also evident across several faces, indicating persistent moisture retention and limited surface drainage.

The cement flashing surrounding the chimney pots is fractured, eroded, and heavily weathered, with clear evidence of material loss and localised dislodgement around the pot bases. This condition compromises the

secure seating of the pots and allows direct water ingress into the chimney core, increasing the risk of internal damp penetration.

A number of flues remain uncapped, leaving them exposed to direct rainfall and debris ingress. Prolonged exposure of open flues to moisture can lead to soot saturation, efflorescence, and internal damp staining within the associated chimney breasts, while also allowing nesting birds or vermin to enter.

The lead flashings and soakers at the chimney bases appear aged and poorly dressed, with some areas of lifting and gaps where they meet the clay roof tiles. These open joints present a significant risk of water penetration at the abutments, particularly during wind-driven rain, and may already be contributing to local damp issues within the roof structure.

Overall, the chimney stacks are in poor condition, and early remedial works are essential to prevent progressive decay. All defective render should be cut back and repaired or renewed using a breathable cement–lime render to enable moisture evaporation from the masonry. The flaunching should be completely removed and reformed with a durable mix, ensuring adequate falls away from the chimney pots. The flues should be fitted with ventilated caps or cowls to prevent direct rainwater ingress while maintaining airflow. All lead flashings and soakers should be carefully inspected, re-dressed, or replaced in accordance with Lead Sheet Association (LSA) standards to ensure a watertight seal.

Rainwater Goods

The rainwater goods along the eaves to part of the roof are partially obstructed with debris and vegetation, reducing their drainage capacity. This can result in overflowing gutters, leading to water staining and potential saturation of adjacent walls.

All gutters and downpipes should be cleared, flushed, and tested under flow to confirm proper discharge. Any cracked or deformed gutter sections should be replaced, and downpipe joints resealed to prevent leakage. Regular maintenance at least twice annually particularly following autumn leaf fall is recommended to sustain proper performance.

Roof Area 2

Single-Storey Roof – Clay Tile Covering with Hipped and Ridge Detailing, Masonry Chimney Stack, and Flat Roof to Dormer Projections

Tiled Roof Covering

The single-storey hipped roof is finished with clay plain tiles, which exhibit extensive weathering, surface erosion, and widespread moss and lichen growth indicating prolonged moisture retention and restricted natural drying. This level of organic growth can impede proper drainage, encourage moisture penetration by capillary action, and accelerate frost-related deterioration of the tile surfaces. If left untreated, these conditions are likely to result in progressive decay and potential water ingress.

A number of roof slopes show evidence of mismatched tile replacements, where replacement tiles differ in colour, profile, and finish from the original covering. This patchwork approach suggests historical reactive repairs rather than coordinated maintenance. The inconsistent tile alignment has likely disrupted the intended interlock and water-shedding capability of the covering, leaving the roof more susceptible to wind-driven rain and localised leakage. Several tiles are also missing or displaced, particularly around the eaves and along valley intersections, exposing the underlay to moisture. Continued exposure will increase the risk of water ingress into the roof structure.

Ridge and Hip Tiles

The clay ridge and hip tiles are heavily weathered with visible moss growth along their lengths. The mortar bedding and pointing are deteriorated, with open joints and loss of adhesion noted in several areas. This condition compromises the structural stability of the ridge and hip tiles, increasing the risk of dislodgement during periods of high wind. Defective mortar joints also permit water penetration into the bedding layer and the upper courses of tiles, leading to further deterioration. It is recommended that all ridge and hip tiles be lifted, the existing mortar raked out, and the joints re-bedded or repointed with a lime-based mix to ensure flexibility, durability, and breathability.

Valley Gutters

Vegetation growth and debris accumulation are evident within the valley gutters, impeding proper water flow. Blocked or restricted valleys increase the likelihood of ponding, water backing-up, and overflow onto the adjacent roof slopes. Prolonged exposure to standing water can accelerate corrosion of the valley flashings and deterioration of the underlying support structure. Regular clearance and maintenance of the valleys are essential to prevent water ingress and associated damp issues within the building envelope.

Flat Roof to Dormer Projections

The flat roof sections to the dormer windows are covered with bituminous felt finished in a solar reflective paint. The coverings are in poor condition, displaying widespread surface cracking, crazing, and weathering, particularly along the abutments with the tiled slopes. Moss and lichen growth are also present in these junctions, suggesting trapped moisture and inadequate drainage. The solar reflective coating is worn and uneven, offering limited protection against ultraviolet degradation. The overall condition of the coverings indicates that the flat roofs have reached the end of their serviceable life and require full renewal. Replacement should be undertaken using a modern, high-performance system.

Chimney Stack

The masonry chimney stack to this roof area exhibits notable weathering and deterioration consistent with prolonged exposure and limited maintenance. The brickwork displays heavy staining and surface discolouration, particularly to the upper courses and around the flue terminals, suggesting prolonged moisture absorption and inadequate surface run-off. Areas of mortar joint erosion and open pointing are visible, particularly on the exposed faces, which will allow water penetration into the brickwork core and accelerate frost-related decay during colder months.

There is evidence of lichen and algae growth across the stack, indicating persistent dampness and poor evaporation. The presence of such biological material suggests that the chimney is retaining moisture, which may be migrating into the adjacent roof fabric or internal wall surfaces.

The cement flaunching at the base of the clay flue pot appears aged and weathered, with potential hairline fractures. If these defects are not addressed, water ingress at this level could result in progressive deterioration of the masonry below and destabilisation of the pot during high winds.

The lead flashings and soakers around the abutment with both the pitched and flat roof coverings appear generally weathered. The condition of the flashing suggests it may have reached the end of its serviceable life and should be renewed in conjunction with the roofing works.

It is recommended that the chimney stack be carefully repointed using a compatible lime-based mortar to allow moisture movement and prevent further ingress. The flaunching should be reformed with a durable mix and proper falls away from the flue pot. The lead flashings and soakers should be renewed or re-dressed, ensuring they are securely chased and sealed into the masonry in conjunction with the recommended roofing works.

Fascia and Barge Boards

From visual inspection, the fascia and barge boards show signs of ageing and surface deterioration, including flaking and peeling paintwork, particularly along the eaves and verge junctions. Localised areas of surface staining and weathering are evident, likely caused by prolonged exposure to rainwater run-off and inadequate paint protection. In some areas, paint failure has exposed bare timber, leaving the surface vulnerable to moisture penetration and potential decay if not addressed.

The junction between the fascia and the roof tiles also shows signs of minor deterioration to the timber edge, which may be attributed to historical water tracking from blocked or overflowing gutters. The lower sections of the boards display slight discolouration and surface cracking, consistent with age and lack of recent maintenance. No major structural distortion or decay was visible from the available vantage point, and the boards appear to remain adequately aligned and functional at this stage.

It is recommended that the fascia and barge boards be thoroughly prepared and repainted as part of routine maintenance. All loose or flaking paint should be removed, and the exposed timber surfaces sanded, primed, and coated with a high-quality exterior-grade paint system to provide renewed weather protection. Any areas showing softness or signs of early decay should be locally repaired or replaced using matching timber profiles prior to

re-decoration.

Additionally, the junction between the fascia and roof edge should be checked during maintenance to ensure it remains adequately sealed and that the gutters are properly aligned to prevent future overflow or water tracking behind the boards. Regular repainting on a cyclical basis of approximately five years is advised to maintain the timber's durability and preserve the visual appearance of the roofline elements.

Lead Flashings

From inspection, the lead flashing between the dormer wall and chimney stack shows clear signs of displacement and partial detachment from the adjoining surfaces. The detachment has created visible gaps along the abutment line, which are likely to permit water ingress, particularly during periods of wind-driven rain. Evidence of staining and biological growth to the surrounding brickwork indicates that moisture has been persistently retained in this area, possibly due to restricted drainage and poor adhesion of the lead to the substrate.

The lead surface itself shows minor oxidation and lichen accumulation, typical of aged leadwork exposed to prolonged weathering. The existing mortar joints appear deteriorated in places, with eroded bedding and cracking along some stepped joints, reducing the overall security of the installation.

It is recommended that this section of detached flashing be reinstated without delay to prevent further water penetration and potential damage to the underlying roof structure. The affected leadwork should be carefully re-fixed and adequately lapped, ensuring proper continuity with the adjoining flashings. The mortar joints should be raked out and repointed with a suitable lime-based mix to achieve a watertight seal.

Where the existing lead has suffered deformation or loss of integrity at junctions, replacement with new Code 4 or Code 5 lead sheet should be undertaken, installed in accordance with current Lead Sheet Association (LSA) guidelines. The surrounding area should be cleaned of moss, debris, and biological growth, and treated with patination oil to protect the new and existing lead surfaces against staining and oxidation.

Regular maintenance should include annual inspections of all chimney and dormer abutments to verify the condition of the flashings, check for displacement, and ensure adequate water run-off away from the wall junctions.

Roof Area 3

Flat Roof with Clay-Tiled Hipped Roof

Tiled Roof Covering

The hipped roof finished in clay plain tiles displays extensive moss and lichen growth, particularly concentrated along the ridge and hip lines. The biological colonisation is symptomatic of long-term moisture retention. This organic growth retains moisture against the tile surface, slowing natural drying and accelerating surface erosion, frost spalling, and potential displacement of the tiles. If left untreated, these conditions will progressively compromise the watertightness of the roof covering.

The clay tiles show clear signs of age and weathering, including surface pitting, discolouration, and general deterioration of the glaze. These characteristics are consistent with an aged covering approaching the end of its practical service life. The ridge and hip tiles are affected by defective mortar pointing, with open joints visible both between and beneath individual tiles. In some areas, the mortar has completely eroded, reducing mechanical restraint and increasing the risk of ridge tile displacement during high winds. This deterioration also presents a pathway for water ingress into the underlying bedding and roof structure. Re-bedding or repointing using a lime-based mortar is recommended to restore structural integrity and accommodate movement.

Flat Roof Covering

The adjoining flat roof is finished in a bituminous felt system, which appears to be in generally serviceable condition with no immediate evidence of blistering, splitting, or detachment. However, the surface is heavily contaminated with debris accumulation, including organic material and leaf litter, particularly around the perimeters and beneath scaffolding. This detritus inhibits proper drainage, leading to areas of ponding and accelerated weathering when water remains trapped after rainfall.

A section of the roof is partially covered by vegetation overgrowth extending from adjacent foliage. This restricts

full inspection of the roof surface and prevents natural drying of the bitumen covering. Prolonged contact between vegetation and the roof can cause persistent dampness, leading to premature degradation of the felt and potential rot within the roof substrate. It is strongly recommended that all overhanging vegetation be cut back and removed from the immediate roof perimeter to allow full access and improve air circulation.

Rainwater Disposal

The UPVC gutters serving the perimeter of the flat roof are heavily obstructed by debris and organic material, preventing effective water discharge. There is visible distortion of sections of the guttering, resulting in uneven falls and areas of standing water. This condition significantly increases the risk of overflowing during rainfall, which can lead to saturation and staining of the adjacent wall surfaces and possible damp penetration at eaves level.

The gutters should be fully cleared, flushed, and realigned to ensure proper drainage falls to outlets. Damaged or deformed sections should be replaced, and all joints checked and resealed to ensure watertightness. Establishing a regular biannual maintenance regime, particularly following autumn leaf fall, is recommended to sustain long-term performance.

Roof Area 4

Mono-Pitched Tiled Roof Between Second-Storey and Rear Hipped Roof

The roof exhibits significant vegetation and moss growth across the entire surface, forming a thick layer that has obscured most of the tiles. This indicates a prolonged lack of maintenance and suggests that surface water is not effectively draining from the roof slope. The persistent damp conditions created by the moss are likely accelerating surface weathering of the tiles and could eventually lead to frost spalling or delamination during colder months.

While the tiles appear generally intact from a distance, the heavy moss cover may be concealing displaced, fractured, or missing tiles. The gutter to the eaves of the roof is completely blocked with debris and moss originating from the tile covering, which is preventing proper drainage and increasing the risk of water ponding and overflow against adjacent walls.

It is recommended that all moss, vegetation, and debris be carefully removed to expose the tile surface and reinstate proper drainage. Once cleared, the tiles should be inspected at close level to identify and replace any damaged or missing units on a like-for-like basis. The guttering should be thoroughly cleaned and flushed to restore functionality, and a biocidal treatment applied to inhibit future moss regrowth.

Following cleaning, the roof should be monitored to ensure effective drainage and inspected periodically as part of ongoing maintenance. Regular clearance of gutters and the removal of organic growth will be essential to prolong the lifespan of the covering and maintain the roof's waterproof integrity.



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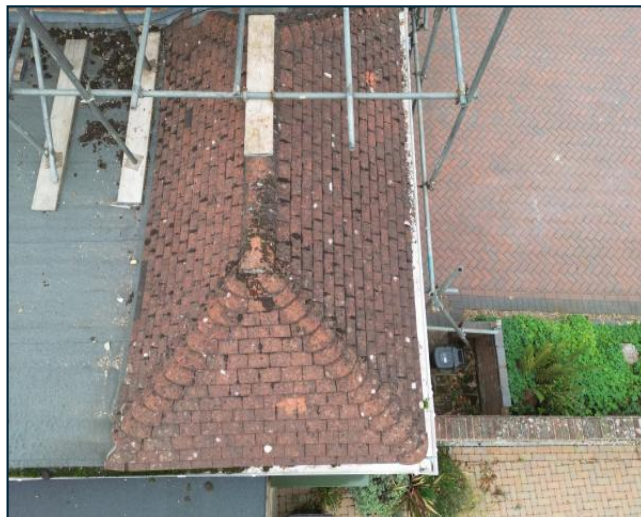
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Conclusion

The primary purpose of this report was to assess the overall condition of the roof coverings to the property, with each roof area reviewed individually to identify defects, assess their impact on weatherproofing performance, and provide maintenance and repair recommendations.

The inspection findings confirm that the roof coverings across all roof areas are in a deteriorated condition, with widespread evidence of age-related wear, poor historic maintenance, and material degradation. Although some sections remain functional, the majority now require comprehensive remedial works to restore full weatherproofing and protect the structure from further deterioration.

Roof Area 1 – The second-storey pitched clay-tiled roof exhibits extensive deterioration, with multiple damaged, slipped, and missing tiles, along with patchwork repairs that have compromised the uniformity of the covering. The ridge mortar is defective and heavily weathered, with open joints posing a risk of water ingress. The chimney stacks show cracked render, deteriorated flaunching, and uncapped flues, allowing moisture penetration and progressive decay. These defects require early intervention through repointing, re-rendering, and the fitting of appropriate flue caps.

Roof Area 2 – The hipped clay-tiled roof demonstrates significant signs of ageing, including biological growth, inconsistent tile replacement, and weathering to ridge and hip lines. The flat roof coverings to the dormer projections are beyond serviceable condition, with cracking and surface failure evident. These should be replaced with a modern, high-performance felt system.

The lead flashings at the junction between the dormer wall and chimney stack show visible displacement and partial detachment, resulting in open gaps along the abutment that are likely to permit water ingress. Localised staining and biological growth indicate prolonged moisture retention. The detached flashings should be re-fixed or replaced in accordance with Lead Sheet Association (LSA) guidance, with all joints repointed using a suitable lime-based mortar to restore a watertight seal.

The timber fascia and barge boards to this area display flaking paintwork, localised surface staining, and paint failure exposing bare timber. While no structural distortion or decay was observed, continued exposure could accelerate deterioration. Repainting and minor localised timber repairs are recommended, followed by cyclical redecoration to maintain protection. The rainwater goods in this area are partially obstructed by debris and require full clearance to prevent overflow and water tracking along the fascia boards.

Roof Area 3 – The hipped clay-tiled roof and adjoining flat roof show signs of heavy moss growth and biological colonisation, with the ridge mortar displaying cracking and loss in sections. The flat roof surfaces exhibit weathering and organic debris accumulation, resulting in poor drainage and ponding. Immediate clearance of moss and debris, followed by treatment with a biocidal wash and repair of the flat roof surface where necessary, is recommended.

Roof Area 4 – The mono-pitched tiled roof located between the second-storey and rear hipped roof is heavily overgrown with vegetation and moss, obstructing proper water drainage. The gutters are filled with debris, and prolonged dampness is likely accelerating surface tile decay. Immediate removal of vegetation and debris is required, followed by inspection to identify and replace any displaced or damaged tiles.

Overall, the roof coverings and associated elements are exhibiting advanced deterioration consistent with prolonged exposure and lack of routine maintenance. Without prompt intervention, the current conditions will likely result in progressive water ingress, decay to structural timbers, and damage to internal finishes.

A comprehensive roof refurbishment programme is recommended to address the defects identified across all roof areas. The works should include:

- Renewal of defective clay tiles and ridge components, reinstating uniform alignment.
- Repointing and re-rendering of chimney stacks, reformation of flaunching, and installation of appropriate flue caps.
- Replacement of aged flat roof coverings with a durable, modern system.

- Reinstatement or replacement of defective lead flashings at dormer and chimney abutments.
- Preparation, repair, and redecoration of timber fascia and barge boards throughout to reinstate weather protection.
- Full clearance and realignment of all rainwater goods and outlets.

Following these works, the property should be placed on a planned cyclical maintenance regime, including annual inspections, gutter clearance, and repainting of exposed timberwork to prevent further deterioration.

Quote Details

Detailed Costing	Rate	QTY	Amount
Total Quote			

Notes

Limitations of Inspection

This inspection was carried out using a drone to obtain high-level imagery of the external roof and associated features. The survey was non-intrusive and limited to a visual assessment of accessible surfaces visible at the time of inspection. No physical access was gained to the roof coverings or rainwater goods, and no opening-up, testing, or invasive investigation was undertaken. No sampling, laboratory testing, or checks against planning or statutory consents were carried out as part of this inspection.

Before commencing the identified repair works, it is recommended that an appropriate asbestos survey be undertaken in accordance with the Control of Asbestos Regulations 2012. Where works are intrusive and likely to disturb the building fabric, a Refurbishment and Demolition (R&D) survey should be commissioned to identify and safely manage any asbestos-containing materials present. This will ensure that repair works can proceed in compliance with statutory requirements and without risk of asbestos exposure to contractors or building occupants.

Bank Details

Signature : 