

AERIAL VISUAL CONDITION REPORT

DOMESTIC ROOF CONDITION REPORT

Photographic evidence • prioritised findings • practical next steps



IMG-0001 • Rear oblique property overview

IMPORTANT SAMPLE NOTICE: The property, customer, flight details and every image in this document are fabricated solely to demonstrate the report format. This is not evidence of a real inspection and must not be used for quotations, repairs, insurance or property decisions.

Property	14 Example Close, Wirral, CH00 0AA
Prepared for	Alex Morgan
Report reference	WDS-2026-001
Inspection date	15 August 2026
Service	Domestic full aerial visual condition report

INSPECTION PARTICULARS

Property, flight and scope

The fictional instruction and evidence record below show what a live customer report would contain.

Customer	Alex Morgan
Property	14 Example Close, Wirral, CH00 0AA
Instruction	Full external visual check following reported damp staining near the rear extension.
Flight window	15 August 2026, 10:24–10:41
Weather	Dry and overcast; good visibility; light wind.
Remote pilot	Wirral Drone Services – sample operator
Aircraft	DJI Mini 4 Pro – illustrative detail
Flight set	7 selected high-resolution stills covering the principal external roof components
Thermal imaging	Not undertaken

Areas covered

- Front and rear main roof slopes, ridge line, eaves and visible slate courses.
- Brick chimney stack, pots, flaunching and visible lead weatherings.
- Rear extension roof, roof-to-wall junction, adjacent render and window reveal.
- Visible gutter runs, outlet area and downpipe connection.

Excluded from the aerial visual inspection

- Internal rooms, loft space, concealed membranes, fixings, substrates and inaccessible surfaces.
- Physical probing, lifting coverings, moisture testing, drainage testing and structural assessment.

Evidence standard: Observations describe visible conditions only. Possible significance is presented cautiously and does not confirm a concealed defect, active leak or repair specification.

AT-A-GLANCE REVIEW

Executive summary

Overall assessment: One prompt-action item and three planned-maintenance items are recorded. The most material visible concern is a locally displaced weathering detail at the rear extension abutment. No widespread loss of the main roof covering is apparent in the fabricated overview imagery.

Findings

Ref	Visible condition	Priority	Suggested timing
01	Displaced/open weathering at rear roof-to-wall abutment	P1	Promptly; sooner if staining is active
02	Weathered chimney mortar/flaunching and local flashing distortion	P2	Within 1–3 months
03	Leaf, moss and silt build-up in rear gutter near outlet	P2	Next safe maintenance visit
04	Cracked and locally missing render beside the abutment	P2	Coordinate with junction repair

Priority guide

Code	Meaning	Customer response
P1	Prompt action	Arrange timely specialist assessment; act sooner if leakage or safety symptoms are present.
P2	Planned maintenance	Include in a reasonable repair or maintenance programme.
P3	Monitor	Retain the image record and review for material change.
U	Unable to assess	Obtain another view or an on-site inspection where the item matters.

First practical step

Recommendation: Send the evidence pages to a competent roofing contractor and request an on-site check of the rear abutment and chimney. Ask for the gutter to be cleared and the cracked render assessed as part of the same visit where practical.

CAPTURED EVIDENCE

Flight coverage and image register

Numbered boxes identify the four findings; the complete fictional set supplies context from both roof slopes and close detail views.



IMG-0002 • Near-vertical roof plan with finding locations

Image	View	Purpose
IMG-0001	Rear oblique overview	Property orientation and rear roof context
IMG-0002	Near-vertical roof plan	Coverage check and finding locations
IMG-0003	Rear roof slope	Main covering, extension and rear eaves
IMG-0004	Front roof slope	Opposite covering, ridge and front eaves
IMG-0005	Chimney close detail	Masonry, flaunching, pots and leadwork
IMG-0006	Abutment close detail	Weathering detail and adjacent render
IMG-0007	Gutter close detail	Debris build-up and outlet area

PROMPT-ACTION OBSERVATION

Finding 01 — rear roof-to-wall abutment

Image reference	IMG-0006
Location	Rear extension roof beneath the upper rear elevation
Priority	P1 — Prompt action
Confidence	High for the visible opening; moderate for likely significance



Fabricated evidence image • the red classification band is part of the report layout

What is visible

The sheet weathering or flashing at the sloping roof-to-wall junction appears locally lifted, folded and open. A small area of backing material is exposed. Dark staining and loose fragments are present at the lower end of the junction.

Why it matters

The opening may provide a route for wind-driven rain to pass behind the external weathering layer. The image cannot confirm active leakage or the condition of concealed materials, but the visible defect justifies prompt on-site assessment.

Recommended action

Ask a competent roofing contractor to inspect the full abutment, confirm the existing detail and secure or renew defective material as required. If internal damp staining is active or worsening, arrange the visit as soon as practicable and avoid unsafe temporary access.

Limitation: no covering was lifted and no moisture test, internal inspection or physical probing was undertaken.

PLANNED-MAINTENANCE OBSERVATION

Finding 02 — chimney stack and flashings

Image reference	IMG-0005
Location	Central chimney at main roof ridge
Priority	P2 — Planned maintenance
Confidence	Moderate



IMG-0005 • Chimney detail

What is visible

Localized weathering and open mortar joints are visible within the upper brickwork. Hairline cracking and surface deterioration are present to the cement flaunching around the pots. One short section of lead weathering appears slightly distorted.

Why it matters

Deteriorated mortar or flaunching can admit moisture and may progress through freeze–thaw exposure. Distorted leadwork can reduce the reliability of the weathered junction. No loose masonry or immediate collapse risk is evident in this view.

Recommended action

Include the chimney in the roofer's on-site inspection. Ask them to check mortar stability, pot security, flaunching and all lead soakers/aprons, then quote for localized repointing or compatible repairs where required.

Limitation: the rear face and internal flue condition are not fully visible; no close physical stability test was possible.

ADDITIONAL MAINTENANCE OBSERVATIONS

Findings 03 and 04

Finding 03 — rear gutter



Priority: P2 • Planned maintenance

Visible observation: Leaf fragments, moss and silt are accumulated in the rear gutter close to the outlet area. The outlet is not shown under flow conditions.

Recommended action: Arrange safe gutter clearance and check that the outlet and connected downpipe discharge freely. Review after heavy rainfall for overflow or staining.

Image limitation: No physical test or internal inspection was undertaken.

Finding 04 — cracked render



Priority: P2 • Planned maintenance

Visible observation: Cracking, open edges and local render loss are visible beside the abutment and window reveal. Backing material is exposed locally.

Recommended action: After the abutment detail is made sound, ask a suitable contractor to remove loose material and complete a compatible weatherproof render repair.

Image limitation: No physical test or internal inspection was undertaken.

Context views



IMG-0003 • Rear slope



IMG-0004 • Front slope

CUSTOMER ACTION PLAN

Findings register and next steps

Ref	Location	Visible observation	Priority	Action
01	Rear abutment	Open/displaced weathering detail	P1	Prompt roofer inspection and repair specification
02	Chimney	Weathered mortar/flaunching; local lead distortion	P2	Inspect; quote localized compatible repairs
03	Rear gutter	Debris and moss build-up near outlet	P2	Clear safely; check outlet and discharge
04	Rear render	Cracking and local material loss	P2	Repair after abutment is made sound

Suggested sequence

- 1 • Prompt assessment:** Provide Findings 01 and 02 to a competent roofer. Ask for an on-site inspection of the full abutment and chimney before agreeing a repair scope.
- 2 • Maintenance visit:** Have the rear gutter and outlet cleared safely. Record whether standing water, damaged joints or poor discharge are found.
- 3 • Finish adjoining fabric:** Complete compatible render repairs only after the junction detail is confirmed sound, so new work is not disturbed by the roof repair.

Questions to ask each contractor

- Can the existing abutment weathering be secured, or does it require partial/full renewal?
- Are any slates, battens, membranes or wall substrates concealed by the opening damaged?
- What chimney repairs are necessary now, and what can reasonably be monitored?
- Will the quote include debris removal, photographs after completion and a workmanship guarantee?

This report is visual evidence, not a contractor quotation or repair specification. The appointed contractor remains responsible for access, diagnosis, method and pricing.

REPORT BASIS

Methodology, limitations and sign-off

Methodology

High-resolution still photography is captured from safe, legally permissible flight positions and reviewed as a complete set. Visible anomalies are recorded, given a practical priority and linked to an image reference. AI-assisted image analysis may support drafting; every issued finding is reviewed by Wirral Drone Services before release. In this mock-up only, the entire image set and inspection record are fabricated.

Important limitations

- External and non-invasive: this is not a homebuyer report, structural survey, valuation or building-regulations assessment.
- No covering was lifted; no probing, opening-up, moisture measurement, flow testing or internal roof-space inspection was undertaken.
- Concealed materials, fixings, membranes, insulation and hidden damage cannot be assessed from external imagery.
- The report cannot guarantee watertightness, structural adequacy, remaining service life or the cost and extent of repair.
- Distance, shadows, glare, vegetation, roof geometry and flight restrictions can obscure conditions; an item not recorded is not proof that it is defect-free.
- No thermal imaging was undertaken. A thermal survey, where appropriate, requires its own method and interpretation.

Reliance and further advice

This illustrative report is not issued for reliance. A live report is prepared for the named customer and instruction. Where a material concern is recorded, obtain an on-site assessment from a competent roofing contractor, building surveyor, structural engineer or other relevant specialist before authorising work or making a significant property decision.

Report sign-off

Issued by	Wirral Drone Services
Role	Remote pilot and report reviewer
Report date	15 August 2026
Status	Illustrative sample — fabricated flight set — not for reliance
WIRRAL DRONE SERVICES Aerial roof imagery and clear visual condition reporting across Wirral and surrounding areas. Contact details and customer support information appear here on issued reports.	