ILLUSTRATIVE CLIENT REPORT

Roof and high level inspection report

Detailed visual findings and prioritised repair advice



FIG 01 | Fictional period house used to demonstrate report presentation. AI-generated illustrative image.

REPORT DETAILS	SAMPLE INFORMATION
Property	Fictional detached period house - England
Reference and issue	AT-SAMPLE-001 | Revision 1.0 | 17 November 2026
Professional profile	Neil Heyes MRICS | Chartered Building Surveyor
Inspection status	Demonstration only. No site visit, flight or inspection took place.

All property details, images and defect scenarios are illustrative. This is not a RICS Home Survey Level 3, a signed survey or advice on a real property. It demonstrates the proposed standard and format of an Aero Tecta roof inspection report.

01 EXECUTIVE SUMMARY

Targeted repairs and closer checks

Illustrative overall assessment
The example roof has several local vulnerabilities at coverings, chimney details and drainage points. Prompt repairs and closer checks would be appropriate. The visual evidence would not justify automatic wholesale roof replacement or a declaration of structural safety.

REF	ELEMENT	PRIORITY	PAGE
D01	Chimney stacks and pots	P1	4
D02	High level slate roof coverings	P1	5
D03	Ridges and mortar bedding	P1	6
D04	Valleys and concentrated drainage	P1	7
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P1 Prompt action Arrange investigation and repairs without avoidable delay. Where a real inspection identifies loose materials, falling-object danger or active ingress, take immediate protective action and obtain competent assistance.

P2 Planned action Arrange investigation and repairs in the next coordinated maintenance programme. Increase urgency if leakage, looseness or progressive deterioration becomes apparent.

How priorities are used These are Aero Tecta sample action priorities, not RICS condition ratings. Timing depends on the actual defect, occupancy, exposure and contractor assessment. No immediate danger is confirmed by these synthetic images.

First instruction to a contractor Plan safe access, check the security of chimney and ridge components, address open coverings and flashing details, and clear restricted drainage before completing cosmetic work.

02 SCOPE AND EVIDENCE

What this report covers

This sample demonstrates a focused external roof and high level inspection of a fictional period house. It addresses chimney stacks, pitched coverings, ridges, valleys, abutments, rainwater goods, upper walls and a rear flat roof. It is narrower in scope than a full building survey.

RECORD	STATUS IN THIS EXAMPLE
Property and construction	Assumed late Victorian detached red brick house with slate roofs and a rear felt roof. Age and build-up unverified.
Client brief	Illustrative assessment of visible condition, likely implications and proportionate next steps.
Inspection date and weather	No inspection undertaken. Image lighting is synthetic and is not a weather record.
Access and aircraft	No flight undertaken. No aircraft, pilot qualification, airspace approval or access arrangement is asserted.
Evidence	Nine AI-generated photographs. No actual measurements, tests, flight logs or client records.
Location references	Element references D01-D08 identify topics, not surveyed positions or dimensions.

Reading each finding Condition describes the example feature. Cause is a reasoned possibility, not a tested diagnosis. Remedy identifies the next investigation or repair step. Limitations explain what remains unknown.

Real commission requirements A live report would record the full address, client, inspection date, actual aircraft and method, weather and access restrictions, image locations and any parts not inspected. Findings would be checked against original site evidence and issued by the responsible surveyor.

Image integrity
Every photograph in this sample is synthetic. Views are not a measured, continuous or exhaustive record of one real building. No defect should be inferred at another property from these images.

D01 DETAILED FINDINGS

Chimney stacks and pots

P1 - Prompt investigation and repair



FIG 02 | Example upper chimney brickwork, pots and flaunching. AI-generated illustrative image.

Condition The example shows cracked flaunching around the clay pots and locally recessed or open mortar joints in the upper stack. The pots appear upright in this view; their bedding and restraint cannot be assessed from an image. No conclusion on stack stability is possible without closer examination.

Likely cause Repeated wetting and drying, frost exposure and ageing mortar are plausible contributors. Differential movement between the pots and surrounding flaunching may have widened cracks. Mortar composition and the depth of joint deterioration remain unconfirmed.

Recommended action A competent roofing or chimney contractor should examine both stacks from suitable access, check pots and upper courses for looseness, and repair defective flaunching and pointing using materials compatible with the existing masonry. Retain sound material. Rebuild only areas found to be unsound; do not apply a hard surface coat over defective joints.

Why it matters Water entering the stack can affect concealed timbers and internal finishes. Loose mortar, masonry or pots can fall into areas below. If looseness or instability is identified, restrict access beneath the stack and obtain urgent specialist advice.

Limitations Flue linings, internal breasts, flashings behind the stack and the condition of pot fixings are outside the visual evidence. If a flue is in use, arrange a separate appropriate flue and appliance safety inspection.

Coordination: Check looseness before routine repairs; coordinate access with D03, D05 and D07.

D02 DETAILED FINDINGS

High level slate roof coverings

P1 - Prompt repair



FIG 03 | Example slipped and fractured slates with exposed laps. AI-generated illustrative image.

Condition Several slates are displaced from their courses and local fractures interrupt the covering. Dark gaps are visible at the affected laps. The surrounding covering has an aged appearance, but this alone does not demonstrate that the entire roof needs renewal.

Likely cause Local fixing deterioration, slate breakage or earlier disturbance may explain the displacement. Widespread fixing corrosion is a possibility requiring investigation, rather than a diagnosis from the photograph.

Recommended action Have a competent slater replace fractured slates and resecure displaced units using an appropriate repair method. Match size, thickness and character, retain adequate laps and check adjacent slates and fixings. Inspect battens and any underlay locally where coverings are lifted. If displacement is widespread, obtain a broader repair-versus-renewal assessment.

Why it matters Open or reduced laps increase exposure to wind-driven rain. A failed slate can also dislodge onto gutters or the ground. Concealed underlay, if present, should not be relied on as the permanent weatherproof layer.

Limitations No slates have been lifted. Underlay, battens, nails and roof timbers are not visible. The image does not establish the rate of deterioration or remaining roof life.

Coordination: Prioritise visible gaps, then review the remainder of the slopes from safe access.

D03 DETAILED FINDINGS

Ridges and mortar bedding

P1 - Check security and repair promptly



FIG 04 | Example open and fractured mortar beneath clay ridge units. AI-generated illustrative image.

Condition Mortar at the ridge is cracked and locally missing, leaving open bedding joints beneath clay ridge units. The photograph shows weathering but cannot establish whether individual ridge tiles are loose. No mechanical restraint is confirmed.

Likely cause Weather exposure, thermal movement and deterioration of older mortar bedding are likely influences. A loss of bond may extend beyond the visible missing material.

Recommended action Check ridge security from safe access. Lift and rebed defective units where required, replace damaged units and assess an appropriate fixing arrangement for the existing construction. A compatible proprietary system may be considered where suitable, but should not be specified solely from this image. Superficial mortar smearing is unlikely to correct failed bedding.

Why it matters Loose ridge tiles and mortar present a falling-object risk and can leave the roof vulnerable to driven rain. The significance depends on actual security and the use of the area beneath.

Limitations Aerial photography cannot test bond strength, hidden fixings or movement under load. The illustrated defect does not prove that every ridge section has failed.

Coordination: Examine alongside chimney and slate repairs; escalate immediately if loose units are found.

D04 DETAILED FINDINGS

Valleys and concentrated drainage

P1 - Clear and investigate promptly



FIG 05 | Example debris in a lead-lined valley and adjacent slate edges. AI-generated illustrative image.

Condition Leaves and debris restrict the lower valley channel. An adjacent slate edge appears lifted or uneven. The visible metal surface is weathered; no specific perforation is established in this view.

Likely cause Debris has collected where roof water converges. Restricted flow can encourage local backing-up. The uneven slate could reflect local displacement or an underlying detail that requires closer examination.

Recommended action Clear the channel without damaging the lining. Examine valley joints, edges, supports and adjacent slate laps, then carry out a controlled flow check where appropriate. Repair or renew defective lining sections if defects are confirmed, allowing suitable movement and support. Do not treat an unverified coating or sealant patch as a permanent specification.

Why it matters Valleys receive water from adjoining slopes, so a small restriction can affect a substantial roof area. Overflow at edges can wet hidden battens, rafters and ceilings even where the exposed lining appears intact.

Limitations Debris obscures part of the channel. Lining thickness, hidden laps, underside condition and actual fall are not measured. Watertightness has not been tested.

Coordination: Record the cleared channel and any exposed defects before agreeing the repair scope.

D05 DETAILED FINDINGS

Chimney flashings and abutments

P1 - Prompt investigation and repair



FIG 06 | Example separation at the upper edge of stepped lead flashing. AI-generated illustrative image.

Condition The example stepped flashing is locally separated from the mortar chase, leaving a dark opening at its upper edge. The adjacent roof-to-stack junction is weathered. The image does not reveal the concealed soakers or back gutter.

Likely cause Movement of the lead, deteriorated chase pointing or inadequate restraint may have contributed. The opening may admit rain behind the flashing, but active leakage is not demonstrated.

Recommended action A competent leadworker should examine the full stack junction, including soakers and the uphill back gutter, and securely refix or renew defective work. Detail chase restraint, laps and movement to suit the actual junction. Repair associated masonry where necessary. Avoid relying on a surface bead of sealant over a detached flashing.

Why it matters This junction bridges two different materials and must accommodate movement while shedding water. Failure can cause concealed dampness at chimney breasts and adjacent roof members.

Limitations No lead has been lifted and no internal moisture checks undertaken. The presence, material and continuity of soakers cannot be confirmed from the external image.

Coordination: Coordinate with D01 and inspect internal areas beside the stack for associated staining.

D06 DETAILED FINDINGS

Gutters outlets and eaves joinery

P1 clearance / P2 joinery repairs



FIG 07 | Example leaf obstruction, stained fascia and deteriorated paintwork. AI-generated illustrative image.

Condition Leaf debris obstructs the gutter near the outlet. The fascia has flaking paint and local dark staining at a joint. This pattern is consistent with repeated wetting, but timber decay and gutter leakage are not confirmed by the photograph.

Likely cause A blocked outlet may have caused overtopping or retained water. Leaking joints, poor alignment or inadequate support are alternative or additional contributors. The gutter fall has not been measured.

Recommended action Clear gutters, outlets and accessible downpipes; check joints, brackets and alignment and conduct a controlled water test. Investigate any downstream restriction. Probe stained timber from safe access, replace unsound sections if found and redecorate sound dry timber with a suitable system. Inspect adjacent roof-edge details while access is available.

Why it matters Overflow repeatedly wets the wall and roof edge, increasing the risk of damp and timber deterioration. Decorating without correcting the water source is likely to lead to repeat failure.

Limitations No flow test or timber probing has occurred. Downpipe interiors, below-ground drainage and concealed rafter ends are outside the evidence. Sound appearance elsewhere would not confirm freedom from decay.

Coordination: Clear drainage first; reassess stained joinery once the moisture source is corrected.

D07 DETAILED FINDINGS

High level walls parapets and copings

P2 - Planned investigation and repair



FIG 08 | Example open coping joint and weathered high level mortar joints. AI-generated illustrative image.

Condition A coping joint is visibly open and local upper brickwork joints are recessed. There is no illustrated basis to quantify movement or declare the wall structurally sound. The top and reverse face are not fully recorded.

Likely cause Exposed mortar joints weather over time, and movement between coping units may open joints. Water entering from above may accelerate deterioration of the wall head; the existence and condition of any concealed damp-proof detail are unknown.

Recommended action Inspect coping security, joint condition and the wall head from safe access. Repair defective joints with compatible materials, and refix loose copings if found. Check weathering details and drips. Investigate stepped cracks, bulging or loose masonry separately if identified. Preserve sound historic brickwork rather than applying an impermeable blanket coating.

Why it matters Open wall-head joints allow water into masonry below and can contribute to frost damage and internal dampness. A loose coping would represent an additional falling-object risk requiring immediate action.

Limitations No plumb survey, crack monitoring, mortar analysis or structural opening-up has been undertaken. The sample cannot establish whether the wall is solid, cavity or a later alteration.

Coordination: Combine access with roof works; upgrade urgency if loose material or movement is found.

D08 DETAILED FINDINGS

Rear flat roof and wall upstands

P1 - Investigate vulnerable junction promptly



FIG 09 | Example ponding, outlet debris and a locally lifted felt upstand. AI-generated illustrative image.

Condition The example mineral-finished felt roof has shallow standing water, debris close to the outlet and a locally lifted upstand edge at the wall. There is no observation of leakage inside the building. The covering age is unknown.

Likely cause Restricted discharge or an uneven surface may explain the ponding. The lifted edge may reflect local loss of adhesion, movement or an inadequate termination. Neither deck deflection nor wholesale membrane failure can be diagnosed from this view.

Recommended action Clear the outlet and inspect the upstand, laps, edge terminations and outlet connection. Have a competent flat-roof contractor assess whether a durable local repair is suitable. If the deck is soft, moisture is found within the build-up, or defects are widespread, investigate the substrate before specifying renewal. Confirm drainage performance after clearance.

Why it matters The perimeter detail must stop water passing behind the covering. Retained water increases exposure at vulnerable joints, although ponding alone does not prove leakage or justify complete replacement.

Limitations No walking, adhesion testing, core samples or moisture survey has been undertaken. Falls, deck condition, insulation and vapour control are unconfirmed.

Coordination: Assess the upstand and outlet together; inspect the room below before closing the repair scope.

03 REPAIR SCHEDULE

A coordinated sequence of work

For a real property, commission a competent contractor to verify the defects, agree the scope and provide an itemised quotation. The sequence below shows how the example findings can be turned into a practical instruction.

ORDER	WORK PACKAGE	CLOSE OUT EVIDENCE
1	Safe access and security checks D01, D03, D07 Check pots, ridge units, upper masonry and copings. Restrict affected areas if loose material is found.	Contractor findings and records of any urgent protective measures.
2	Restore weathering details D02, D05, D08 Repair open slate laps, detached flashing and the vulnerable felt upstand after closer assessment.	Before-and-after photographs; record of hidden defects and materials used.
3	Restore free drainage D04, D06, D08 Clear valleys, gutters and outlets. Check accessible downpipes and junctions.	Cleared-channel images and controlled flow-test results where appropriate.
4	Repair masonry and joinery D01, D06, D07 Address defective flaunching, pointing and coping joints. Repair unsound timber if confirmed.	Photographs before covering-up; confirmation of retained and replaced areas.
5	Check concealed consequences All relevant references Inspect roof voids and rooms below; investigate damp or timber defects where evidence warrants.	Internal inspection findings and any revised repair recommendations.

Access and coordination Drone imagery can reduce the need for initial high level access. It does not remove the need for suitable physical access to test security, open details or carry out repairs. Combine related work where practical, while maintaining the contractor's safe method of work.

Costs and scope changes No repair costs are included because quantities, access requirements and hidden conditions are unverified. Obtain itemised quotations and agree how newly exposed defects will be recorded and authorised before additional work proceeds.

04 OVERALL OPINION

Repair the details then verify performance

In the illustrated scenario, the most useful approach is to make the exposed weathering details secure, restore drainage and investigate the concealed areas most likely to have been affected. The presence of several local defects would warrant a coordinated repair programme, but would not by itself establish that every roof covering or junction has failed.

Further investigations Arrange closer examination of chimney and ridge security; inspect beneath locally lifted coverings where justified; assess flashing continuity, valley details and the flat-roof upstand; check stained fascia timber; and inspect roof voids and internal finishes below the affected areas. Investigate actual signs of movement or flue defects separately.

Repair verification Request photographs of opened-up details and completed works. Check drainage after clearance and review vulnerable areas after rainfall. A dry-weather image or a short water test is not a guarantee of performance in every weather condition. Follow up persistent dampness rather than assuming it will dry out unaided.

Limits of a focused visual inspection A drone records exposed surfaces. It does not establish hidden structural condition, material strength, flue safety, moisture content, fixings, insulation or regulatory compliance. Areas outside the agreed scope require separate advice. This sample contains no actual inspection evidence and must not be relied upon for purchase, repair or safety decisions.

Professional profile Neil Heyes MRICS is a Chartered Building Surveyor with more than 25 years of building inspection experience. His profile is included to demonstrate the proposed report presentation. This example is not signed or certified and does not assert that a real inspection took place.

Technical reading

General maintenance principles informed by the following public guidance. These organisations have not reviewed or endorsed this sample.

SPAB | True slate roofing

SPAB | Chimney maintenance

Historic England | Repair or renew the roof in an older home

Cadw | Chimneys

End of illustrative report

Aero Tecta | Roof and high level inspections across England and Wales
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