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A drone survey was carried out on 27 March 2025 at 10.00am to inspect the roof of

The purpose was to assess the condition of the roof and report back with our findings. The weather on the day was dry with sunshine and light cloud.

Methodology

For the survey, a DJI Mavic Air II drone was used, with its flight path planned to encompass the whole roof area of the building at the section of the drone captured both images and video footage. Prior to compiling the report, we analysed these visuals in detail by zooming into the still images for a comprehensive assessment. The results of this drone inspection are detailed in the subsequent sections of this report.





- Pitched roof with slate tile covering
- Flat roof section with what looks like asphalt covering
- Small pitched section with slate tile covering (following the flat roof)
- Smaller flat roof by the alleyway with felt covering
- · Two dormer windows with slate tile coverings
- Larger dormer at the front, shared with neighboring property, with slate tile covering
- Three skylights on the main roof
- Brick chimney with two clay pots
- Television antenna mounted on the chimney







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Roof Lights

- Three skylights are present on the main pitched roof
- The skylights appear intact with no visible cracks or damage to the glazing; the frames show minor weathering but remain structurally sound
- Associated flashing kits for the skylights all appear to be in place and watertight
- No reports of any internal water ingress related to the skylights



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Chimney Stack

- One brick chimney is present on the right side of the main pitched roof •
- The chimney has two clay pots
- A television antenna is mounted on the chimney
- The chimney appears to be in good condition with no visible signs of structural damage or deterioration
- Lead flashings are all in place and appear watertight •
- The top of the chimney has had recent repair work, with a smoother layer of mortar or cement • visible around the base of the chimney pots



- Ridge tiles are present along the top edges of the main pitched roof and dormer roofs
- The ridge tiles appear to be in good condition with no visible signs of cracking, displacement, or missing tiles
- The tiles are consistent in color and style with the slate tiles on the main roof, indicating a uniform installation
- No visible signs of mortar deterioration or loosening at the ridge

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- Flat roof section with asphalt covering
- The surface shows signs of wear, with visible dirt, staining, and potential water pooling areas
- Several objects, including a planter and debris, are present on the roof
- Objects should not be kept on this roof as they will cause water to accumulate, which will accelerate the degradation of the surface
- The parapet wall with coping detail appears intact, with no visible signs of damage

- Smaller flat roof by the alleyway with felt covering
- The surface shows signs of wear, with visible dirt, staining, and some vegetation growth
- A planter with plants and a ball are present on the roof, which may contribute to water accumulation
- The felt covering appears intact with no visible tears or significant damage

Guttering

- Gutters are present along the eaves of the main pitched roof and dormers
- The gutters appear to be made of metal or plastic, consistent in color with the roof trim
- No visible signs of damage, such as cracks or detachment, are observed
- Some minor debris accumulation is visible, likely due to nearby trees
- Downpipes are present and appear to be directing water away from the roof effectively

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Flashings

- Flashings are all in good condition throughout the property, with the exception of the large dormer at the front. The following observations were noted:
- Flashing is missing on the large dormer, unlike the neighbor's side where it is present and intact.
- Flashing is present and in good condition on the two smaller dormers, showing no signs of damage or deterioration.

The inspection of the roof revealed a generally well-maintained structure with several notable features. The main pitched roof, covered with slate tiles, is in good condition, as are the ridge tiles and dormer coverings. The skylights and chimney are structurally sound, with watertight flashings and no reports of internal water ingress. Recent repair work on the chimney indicates proactive maintenance. However, a concern was identified with one of the dormer windows, where flashing appears to be missing, potentially exposing it to water ingress. The flat roof section with asphalt covering shows signs of wear, and the small flat roof to the side with felt covering exhibits similar degradation, including vegetation growth and debris accumulation. The guttering system is functional but has minor debris buildup. Overall, while the pitched roof components are largely in good condition, the flat roof areas and the dormer with missing flashing require attention to prevent further deterioration.

Based on the findings, we recommend the following actions:

- Replace the small flat roof to the side due to its felt covering showing signs of wear, vegetation growth, and debris accumulation, which could lead to further degradation and potential leaks. Consider upgrading to a more durable material, such as a modern single-ply membrane, to enhance longevity and weather resistance.
- Clear all objects from the flat roof sections, including the planter on the small flat roof to the side and items on the main flat roof, to prevent water accumulation and accelerate surface degradation. Regular sweeping and inspections should be scheduled to maintain a debris-free surface.
- Clean the gutters to remove debris, particularly given the proximity of trees, to ensure proper drainage and prevent overflow. Installing gutter guards could reduce future buildup and maintenance frequency.
- Monitor the flat roof with asphalt covering for signs of water pooling and consider a detailed inspection to assess the need for repairs or replacement. Applying a reflective coating could extend its lifespan by reducing UV damage and heat absorption, especially given the visible staining and wear.
- Install new flashing on the dormer where it is currently missing to prevent water ingress and
 potential damage to the interior structure. Use lead or a suitable alternative, ensuring it integrates seamlessly with the existing slate tile covering, and seal it properly to guarantee watertightness.
- Schedule a follow-up drone survey in 12 months to monitor the condition of the roof, especially the flat sections and the newly installed dormer flashing, and to assess the effectiveness of any repairs or maintenance carried out. This proactive approach will help catch emerging issues early and maintain the roof's integrity over time.

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Please click here for the video captured on the day

All video has been uploaded to youtube. For your privacy, these videos are not searchable by the public. You can only watch the video if you have the link.

It would be beneficial to retain a copy of this report for future reference. Should any issues arise with the roof or its components, this document will provide valuable insights for professionals you might hire. It will help them pinpoint the nature and location of problems, leading to a more precise diagnosis and recommendation for repairs.

Disclaimer: This drone survey represents a snapshot in time. Conditions may change rapidly, and findings should be considered valid only at the moment of capture. Our advice is based solely on the footage obtained during this survey; we cannot account for changes or issues that occur post-survey. We recommend regular inspections to monitor any changes or developments.

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