DRONEWISE

ROOF INSPECTION REPORT

Property Address:

6 Kirk Brae, Maybole, KA19 7ER

Client Name:

Helen Murray

Inspection Date:

20 February 2026

Weather Conditions:

Cloudy but dry

Report Reference:

DW-003-2002

Prepared by:

Austin Wise

DroneWise – Professional Aerial Services

1. Executive Summary

Inspection Overview

A non-intrusive aerial roof inspection was conducted at the above property using professional UAV (drone) equipment.

The purpose of this inspection was to assess the visible external condition of the slate roof covering, flashings, junctions, chimney stacks, rainwater goods, and associated high-level elements.

No physical access to the roof surface was undertaken.

Overall Condition

The slated roof structure appears generally serviceable; however, several visible defects and maintenance-related issues were identified that require attention to maintain weatherproof integrity.

Key Findings

- Displaced slate tiles
- Fallen slate at valley junction
- Moss accumulation across roof surfaces
- Debris build-up within guttering
- Minor weathering to upper stonework

Risk Summary

The displaced and fallen slate tiles present a potential pathway for water ingress if not addressed. Prompt remedial action is recommended to prevent further deterioration.

All other identified items are currently considered maintenance-level concerns.

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2. Inspection Methodology

The inspection was conducted using a high-resolution aerial drone equipped with stabilised imaging technology.

The following elements were visually assessed:

- Slate roof covering condition
- Ridge and junction details
- Valley sections
- Flashings and abutments
- Chimney stacks
- Guttering and rainwater goods

• Visible high-level masonry

This report is based solely on visible external observations at the time of inspection.

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3. Detailed Findings

Finding 1 – Displaced Slate Tiles

Observation:

Multiple slate tiles were identified as displaced from their intended fixing positions across sections of the roof.

Risk:

Displacement increases the risk of wind-driven rain penetrating beneath the slate covering.

Recommendation:

Affected slates should be repositioned or replaced by a qualified roofing contractor. Surrounding fixings should also be inspected.

Finding 2 – Fallen Slate at Valley Junction

Observation:

A slate tile at a valley junction has fallen, exposing the underlying substrate.

Risk:

This defect presents a direct pathway for water ingress and may result in internal damp penetration if left unresolved.

Recommendation:

Prompt repair is recommended to reinstate the roof's weatherproof integrity.

Finding 3 – Moss Accumulation

Observation:

Moderate moss growth was observed across sections of the slate roof surface, particularly along shaded elevations.

Risk:

Moss retains moisture against the slate surface and may accelerate deterioration over time.

Recommendation:

Professional roof cleaning and preventative maintenance may be considered.

Finding 4 – Gutter Debris Build-Up

Observation:

Debris accumulation was identified within sections of the guttering system.

Risk:

Blocked gutters may result in overflow during periods of rainfall, potentially contributing to damp-related issues.

Recommendation:

Gutters should be cleared to ensure effective drainage.

Finding 5 – Upper Stonework Condition

Observation:

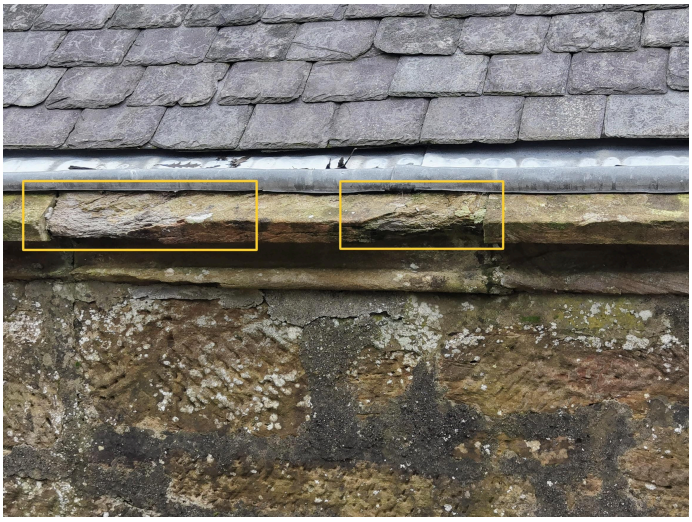
Minor cracking and general weathering consistent with age and environmental exposure was noted to upper stone detailing.

Risk:

Currently considered low risk; ongoing monitoring is advised.

Recommendation:

No immediate action required. Periodic inspection recommended.



4. Priority Rating Summary

HIGH PRIORITY

• Fallen slate at valley junction

• Displaced slate tiles

Prompt repair recommended to reduce risk of water ingress.

MEDIUM PRIORITY

• Gutter debris accumulation

• Moss build-up

Maintenance recommended.

LOW PRIORITY

• Minor stonework weathering

Monitoring advised.

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5. Overall Recommendation

It is recommended that a qualified roofing contractor be engaged to address the high-priority defects identified within this report.

Addressing these issues promptly will help preserve the structural integrity and long-term weatherproof performance of the slate roof covering.

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6. Report Limitations

This inspection was conducted visually using aerial drone equipment. No intrusive investigation or physical roof access was undertaken.

This report reflects conditions observed at the time of inspection only. Hidden defects may exist beyond visible surfaces.

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7. Photographic Record

A complete set of high-resolution aerial images captured during this inspection is provided in a separate file accompanying this report.

Prepared by:

Austin Wise

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Date: 20 February 2026