



DRONEWISE

ROOF INSPECTION REPORT

Property Address:

Freedom Fields, Straiton, KA19 7NB

Client Name:

Nick James

Inspection Date:

16 February 2026

Weather Conditions:

Dry conditions with clear visibility at time of inspection

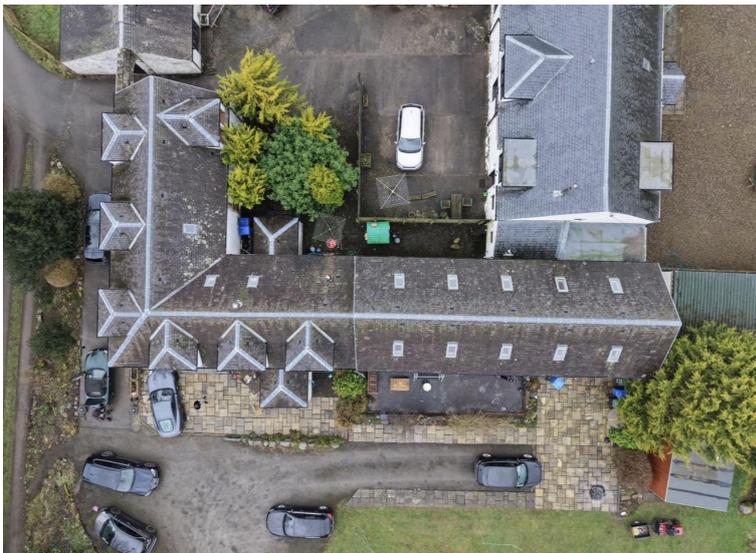
Report Reference:

DW-160226-001

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 drone equipment. The purpose of this inspection was to assess the visible external condition of the roof covering, chimney installations, junction details, and rainwater goods.

No physical access to the roof surface was undertaken.

Overall Condition

The roof covering is generally serviceable; however, several defects and maintenance concerns were identified that require attention to reduce the risk of water ingress and further deterioration.

Key Findings

- Multiple missing and displaced roof slates
 - Detached metal trim at kitchen / courtyard roof junction
 - Distorted boiler flue base seal
 - Misaligned log burner chimney rain cap
 - Debris and displaced tiles within guttering
 - Moss accumulation across roof surfaces
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Risk Summary

Missing and displaced slates, along with the detached junction trim, present an increased risk of water ingress if left unresolved. Prompt remedial action is recommended.

Other items are currently considered maintenance-level concerns but should be addressed to maintain long-term roof performance.

2. Inspection Methodology

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

The following elements were visually assessed:

- Roof coverings (Slates)
- Junctions and abutments
- Chimney installations
- Flashings and trim details
- Guttering and rainwater goods
- Visible high-level roof areas

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

3. Detailed Findings

Finding 1 – Missing and Displaced Roof Slates

Observation:

Multiple tiles were identified as missing from various sections of the roof. Additional slates were observed displaced and resting within the guttering system. Isolated areas show minor misalignment where slates are not seated uniformly.

Risk:

Missing and displaced slates create gaps in the roof covering and increase the risk of water penetration during adverse weather conditions.

Recommendation:

Slates should be replaced or refitted by a qualified roofing contractor. Surrounding fixings should be inspected during remedial works.





Finding 2 – Detached Metal Trim at Roof Junction

Observation:

At the junction where the upper kitchen roof meets the lower courtyard roof, the metal trim / flashing detail has become detached and is no longer securely seated along its full length.

Risk:

This condition presents a potential pathway for water ingress at the junction point.

Recommendation:

The detached trim should be securely refixed or replaced to reinstate weatherproof integrity.



Finding 3 – Chimney Installations

Observation:

Two metal chimney systems were inspected:

- The log burner chimney rain cap appears misaligned and not centrally seated.
- The boiler flue base seal appears distorted. A roof slate is currently in contact with the base of the flue unit.
- Orange staining is visible beneath the boiler flue, indicating ongoing weathering or runoff.

Risk:

Distortion and misalignment may compromise effective weather sealing over time.

Recommendation:

Chimney components and base seals should be reviewed by a competent contractor and adjusted or replaced where required.



Finding 4 – Gutter Debris and Slate Accumulation

Observation:

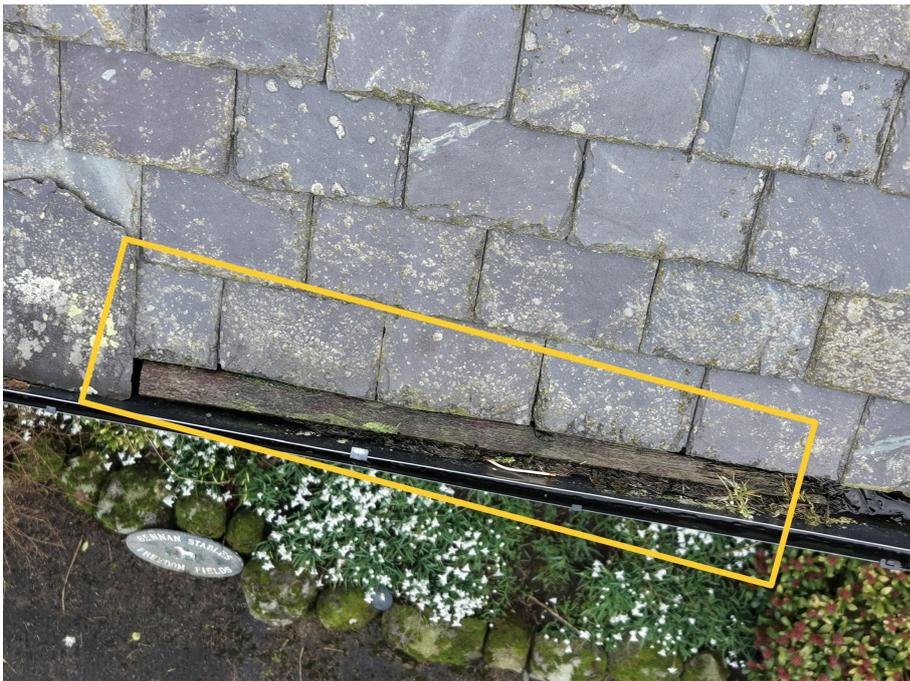
Debris accumulation, including wood fragments, moss, and displaced roof slates, was observed within multiple sections of the guttering system.

Risk:

Blocked gutters may restrict water flow and lead to overflow during rainfall.

Recommendation:

Gutters should be cleared and inspected to ensure proper drainage performance.





Finding 5 – Moss Accumulation

Observation:

Moss growth is evident across parts of the roof surface, particularly along shaded elevations and lower courses.

Risk:

Moss retains moisture and may contribute to gradual surface deterioration over time.

Recommendation:

Professional moss removal and preventative treatment may be considered as part of routine maintenance.



4. Priority Rating Summary

HIGH PRIORITY

- Missing and displaced roof slates
- Detached metal trim at roof junction

Prompt repair recommended to reduce risk of water ingress.

MEDIUM PRIORITY

- Boiler flue base seal distortion
- Log burner chimney rain cap misalignment
- Gutter debris and displaced slate accumulation

Maintenance action recommended.

LOW PRIORITY

- Moss accumulation

Ongoing maintenance and monitoring advised.

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 weatherproof performance of the roof covering.

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.

Photographic Appendix

A complete set of aerial imagery captured during this inspection is provided separately within the accompanying Photographic Appendix document. This report contains selected annotated imagery only.

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