DOHERTY BUILD

Roof Condition Survey Report

DATE OF SURVEY:	March 2026
PROPERTY:	Residential Property, Nottinghamshire
CLIENT:	Private Homeowner
SURVEYOR:	Brendan Doherty — Doherty Build
SURVEY METHOD:	Drone Aerial Inspection (DJI)

1. Executive Summary

This report presents the findings of a drone aerial roof survey carried out on 3 March 2026. The inspection was commissioned following a reported water leak manifesting as damp staining to the first-floor bathroom internal wall.

The property is approximately 5 years old and the roof covering is in generally sound condition, consistent with its age. However, one localised defect has been identified as the probable source of water ingress: a failed seal on the high side of a roof vent tile. The vent is positioned such that the tile trough (the low point between tile profiles) channels rainwater directly into this compromised seal, providing a pathway for water penetration into the building fabric.

The defect is minor in nature and is readily repairable without significant cost or disruption.

2. Scope & Methodology

Survey Type	Non-invasive drone aerial inspection
Equipment	DJI drone with high-resolution camera
Coverage	Full roof area including all elevations, ridges, valleys, flashings, vents, and chimney stacks
Limitations	Drone inspection only; no physical access to the roof surface was made during this survey. Internal i

3. General Roof Condition

The aerial overview images below show the full extent of the roof covering. The clay interlocking pantiles are in good overall condition with no widespread deterioration, slippage, or moss/algae build-up of concern. Ridge tiles, hip tiles, and verge details appear intact and properly bedded. Chimney flashings appear serviceable at the time of inspection.

3.1 — Aerial Overview (Top-Down)

Fig. 1 *— Top-down aerial view of the full roof area. Clay interlocking pantiles in generally sound condition. Two chimney stacks visible with lead flashings intact. Roof vent tiles visible on the main roof slope. Solar PV panels on the adjacent property (left).*

Fig. 2 *— Top-down aerial view from alternative angle showing the full roof and surrounding context. No visible signs of widespread tile displacement, delamination, or structural movement. Ridge line and hip junctions appear true and correctly aligned.*

4. Defect Identification — Roof Vent Tile

The reported water ingress is to the first-floor bathroom wall. The drone survey has identified a roof vent tile in close proximity to this location as the probable source of the leak. Detailed examination of the drone imagery reveals the following:

4.1 — Vent Tile & Surrounding Area

Fig. 3 *— Oblique aerial view of the main roof slope showing the chimney stack and roof vent tile (visible below and to the left of the chimney). The vent tile sits within the main field of interlocking tiles on the principal roof slope.*

> **OBSERVATION:** The roof vent tile seal appears to have failed on the **high side** (i.e. the upslope edge where rainwater flows over the vent). The position of the vent coincides with the **trough / low point** of the interlocking tile profile, meaning that rainwater running down the roof slope is being channelled directly into this compromised seal rather than being shed either side. This provides a direct pathway for water ingress into the roof space and subsequently down to the first-floor bathroom wall below.

4.2 — Close-Up: Tile Profile & Vent Detail

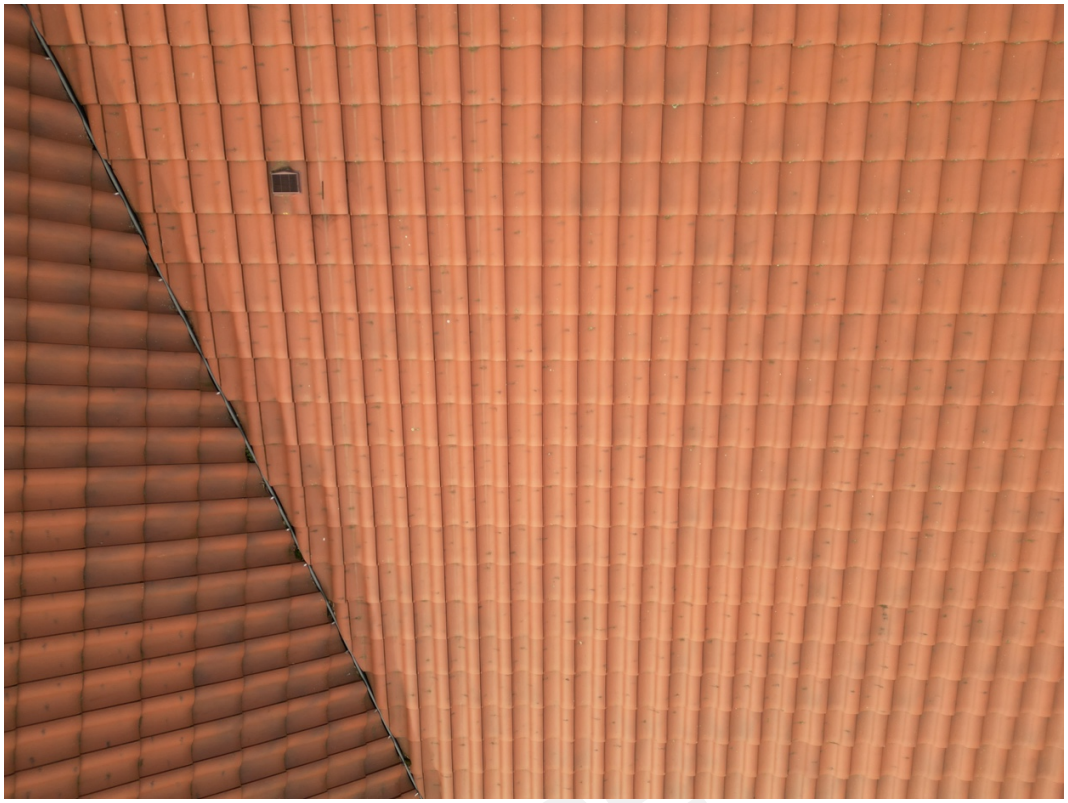

Fig. 4 *— Close-up aerial view showing the interlocking tile profile and vent tile position. The tile trough (low channel between profiles) can be clearly seen running directly into the vent location, confirming the water channelling effect described above.*

5. Chimney Stack & Flashing Details

For completeness, the chimney stack and associated flashings were also examined during the drone survey. The images below show the chimney from two angles.

Fig. 5 & 6 *— Chimney stack detail showing twin clay pots, lead flashing apron, and stepped/back-gutter flashings. Solar PV panels visible on the adjacent building's roof slope. The chimney flashings appear to be in serviceable condition with no obvious lifting, cracking, or separation at the time of survey.*

> **OBSERVATION:** The chimney stack, lead flashings, and mortar haunching to the pots all appear to be in satisfactory condition for a property of this age. No defects noted that would be contributing to the reported water ingress at this time.

6. Findings & Recommendations

Ref	Element	Condition	Priority
6.1	Roof tiles (general)	Good — no significant defects	No action required
6.2	Ridge & hip tiles	Good — bedding intact	No action required
6.3	Chimney flashings	Satisfactory	Monitor
6.4	Chimney stack/pots	Satisfactory	Monitor
6.5	Roof vent tile seal	**DEFECTIVE — seal failed on high side**	**URGENT REPAIR**

Recommended Remedial Action

Item 6.5 — Roof Vent Tile

Action: Remove the vent tile, clean the surrounding tile surfaces, and re-seat the vent tile with a fresh seal/gasket. Ensure that the high side (upslope edge) is fully sealed to prevent water tracking into the joint. Consider applying additional sealant or a purpose-made vent tile collar to provide a belt-and-braces solution given the tile trough alignment.

Priority: Urgent — to be carried out at the earliest opportunity to prevent further internal water damage.

Estimated disruption: Minimal. This is a straightforward repair that can be completed in a single visit with standard roofing access equipment.

7. Disclaimer

This report has been prepared based on a non-invasive drone aerial inspection only. No physical access was made to the roof surface and no internal inspection of the loft space was carried out. The observations and recommendations contained herein are based on the professional judgement of the surveyor informed by the drone imagery obtained. Concealed defects that are not visible from an external aerial inspection cannot be identified or reported upon.

This report is prepared for the private and confidential use of the client and should not be reproduced or relied upon by third parties without the express written consent of Doherty Build.

Surveyor: Brendan Doherty

Company: Doherty Build

Date: 3 March 2026

Signature: _____