

# Roof Condition Report (Level1)

26 January 2026

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Site Address: 26 V\*\*\*\*r Road S\*\* \*\*G

Inspection Date: 14th November 2025

Weather: Sunny, partly cloudy

Roof Type: Eternit type slate, Redland 49 tiles to read addition, Bitumen felt 1st floor flat roof.

## Orientation

Front, back, left and right all taken from front of building.

## Observations (Photo number in brackets)

Timber decay to fascia board. (3,4,7,8,9).

Concrete window cill crumbling onto bay roof (5,6).

Pointing loose to end face of R/H party parapet wall (10).

Sand & cement fillet loose/missing to R/H/Front party parapet wall (11,14,15).

Sand & cement fillet loose/missing to L/H/Front party parapet wall (13,18,19).

Sand & cement fillet loose/missing to L/H/ Rear party parapet wall (23,53).

Moss/Lichen on Redland 49 tiles (33,34,35).



Moss/Lichen on eternity slates (12,13,16,61,62).

Vegetation on rear window cill (71,72).

L/H/Front Chimney flaunching minor cracks (21,22,80).

L/H/Front Chimney flaunching Moss/Lichen present (21,22,80).

Spalling bricks to all party parapet walls (11,13,16,18,33,53,58,59,60).

Moss/Lichen to R/H/Rear chimney (57,58,66).

Sand & Cement pointing /fillet loose to rear addition party wall (59,60).

Felt roof to ground floor extension has rippled felt (32,73,74).

## Summary

This roof looks quite aged and weathered. The main front to back pitch is covered in a man-made 'Eternit' type of slates. Redland 49 tiles cover the rear addition. There's also a bitumen felt covered flat roof at ground floor level. There are no signs of water ingress at the time of viewing and there is evidence of prior maintenance including rendering to the front L/H chimney and party walls. The brick on edge on top of the party walls does require some pointing and re-facing or replacing of some bricks. The sand and cement fillets also appear to be crumbling. The lead flashing is in good condition. Both chimneys look in reasonable condition and just need some minor crack repairs and a little cleaning. All the party walls have been neglected during maintenance and these are all due some repairs although not urgent. The front fascia board is suffering from decay and although not roof related. The front facade is due an overhaul and redecorate to keep the elements out.

I would estimate scaffolding, cleaning, making good bricks and pointing & new front fascia board to cost around £4,000-5,000. (Not including front facade decorations).



## Limitations

Whilst drones can provide stunning images and video of roofs and buildings in general. They cannot see through or under certain materials such as but not limited to chippings, solar reflective paint, sedum roof systems, paving slabs or decking. Drones can see many problems with roofs but on some occasions, they may not see faults that are obstructed from view.

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