



CUNNINGHAM ROOF SURVEYS

PROFESSIONAL ROOF INSPECTIONS FOR HOMES & BUSINESSES

INDUSTRIAL ROOF SURVEY

ILLUSTRATIVE SAMPLE REPORT



Example industrial roof viewed during an aerial inspection. Site identifiers have been removed.

Property	Example Industrial Facility - North West England
Report reference	CRS-SAMPLE-IND-001
Prepared by	Cunningham Roof Surveys
Status	Website demonstration - not for reliance

This sample demonstrates the structure and presentation of a CRS report. It is not a live client report and must not be used for property, maintenance or safety decisions.

1. Report Particulars and Objective

Report objective

To provide a clear, evidence-led overview of the visible roof condition; identify defects and maintenance risks; prioritise recommended actions; and support informed repair and budget planning. The inspection method is designed to reduce unnecessary access onto fragile or operational roof areas.

Report item	Details
Client	Illustrative example
Property	Example industrial facility
Inspection type	Aerial roof condition survey
Inspection method	Drone imagery and visual review from accessible areas
Weather	Dry, clear visibility and low wind
Report status	Illustrative sample only

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Photographic note: The images in this public sample are anonymised and included to demonstrate report style and evidence presentation.

2. Scope, Methodology and Limitations

Inspection scope

- Visual review of accessible external roof areas and visible roof components.
- High-resolution aerial photography of roof coverings, rooflights, gutters, cappings, penetrations and access systems.
- Identification of visible defects, maintenance concerns and areas requiring further specialist investigation.
- Prioritised recommendations based on visible condition and potential consequences if left untreated.

Methodology



Oblique aerial overview used to establish roof form and inspection zones.



Alternative angle used to review drainage paths, rooflights and perimeter details.

Important limitations

- The inspection is visual and non-intrusive. No roof coverings, flashings, insulation or internal finishes were opened up.
- Concealed defects, intermittent leaks and defects hidden by plant, dirt, shadow or access restrictions may not be visible.
- No structural calculations, electrical testing, asbestos identification or certification of access systems is included.
- Recommendations are outline maintenance guidance. Repair design, specification and costs should be confirmed by suitably competent contractors or specialists.

Condition rating key

Condition 1 - satisfactory / routine maintenance. Condition 2 - repair or planned maintenance required.

Condition 3 - urgent action recommended. Further investigation - specialist inspection or opening-up required.

3. Executive Summary

Overall condition

The example roof is assessed as Condition 2 - planned maintenance and targeted repairs are required. The roof remains generally serviceable, but deterioration to rooflights, sheet laps and safety-related elements should be addressed to reduce the risk of water ingress, component failure and unsafe access.

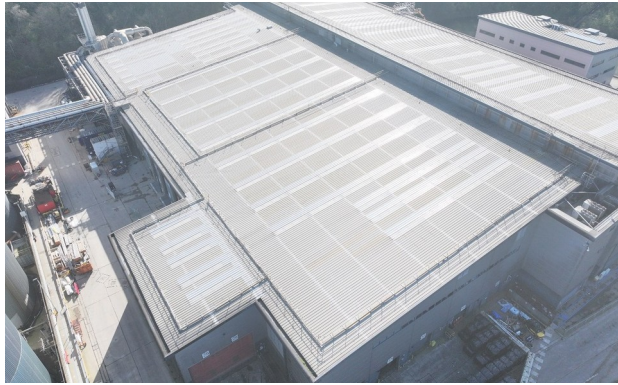
Element	Summary finding	Priority
Rooflights	Heavy contamination and local deterioration at edges and joints.	High
Cut edge corrosion	Corrosion visible at exposed sheet laps and fixings.	High
Safety systems	No visible evidence of current inspection certification.	High
Gutters	Local debris and vegetation accumulation noted.	Medium
Ventilation / contamination	Rooflight condition suggests ongoing internal dust or fume loading.	Medium
Ridge and edge cappings	Generally serviceable with localised weathering.	Low

Key recommended actions

- Arrange specialist inspection and certification of roof access and fall-protection systems before planned roof works.
- Repair or replace deteriorated rooflights and seal vulnerable perimeters and joints.
- Treat exposed cut-edge corrosion and failed lap protection before corrosion spreads.
- Clear gutters and establish a documented maintenance cycle.
- Review internal extraction and ventilation where contamination is contributing to premature rooflight deterioration.

Indicative urgency: High-priority items should be assessed and planned without avoidable delay. Timescales depend on safe access, contractor availability, weather and the findings of any specialist investigation.

4. Site and Roof Overview



Main industrial roof area with profiled metal coverings and rooflight runs.



Secondary view showing perimeter gutters, adjoining roof sections and operational access constraints.

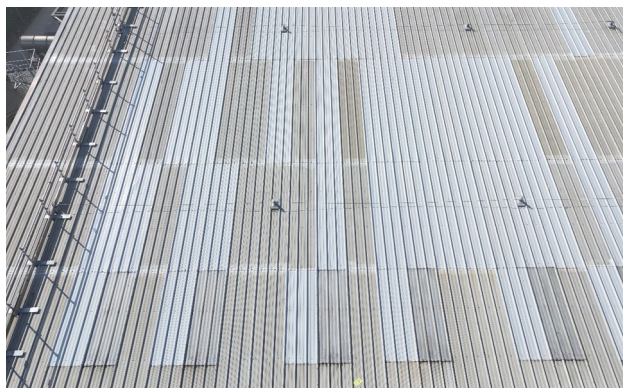
Building and roof description

- Large steel-framed industrial building divided into several operational areas.
- Profiled metal sheet roof incorporating translucent rooflight sheets.
- Raised ridge and abutment details with perimeter and valley gutter arrangements.
- Multiple service penetrations and external plant adjacent to the surveyed roof area.
- Access arrangements include fixed ladders, roof-level openings and temporary work-at-height equipment.

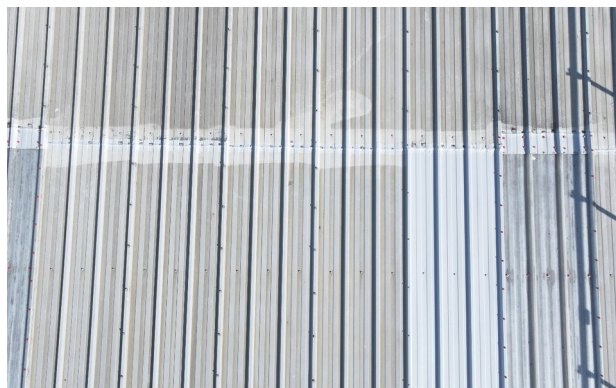
Survey zoning

For a live project, the roof would be divided into clearly named zones. Findings, photographs and recommendations would then be referenced to those zones so that contractors and facilities teams can locate each item efficiently.

5. Roof Coverings and Rooflights



Rooflight runs showing uneven transparency, contamination and previous localised interventions.



Sheet lap detail showing exposed fasteners and early-stage corrosion at the cut edge.

Observations

- The profiled metal roof coverings appear broadly continuous, with no widespread displacement visible from the inspection imagery.
- Several rooflight sheets are heavily discoloured and have reduced light transmission.
- Localised corrosion and coating breakdown are visible along selected sheet laps and fastener lines.
- Previous repair or replacement areas are visually apparent and should be checked for compatibility and watertightness.
- Rooflight fragility should be assumed unless confirmed otherwise by suitable documentation and inspection.

Recommended action

Undertake a contractor-led close inspection of rooflight perimeters, laps and fixings. Replace deteriorated rooflights where cleaning would not provide a durable result. Prepare and treat corroded sheet edges using a compatible system following surface preparation and manufacturer guidance.

Condition rating

Condition 3 for deteriorated rooflights and active cut-edge corrosion. Other roof covering areas are Condition 2 and require planned maintenance.

6. Gutters and Drainage



Perimeter gutter viewed from above; local debris and restricted maintenance access are visible.



Long valley or box-gutter run between roof sections requiring routine inspection and clearance.

Observations

- The inspected gutters appear generally continuous but contain localised debris and organic growth.
- No evidence of a consistent gutter-guard system was visible in the inspected areas.
- Long gutter runs and adjoining roof sections increase the consequence of local blockages.
- Drainage outlets and hidden sections could not be fully assessed from aerial imagery alone.
- Overflow during heavy rainfall may cause water ingress at roof junctions or accelerated corrosion to adjacent sheets.

Recommended action

Clear accessible gutters and outlets, then inspect for splits, failed joints, corrosion and standing water. Introduce a documented inspection frequency linked to seasonal leaf fall and the site environment. Consider guards only where they will not obstruct maintenance or reduce flow.

Condition rating

Condition 2 - planned cleaning, local repair and routine inspection required.

7. Access and Safety Observations



Temporary scaffold access positioned beside the roof edge.



Fixed ladder and roof-level access arrangement within a restricted roof zone.

Observations

- Roof access is constrained by operational areas, level changes and nearby plant.
- Fixed ladders and roof access points may be suitable for inspection access but may not support delivery of bulky materials.
- Mansafe anchors and lines are visible; however, no current inspection or certification records were available within the sample information.
- Rooflights and some roof sheets should be treated as fragile surfaces.
- Any work at height requires task-specific planning, suitable edge protection or restraint systems, and an emergency rescue plan.

Recommended action

Commission a competent specialist to inspect and certify fixed access and fall-protection systems before use. Prepare a roof access plan showing safe routes, fragile areas, anchor locations, loading points and rescue arrangements. Larger works may require a dedicated loading strategy and additional temporary protection.

Safety note

This report does not certify access equipment or fall-protection systems. No person should rely on the visible presence of an anchor or line as evidence that it is safe to use.

8. Ridge, Cappings and Penetrations



Raised ridge and adjoining ductwork reviewed for visible joint failure and weathering.



Service penetrations and adjacent roof area showing local contamination and sealant interfaces.

Observations

- Ridge and edge cappings appear generally aligned, with localised weathering and staining.
- Fasteners and joint lines should be checked during close-access maintenance for loosening, failed washers and sealant breakdown.
- Service penetrations create multiple interfaces that require periodic inspection and compatible sealing.
- Debris and contamination are present in sheltered zones and may retain moisture against the roof surface.
- No obvious major displacement was visible from the aerial images, but concealed joint condition cannot be confirmed.

Recommended action

Inspect capping joints, laps, fasteners and penetration seals from safe close access. Remove debris and renew failed sealants using compatible materials. Record each penetration on a roof plan and include it in future maintenance inspections.

Condition rating

Condition 2 - serviceable overall, with local maintenance and close-access verification required.

9. Defect Schedule

Ref	Location	Finding	Potential consequence	Recommended action	Priority
D01	Rooflights	Heavy contamination and local edge deterioration.	Water ingress, reduced daylight and fragile-sheet hazard.	Replace affected sheets and reseal perimeters.	High
D02	Sheet laps	Cut-edge corrosion and coating breakdown.	Progressive corrosion, perforation and leaks.	Prepare and treat exposed edges using a compatible system.	High
D03	Mansafe system	Current inspection status not confirmed.	Unsafe reliance by maintenance operatives.	Specialist inspection, certification and records.	High
D04	Gutters	Debris and organic growth within long gutter runs.	Blockage, overflow and water ingress.	Clear, inspect outlets and implement routine maintenance.	Medium
D05	Internal environment	Contamination pattern suggests dust or fume loading.	Accelerated deterioration and reduced rooflight life.	Review extraction and internal ventilation arrangements.	Medium
D06	Cappings / penetrations	Local weathering and sealant ageing.	Localised leaks if joints deteriorate.	Close-access inspection and targeted resealing.	Low

Priority basis: Ratings consider the apparent likelihood of failure, the severity of potential consequences and the urgency of intervention. They are not a substitute for contractor design, structural assessment or a detailed work-at-height risk assessment.



Example roof-sheet lap used to demonstrate how individual defects may be illustrated and referenced in the final report.

10. Recommendations and Priority Plan

Target period	Recommended actions
0-3 months	Verify access and mansafe certification; investigate deteriorated rooflights; assess active corrosion; clear critical gutter blockages.
3-12 months	Complete rooflight replacement or durable repair; treat cut edges; repair gutter defects; reseal vulnerable penetrations and capping joints.
12+ months	Continue planned inspections; monitor previous repairs; review ventilation improvements; update the roof asset register and maintenance budget.

Repair planning principles

- Obtain quotations from competent contractors who understand profiled metal roof systems and fragile rooflights.
- Require method statements, access proposals, rescue arrangements and evidence of appropriate insurance.
- Use compatible repair materials and follow the selected manufacturer system for preparation, application and curing.
- Photograph completed repairs and retain warranties, product data and inspection records within the building maintenance file.
- Reinspect high-risk areas after severe weather or following works by third parties.

Budget guidance

This public sample does not include project-specific prices. A live CRS report can identify budget headings and repair priorities, but final costs should be established through contractor quotations after scope confirmation and safe-access planning.

Suggested budget headings

Budget category	Typical scope
Urgent safety and water-ingress risk	Access-system verification, temporary protection and immediate local repairs.
Planned maintenance	Gutter clearance, sealant renewal, corrosion treatment and minor component replacement.
Capital works	Extensive rooflight replacement, major sheet replacement or renewal of access infrastructure.

11. Maintenance Plan and Declaration

Element	Suggested frequency	Maintenance action
Gutters and outlets	At least twice yearly and after severe weather	Clear debris; check outlets, joints, corrosion and standing water.
Rooflights	Annually	Review transparency, brittleness, fixings, laps and perimeter seals.
Sheet laps and cut edges	Annually	Check coating breakdown, corrosion and previous treatment areas.
Cappings and penetrations	Annually	Check fasteners, joints, flashings and sealant compatibility.
Access and fall protection	At statutory / manufacturer intervals	Specialist inspection, certification and record keeping.
Full roof condition review	Every 2-3 years or after major events	Update condition, priorities, budget and maintenance records.

Report declaration and boundaries

This document is an illustrative CRS sample created to demonstrate report structure and presentation. It is not the result of a current commission, does not certify the condition or safety of any property, and must not be relied upon for repair, purchase, insurance or health-and-safety decisions.

A live report would be prepared for the named client and property, using the agreed scope, actual inspection evidence and site-specific limitations. Findings would be supported by dated photographs and, where appropriate, annotated plans and a prioritised schedule.



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