



CUNNINGHAM ROOF SURVEYS

PROFESSIONAL ROOF INSPECTIONS FOR HOMES & BUSINESSES

SAMPLE REPORT

RESIDENTIAL ROOF SURVEY



Illustrative residential property. Client and address details have been removed.

Property	Example two-storey detached dwelling
Approximate roof area	180 m2
Report reference	CRS-SAMPLE-RES-001
Status	Illustrative website sample - not for reliance

FOR DEMONSTRATION PURPOSES ONLY

1. Report Particulars and Objective

Report objective

To provide a clear, evidence-led overview of the visible residential roof condition, identify defects and maintenance risks, prioritise recommended actions, and support informed repair or pre-purchase decisions while minimising unnecessary roof access.

Report item	Details
Client	Illustrative homeowner
Property type	Two-storey detached dwelling
Inspection type	Drone-assisted residential roof survey
Inspection method	High-resolution aerial imagery and visual review
Survey date	July 2026 - illustrative
Weather conditions	Dry, clear visibility and low wind
Report delivery	Within 24-48 hours - illustrative
Report status	Public sample only

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2. Scope, Methodology and Limitations

Inspection scope

- Pitched roof coverings, ridge and hip tiles, and visible roof slopes.
- Valley gutters, eaves, verges, soffits and visible rainwater goods.
- Chimneys, lead flashings, abutments and visible roof penetrations.
- Rooflights, dormers and junctions where present within the agreed scope.
- Safe-access arrangements and observations from ground level and aerial imagery.
- Photographic recording, condition ratings and prioritised recommendations.

Methodology



Ground and aerial perspectives used to understand roof form, access constraints and visible elevations.



Drone-assisted inspection used to review pitched roof slopes without unnecessary foot traffic.

Limitations

- The inspection is visual and non-intrusive. No slates, tiles, flashings, insulation or internal finishes were removed or opened up.
- Concealed defects, intermittent leaks and areas hidden by moss, shadow, adjoining structures or access restrictions may not be visible.
- No structural calculations, electrical testing, asbestos identification, moisture testing or chimney flue testing is included unless separately agreed.
- Repair recommendations are outline guidance. Detailed design, specifications and costs should be confirmed by suitably competent contractors or specialists.

Condition rating key

Condition 1 - satisfactory or routine maintenance. Condition 2 - planned maintenance or repair required. Condition 3 - urgent action recommended. Further investigation - specialist inspection or opening-up required.

3. Executive Summary

Overall condition - FAIR

The example roof is generally serviceable but contains localised defects requiring planned maintenance and targeted repairs. The immediate risk is low, while water-ingress risk is assessed as medium until the slipped slate, valley debris and weathered leadwork are addressed.

Risk category	Summary	Rating
Water ingress risk	A slipped slate, valley debris and weathered flashings may permit leakage.	Medium
Structural integrity	No widespread structural distress visible from the inspection imagery.	Low
Maintenance priority	Local repairs and routine cleaning are required.	Medium
Immediate safety risk	Pitched slopes and fragile components require controlled access.	Low
Overall roof condition	Serviceable with localised defects and general weathering.	Fair

Inspection outputs

182	17	6	5
Images captured	Roof elements reviewed	Findings recorded	Actions proposed

Key findings and actions

- One slipped or displaced slate is visible on the principal roof slope - secure or replace to reduce water-ingress risk.
- Moss and debris are present within a valley gutter - clear the valley and verify unobstructed drainage.
- Lead flashing and abutment details show local weathering - inspect from safe close access and repair where required.
- Ridge tiles and rainwater goods show general age-related wear - include within planned maintenance and annual inspection.

4. Site and Roof Overview



Illustrative annotated aerial image showing how residential findings may be referenced in a live CRS report.

Zone	Inspection area
1	Principal slate roof slopes and ridge line
2	Valley gutters and adjoining roof junctions
3	Chimney stacks, flashings and abutments
4	Eaves gutters, outlets, verges and fascias
5	Lower roof sections and access constraints

Building and roof description

- Two-storey detached dwelling of traditional masonry construction with adjoining lower roof sections.
- Natural slate pitched roofs with tiled ridge details, valleys, verges and eaves junctions.
- Masonry chimney stacks with lead flashings and visible rainwater goods to the principal elevations.
- Inspection planned to minimise disturbance to occupants and avoid unnecessary roof access.

5. Pitched Roof Coverings and Ridge Details



Principal slate roof slope reviewed for displacement, surface weathering and ridge condition.



Annotated roof detail illustrating how visible defects are referenced in a live residential report.

Observations

- The slate roof coverings appear broadly aligned, with no widespread displacement visible from the aerial review.
- One localised slipped or displaced slate is visible and may permit wind-driven rain to reach the underlay.
- General surface weathering, lichen and minor edge wear are consistent with the apparent age and exposure of the roof.
- Ridge tiles appear generally aligned, although selected joints show weathering that should be monitored and maintained.
- No slates or ridge units were lifted, so hidden fixing condition and underlay performance cannot be confirmed.

Recommended action

Arrange safe close-access inspection of the displaced slate and adjacent coverings. Secure or replace defective units using compatible materials, inspect ridge joints and record all completed repairs photographically.

Condition rating

Condition 2 - localised repair and planned maintenance required.

6. Chimneys, Flashings and Abutments



Masonry chimney and ridge details reviewed for pointing, flaunching and weathering.



Weathered lead flashing at an abutment requiring safe close-access inspection.

Observations

- The masonry chimney stacks appear generally stable from the available aerial views, with localised weathering to mortar joints.
- Lead flashings at roof-to-wall and chimney interfaces show age-related creasing, staining and local deterioration.
- Chimney flaunching and terminal details could not be fully assessed from the available viewing angle.
- Leadwork should remain securely dressed into masonry joints and should discharge water onto the roof covering without open gaps.
- No internal flue condition, damp testing or smoke testing was undertaken as part of this visual survey.

Recommended action

Inspect chimney pointing, flaunching and lead flashings from safe close access. Renew failed mortar and defective leadwork using suitable detailing, and investigate any corresponding internal staining or dampness.

Condition rating

Condition 2 overall, with selected junctions requiring timely close-access inspection.

7. Valleys, Gutters and Rainwater Goods



Eaves and valley junction reviewed for moss, debris and restricted drainage.



Valley gutter detail showing organic growth that should be cleared and inspected.

Observations

- Moss and organic debris are present within a principal valley gutter and may restrict the free flow of rainwater.
- Valleys are vulnerable junctions where local blockage or failed lining can lead to concealed water ingress.
- Eaves gutters and outlets should be checked for secure fixings, leakage at joints and discharge away from the building.
- Vegetation and accumulated material can retain moisture against slate edges, valley linings and abutments.
- No water-flow test or underground drainage inspection was completed as part of this visual survey.

Recommended action

Clear valleys, gutters and outlets, remove organic growth and inspect linings, joints and discharge routes. Introduce a documented inspection schedule at least twice yearly and after severe weather.

Condition rating

Condition 2 - cleaning, inspection and routine maintenance required.

8. Rooflights, Penetrations and External Details



General roof slope and external junctions reviewed for visible weathering and defects.



Drone-assisted review used to reduce unnecessary access onto pitched roof surfaces.

Observations

- Roof junctions and visible penetrations create local interfaces that require periodic inspection and compatible weathering details.
- Local sealant ageing and surface weathering may be present at selected junctions and should be checked from close access.
- Verge, eaves and fascia details appear generally serviceable but require routine cleaning and maintenance.
- Fasteners, concealed membranes and hidden junctions cannot be fully assessed from aerial imagery alone.
- No obvious widespread failure was visible, but concealed water paths remain possible where defects are intermittent.

Recommended action

Inspect rooflight perimeters, penetrations, verge and eaves details from safe close access. Renew failed sealants or flashings with compatible materials and record each repair within the property maintenance file.

Condition rating

Condition 1-2 - generally serviceable with targeted maintenance and further close-access checks.

9. Access, Safety and Defect Schedule



Pitched roof surfaces should not be accessed without suitable work-at-height controls.



Aerial inspection supports safe evidence gathering while keeping operatives off fragile roof areas.

Access and safety observations

- The roof is elevated and includes pitched slopes, valleys and potentially fragile components that are unsuitable for unprotected access.
- Aerial inspection reduces the need to walk on the roof but does not remove the need for safe access when repairs are undertaken.
- Ladders, scaffolds, towers or mobile access equipment should be selected and erected by competent persons.
- Any planned work requires task-specific access, edge protection or restraint and an appropriate rescue plan.

Ref	Location	Finding	Priority
D01	Main roof slope	Slipped or displaced slate visible.	High
D02	Valley gutter	Moss and debris restricting drainage.	Medium
D03	Lead flashing	Weathering and local deterioration.	Medium
D04	Ridge tiles	Minor surface erosion and ageing.	Low
D05	Rainwater goods	Routine cleaning and joint inspection required.	Medium
D06	Chimney stack	Pointing and flaunching require close-access review.	Medium

10. Recommendations and Priority Plan

Target period	Recommended actions
0-3 months	Secure or replace the displaced slate; clear valley debris and check for concealed lining damage; inspect any active internal staining.
3-12 months	Repair defective leadwork or mortar joints; service gutters and outlets; complete ridge and verge maintenance where confirmed necessary.
12+ months	Continue routine inspections, monitor completed repairs, clean rainwater goods and update the property maintenance record.

Repair planning principles

- Obtain quotations from competent roofing contractors experienced with natural slate roofs and traditional leadwork.
- Require suitable access proposals, method statements and evidence of appropriate insurance.
- Use repair materials compatible with the existing slates, ridge units, mortar and leadwork.
- Photograph completed works and retain invoices, warranties and maintenance records.
- Reinspect repaired and high-risk areas after severe weather or works by third parties.

Budget guidance

This sample intentionally excludes project-specific prices. A live CRS report can identify repair priorities and budget headings, while final costs should be established through contractor quotations after safe access and scope confirmation.

Suggested budget headings

Budget category	Typical scope
Immediate risk reduction	Slipped-slate repair, valley clearance and temporary local weatherproofing.
Planned maintenance	Leadwork repairs, repointing, gutter servicing and local ridge or verge works.
Capital works	Extensive reroofing, chimney rebuilding or wholesale rainwater-system replacement where justified.

11. Maintenance Plan and Declaration

Element	Suggested frequency	Maintenance action
Gutters and outlets	Twice yearly and after severe weather	Clear debris; inspect joints, brackets, outlets and discharge routes.
Slate roof coverings	Annually	Check for slipped, cracked or missing slates and review previous repairs.
Ridge, hips and verges	Annually	Check alignment, mortar, dry-fix components and weathering.
Chimneys and leadwork	Annually	Review pointing, flaunching, flashings and signs of internal dampness.
Valleys and abutments	Annually and after heavy leaf fall	Clear growth; inspect linings, laps and adjoining slate edges.
Roof access and work at height	Before any maintenance works	Use competent contractors, suitable equipment and task-specific controls.
Full roof condition review	Every 2-3 years or after major events	Update condition ratings, priorities and maintenance records.

Report declaration and boundaries

This document is an illustrative Cunningham Roof Surveys 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 purchase, repair, insurance or health-and-safety decisions.

A live residential report would be prepared for the named client and property using the agreed scope, dated inspection evidence and site-specific limitations. Findings would be supported by photographs, annotations and a prioritised defect schedule.



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ILLUSTRATIVE SAMPLE - NOT FOR RELIANCE