



CUNNINGHAM
ROOF SURVEYS

PROFESSIONAL ROOF INSPECTIONS FOR HOMES & BUSINESSES

SAMPLE REPORT

COMMERCIAL
ROOF SURVEY



Illustrative commercial facility. Client-sensitive details have been removed.

Property	Example commercial office and warehouse premises
Approximate roof area	2,500 m2
Report reference	CRS-SAMPLE-COM-001
Status	Illustrative website sample - not for reliance

FOR DEMONSTRATION PURPOSES ONLY

1. Report Particulars and Objective

Report objective

To provide an evidence-led overview of the visible roof condition, identify maintenance defects and water-ingress risks, prioritise recommended actions, and support planned repair and budget decisions while minimising disruption to normal business operations.

Report item	Details
Client	Illustrative example
Property type	Commercial facility
Inspection type	Drone-assisted roof condition survey
Inspection method	High-resolution aerial imagery and visual review
Survey date	June 2025 - illustrative
Weather conditions	Dry, clear skies and low wind
Report delivery	Within 72 hours - illustrative
Report status	Public sample only

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2. Scope, Methodology and Limitations

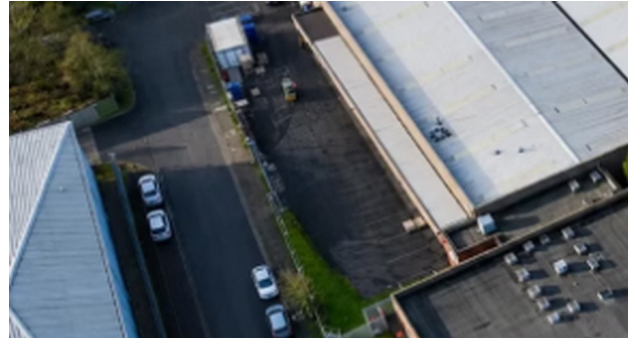
Inspection scope

- Roof coverings and visible membrane areas.
- Rooflights, joints, laps and visible fixings.
- Parapets, flashings, penetrations and roof-mounted plant interfaces.
- Gutters, outlets, rainwater goods and visible drainage routes.
- Safe-access arrangements, walkways and visible fall-protection components.
- Photographic recording, condition ratings and prioritised recommendations.

Methodology



Aerial review of lower flat-roof sections, parapets and roof-mounted services.



Aerial review of profiled roof coverings, rooflight runs and perimeter drainage.

Limitations

- The inspection is visual and non-intrusive. No roof coverings, insulation, deck or internal finishes were opened up.
- Concealed defects, intermittent leaks and areas 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.
- Repair recommendations are outline guidance. Detailed design, specifications and costs should be confirmed by suitable specialists or contractors.

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. Water-ingress risk is assessed as medium. No widespread structural failure is evident from the visual inspection, although penetrations, flashings and fragile roof areas require appropriate attention.

Risk category	Summary	Rating
Water ingress risk	Local membrane, flashing and drainage defects may permit leakage.	Medium
Structural integrity	No widespread structural distress visible from the inspection imagery.	Low
Maintenance priority	Routine maintenance and minor repairs are required.	Low
Immediate safety risk	Fragile rooflights and unverified access systems require control.	Medium
Overall roof condition	Serviceable with localised defects and general weathering.	Fair

Inspection outputs

514	30	11	10
Images captured	Roof elements reviewed	Findings recorded	Recommendations made

Key findings and actions

- Localised deterioration to roof membrane sections - repair affected areas.
- Debris accumulation within gutters and drainage outlets - clear and establish a maintenance cycle.
- Minor defects around roof penetrations and flashings - inspect and repair where required.
- General weathering consistent with the age of the building - continue planned annual inspections.

4. Site and Roof Overview



Illustrative overview with numbered inspection zones. Markers show how findings may be referenced in a live report.

Zone	Inspection area
1	Profiled roof covering and rooflight runs
2	Lower flat-roof membrane and roof-mounted plant
3	Parapet and perimeter flashing interfaces
4	Gutters, outlets and rainwater goods
5	Access route and maintenance zones

Building and roof description

- Commercial premises comprising office, storage and operational accommodation.
- Mixed roof construction including profiled metal sheets and flat membrane sections.
- Multiple roof levels, parapets, gutters, plant and service penetrations.
- Inspection planned to minimise disruption to business operations and avoid unnecessary roof access.

5. Flat Roof Membranes and Parapets



Lower flat-roof section with roof-mounted plant and perimeter parapets.



Relationship between flat-roof sections, profiled roofs and adjoining drainage routes.

Observations

- The flat-roof membrane appears generally continuous from the aerial review, with localised weathering and surface variation.
- Several roof-mounted items create vulnerable interfaces at kerbs, upstands and penetration details.
- Localised areas may retain water where falls or outlets are restricted.
- Parapet cappings and perimeter flashings require periodic inspection for loose joints, failed seals and wind-driven rain entry.
- No intrusive inspection was completed, so the condition of the deck, insulation and concealed laps cannot be confirmed.

Recommended action

Arrange safe close-access inspection of membrane seams, plant kerbs, outlets and parapet flashings. Complete local patch repairs using compatible materials and record repaired areas on an updated roof plan.

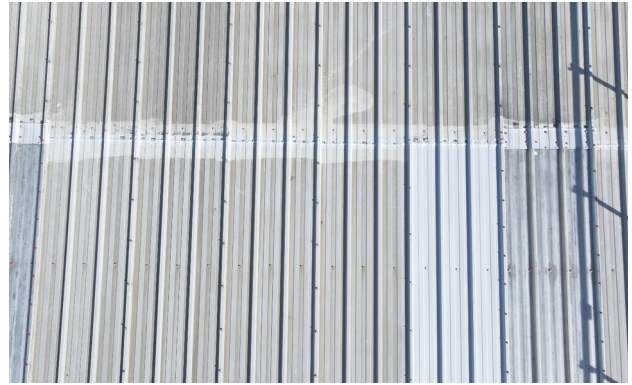
Condition rating

Condition 2 - localised maintenance and repair required.

6. Profiled Roof Coverings and Rooflights



Profiled rooflight runs showing contamination, ageing and variable light transmission.



Sheet-lap detail illustrating coating breakdown and early cut-edge corrosion.

Observations

- Profiled metal roof sheets appear broadly aligned, with no widespread displacement visible from the aerial images.
- Rooflights show age-related discolouration and contamination, reducing natural light transmission.
- Local coating breakdown and corrosion are visible at selected sheet laps and fixings.
- Rooflights and adjoining sheets should be treated as fragile unless confirmed otherwise by competent assessment.
- Previous localised repairs may require monitoring to confirm durability.

Recommended action

Undertake safe close-access inspection of sheet laps, fixings and rooflight perimeters. Treat exposed cut edges using a compatible system and replace rooflight sheets where brittleness, cracking or failed joints are confirmed.

Condition rating

Condition 2 overall, with selected high-priority defects requiring timely investigation.

7. Gutters, Outlets and Rainwater Goods



Perimeter gutter and adjoining roof junction reviewed for debris and drainage restrictions.



Long gutter run requiring routine clearance and outlet inspection.

Observations

- Debris and organic matter are present within selected gutter runs and sheltered drainage zones.
- Long commercial gutter runs are vulnerable to local blockage where outlets are infrequent or difficult to access.
- Standing debris can retain moisture and accelerate corrosion at joints, outlets and abutments.
- Rainwater goods should be checked for secure fixings, leakage at joints and discharge away from the building.
- No water-flow test was undertaken as part of this visual survey.

Recommended action

Clear gutters and outlets, remove vegetation, inspect joints and verify that discharge routes are unobstructed. Introduce a documented inspection schedule at least twice yearly and after severe weather.

Condition rating

Condition 2 - maintenance required.

8. Plant, Penetrations and Flashings



Roof penetrations and adjacent contamination requiring close-access review.



Raised capping and adjoining ductwork showing multiple weathering interfaces.

Observations

- Roof-mounted plant and services create multiple penetrations, kerbs and flashing interfaces.
- Local sealant ageing and weathering are visible at selected joints.
- Debris and contamination in sheltered zones may retain moisture against roof surfaces.
- Fasteners, washers and lap seals cannot be fully assessed from aerial imagery alone.
- No obvious major displacement was visible, but concealed joint condition remains unconfirmed.

Recommended action

Inspect plant kerbs, flashings, penetration seals and capping joints from safe close access. Renew failed sealants with compatible products, remove debris and record each penetration within the roof asset register.

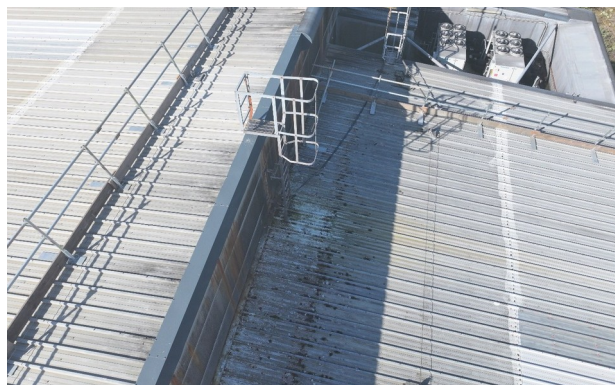
Condition rating

Condition 2 - targeted repairs and routine monitoring required.

9. Access, Safety and Defect Schedule



Temporary access arrangement beside a commercial roof edge.



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

Access and safety observations

- Access is constrained by multiple roof levels, operational areas and roof-mounted services.
- Fragile rooflights and potentially fragile sheets require clearly defined safe routes.
- Visible fall-protection equipment must not be assumed safe without current specialist certification.
- Any planned work requires task-specific access, edge protection or restraint, and an emergency rescue plan.

Ref	Location	Finding	Priority
D01	Flat roof membrane	Localised deterioration or vulnerable seams.	Medium
D02	Roof penetrations	Sealant and flashing defects around services.	High
D03	Gutters and outlets	Debris accumulation and restricted drainage.	Low
D04	Profiled roof laps	Coating breakdown and local corrosion.	Medium
D05	Access systems	Current certification not confirmed.	Medium
D06	Rooflights	Ageing, contamination and potential fragility.	Medium

10. Recommendations and Priority Plan

Target period	Recommended actions
0-3 months	Verify safe-access and fall-protection arrangements; inspect high-risk penetration and flashing defects; clear critical outlets and gutter restrictions.
3-12 months	Complete local membrane and flashing repairs; treat corroded sheet laps; repair or replace defective rooflights; update the roof plan and repair record.
12+ months	Continue routine inspections, monitor completed repairs, review roof drainage performance and update the planned-maintenance budget.

Repair planning principles

- Obtain quotations from competent commercial roofing contractors familiar with the relevant roof systems.
- Require method statements, access proposals, rescue arrangements and evidence of suitable insurance.
- Use repair materials compatible with the existing membrane, coatings and sealants.
- Photograph completed works and retain warranties, product data and inspection 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 budget headings and repair priorities, 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	Access verification, temporary protection, outlet clearance and local weatherproofing.
Planned maintenance	Membrane repairs, sealant renewal, corrosion treatment and rooflight works.
Capital works	Extensive membrane renewal, rooflight replacement or upgraded access infrastructure.

11. Maintenance Plan and Declaration

Element	Suggested frequency	Maintenance action
Gutters and outlets	Twice yearly and after severe weather	Clear debris; inspect outlets, joints, corrosion and standing water.
Flat roof membranes	Annually	Check seams, patches, upstands, plant kerbs and ponding areas.
Profiled roof laps and fixings	Annually	Check coating breakdown, corrosion, loose fixings and previous repairs.
Rooflights	Annually	Review transparency, brittleness, fixings, laps and perimeter seals.
Plant, penetrations and cappings	Annually	Check flashings, fasteners, joints and compatible sealants.
Access and fall protection	At statutory or manufacturer intervals	Specialist inspection, certification and record keeping.
Full roof condition review	Every 2-3 years or after major events	Update condition ratings, priorities, budget 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 repair, purchase, insurance or health-and-safety decisions.

A live 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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