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AERIAL ROOF CONDITION SURVEY

Sample Report



Sample Report

PREPARED FOR	SURVEY DATE	SURVEYOR	CONDITIONS
Sample Client	2026-11-01	Chris Walton	Dry and Sunny

D
52/100

Poor condition

Significant defects present. Repairs should be planned in the near term.

41	33	7	1	0
FINDINGS	LOW	MODERATE	HIGH	CRITICAL

Summary

Overall, the roof is in a fair condition, heavily affected by widespread moss accumulation and weathered mortar bedding along the hips and ridges. The most urgent issues requiring immediate action include a severely deteriorated temporary tape repair around the soil vent pipe, a blue waterproof sheet covering missing or damaged tiles at the eaves, and exposed roofing underlay. Next steps should begin promptly by appointing a qualified roofing contractor to install permanent lead flashing to the pipe penetrations, reinstate missing tiles, and clear congested eaves gutters. In the short to medium term, the main tile pitches should be cleared of moss, and the failing hip and ridge mortar should be raked out and repointed or upgraded to a modern dry-fix system.

All findings

#	DEFECT	AREA	SEVERITY	TYPE
1	Moss accumulation on hip tiles	—	Low	Moss & debris
2	Lichen and surface moss on main pitch	—	Low	Moss & debris
3	Weathered hip mortar bedding	—	Moderate	Ridge & hip
4	Moss build-up in tile interlocks	—	Low	Moss & debris
5	Deteriorated mortar and moss on hip tiles	—	Low	Ridge & hip
6	Moss accumulation on dormer ridge	—	Low	Ridge & hip
7	Debris build-up at upper flat roof abutment	—	Low	Flashing / lead
8	Weathered hip mortar and moss growth	—	Low	Ridge & hip
9	Moss growth in tile interlocks	—	Low	Moss & debris
10	Weathered ridge bedding and moss	—	Low	Ridge & hip
11	Moss build-up on dormer ridge	—	Low	Moss & debris
12	Weathered hip mortar bedding	—	Low	Ridge & hip
13	Debris in eaves gutter	—	Low	Guttering
14	Exposed membrane at abutment foot	—	Moderate	Flashing / lead
15	Temporary repair sheet at eaves	—	Moderate	Tiles / slates
16	Moss accumulation at eaves	—	Low	Moss & debris
17	Weathered hip tile bedding	—	Low	Ridge & hip
18	Weathered hip tile bedding	—	Low	Ridge & hip
19	Moss build-up at hip foot	—	Low	Moss & debris
20	Weathered hip mortar bedding	—	Low	Ridge & hip
21	Weathered hip bedding mortar	—	Low	Ridge & hip
22	Weathered hip mortar and moss	—	Low	Ridge & hip
23	Moss growth in tile interlocks	—	Low	Moss & debris
24	Silt and debris in eaves gutter	—	Low	Guttering
25	Moss accumulation, lower pitch	—	Moderate	Moss & debris
26	Weathered hip tile bedding	—	Low	Ridge & hip
27	Moss growth on lower pitch	—	Low	Moss & debris
28	Flue terminal flashing abutment	—	Low	Flashing / lead
29	Moss build-up on hip capping	—	Low	Moss & debris
30	Sealant repair at flue flashing	—	Low	Flashing / lead
31	Temporary flashing tape at flue penetration	—	Moderate	Flashing / lead
32	Moss growth on ridge and tile channels	—	Low	Moss & debris
33	Failed flashing repair at vent pipe	—	High	Flashing / lead
34	Weathered ridge mortar bedding	—	Low	Ridge & hip

#	DEFECT	AREA	SEVERITY	TYPE
35	Moss build-up at lead apron	—	Low	Moss & debris
36	Lead strap repair on hip	—	Low	Ridge & hip
37	Moss growth on concrete tiles	—	Low	Moss & debris
38	Weathered mortar bedding to main hip	—	Moderate	Ridge & hip
39	Weathered left hip mortar bedding	—	Low	Ridge & hip
40	Blocked eaves gutter	—	Moderate	Guttering
41	Heavy moss growth on tiles	—	Low	Moss & debris

Aerial photograph



1. Moss accumulation on hip tiles

LOW · MOSS & DEBRIS

Heavy moss growth and organic debris have accumulated along the joints and bedding of the right-hand hip tiles, retaining moisture and accelerating mortar decay.

Recommended action: Manually scrape and remove moss along the hip line and apply a biocide roof wash.

2. Lichen and surface moss on main pitch

LOW · MOSS & DEBRIS

Extensive surface lichen colonization and scattered moss cushions are present across the interlocking concrete tiles on the front and side pitches.

Recommended action: Treat the tile pitches with an approved biocide wash to inhibit moss and lichen spread and prevent drainage blockages.

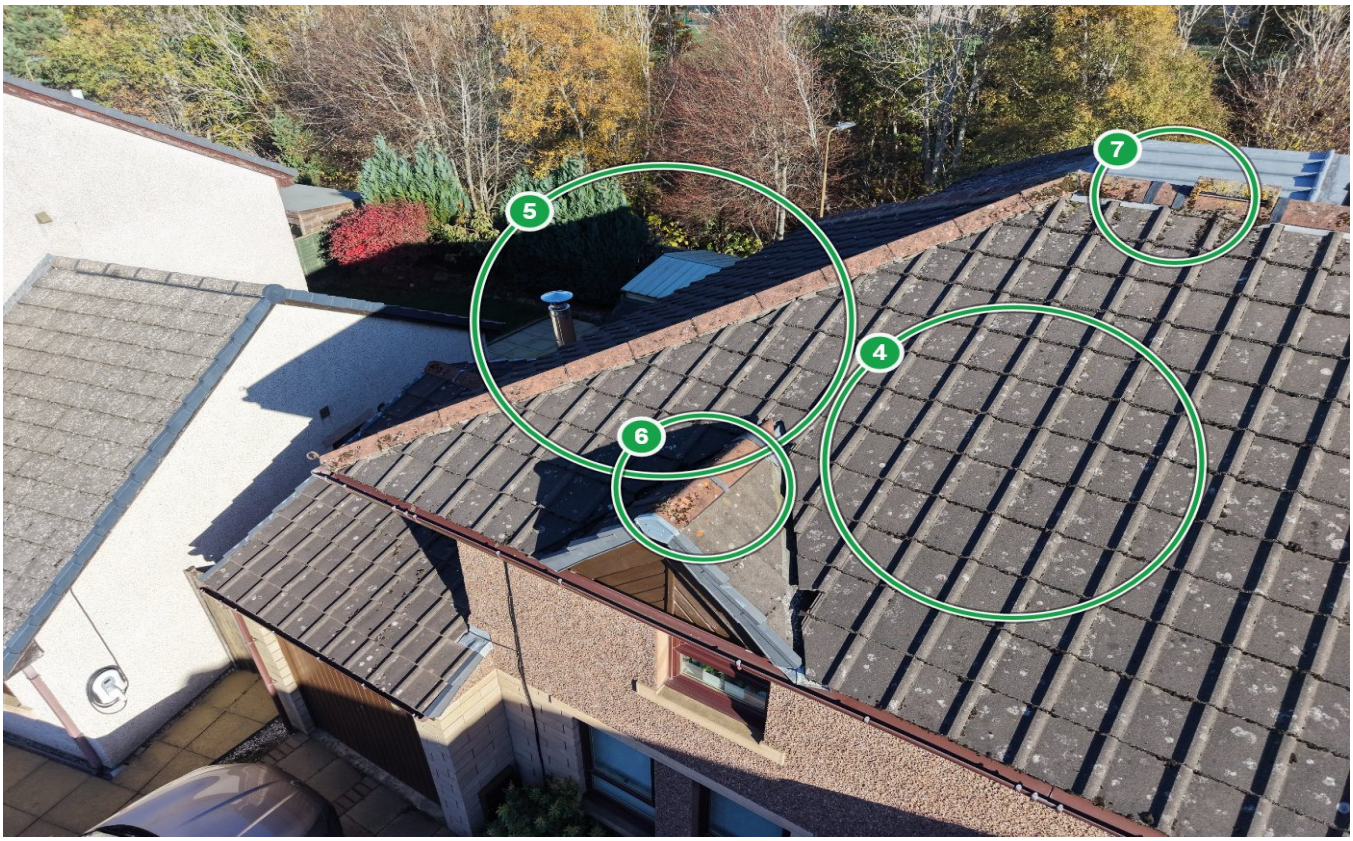
3. Weathered hip mortar bedding

MODERATE · RIDGE & HIP

The mortar bedding beneath the right-hand hip tiles shows signs of weathering, cracking, and root penetration beneath moss clusters.

Recommended action: Clear vegetation, rake out loose or perished bedding mortar, and repoint or rebed the hip tiles, or consider upgrading to a dry-hip system.

Aerial photograph



4. Moss build-up in tile interlocks

LOW · MOSS & DEBRIS

Scattered moss cushions and lichen are establishing within the tile watercourses and laps across the main pitch.

Recommended action: Perform manual moss removal and treat the roof surface with a biocide wash to prevent blocked drainage channels and gutter siltation.

5. Deteriorated mortar and moss on hip tiles

LOW · RIDGE & HIP

Mortar bedding beneath the hip tiles is weathered, friable, and colonized by moss and lichen growth along the hip run.

Recommended action: Rake out deteriorated bedding mortar and repoint the hip tiles with fresh polymer-modified mortar, or consider retrofitting a mechanical dry-hip system.

6. Moss accumulation on dormer ridge

LOW · RIDGE & HIP

The small ridge capping to the pitched dormer exhibits heavy moss colonization and weathering of the bed joints.

Recommended action: Carefully scrape away moss and inspect the dormer ridge mortar joints, repointing as necessary to ensure weather tightness.

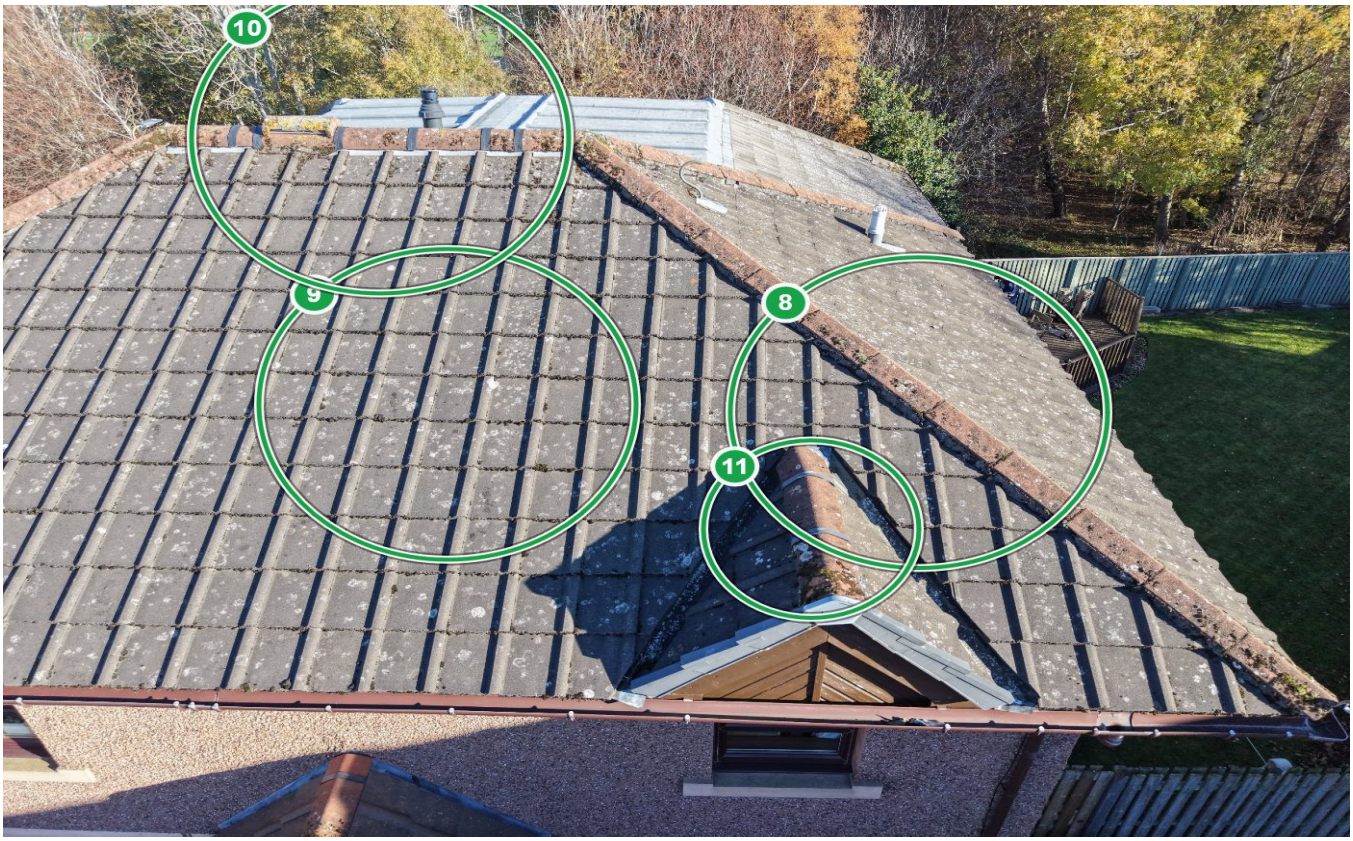
7. Debris build-up at upper flat roof abutment

LOW · FLASHING / LEAD

Organic debris and moss have accumulated along the lead or zinc abutment flashing where the pitched roof meets the upper flat roof section.

Recommended action: Clear moss and organic debris from the flashing interface and inspect the dressed lead apron for lifting or cracks.

Aerial photograph



8. Weathered hip mortar and moss growth

LOW · RIDGE & HIP

Mortar bedding along the diagonal hip line is heavily weathered and colonized by moss cushions, creating a risk of loosened hip tiles and water ingress over time.

Recommended action: Rake out deteriorated bedding mortar, remove moss, and repoint the hip tiles, or consider conversion to a mechanically fixed dry-hip system.

9. Moss growth in tile interlocks

LOW · MOSS & DEBRIS

Scattered moss cushions and surface lichen are established across the main pitch, particularly within the tile interlocks and horizontal overlaps.

Recommended action: Manually scrape and remove moss build-up, and apply a biocide wash to prevent moisture retention and gutter blockages.

10. Weathered ridge bedding and moss

LOW · RIDGE & HIP

The main horizontal apex ridge tiles show weathered bedding mortar with established moss and lichen growth along the joints.

Recommended action: Clear moss from the ridge line and repoint any cracked or loose bedding mortar.

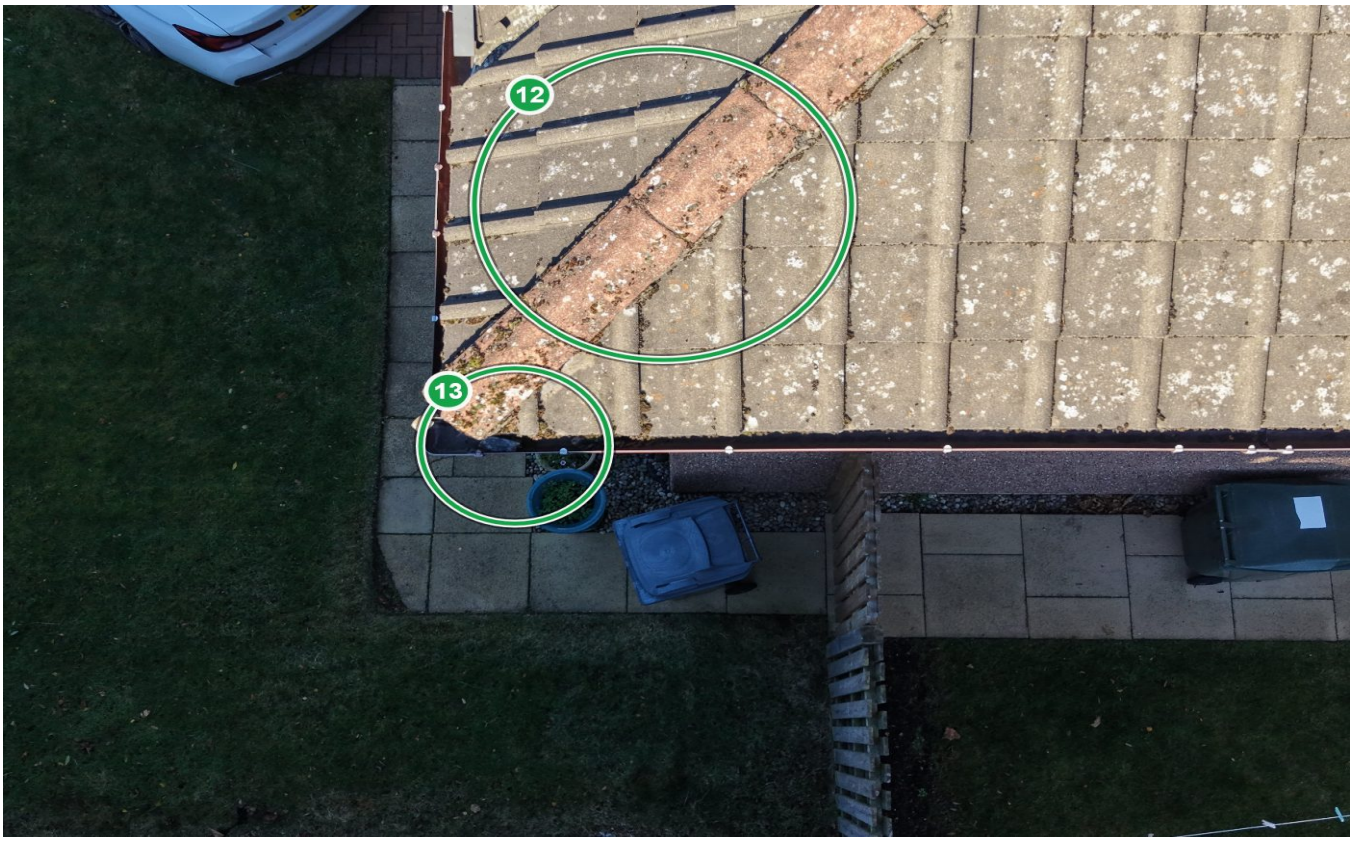
11. Moss build-up on dormer ridge

LOW · MOSS & DEBRIS

Heavy moss growth has accumulated across the ridge tiles and verge junction of the projecting front gable feature.

Recommended action: Clear organic growth from the ridge tiles and inspect the underlying bedding mortar for stability.

Aerial photograph



12. Weathered hip mortar bedding

LOW · RIDGE & HIP

Mortar bedding beneath the concrete hip tiles shows surface weathering, minor erosion, and moss growth along both flanks and around the starter hip tile.

Recommended action: Rake out loose or friable bedding mortar, clear biological growth, and repoint the hip tiles or consider upgrading to a mechanically fixed dry hip system.

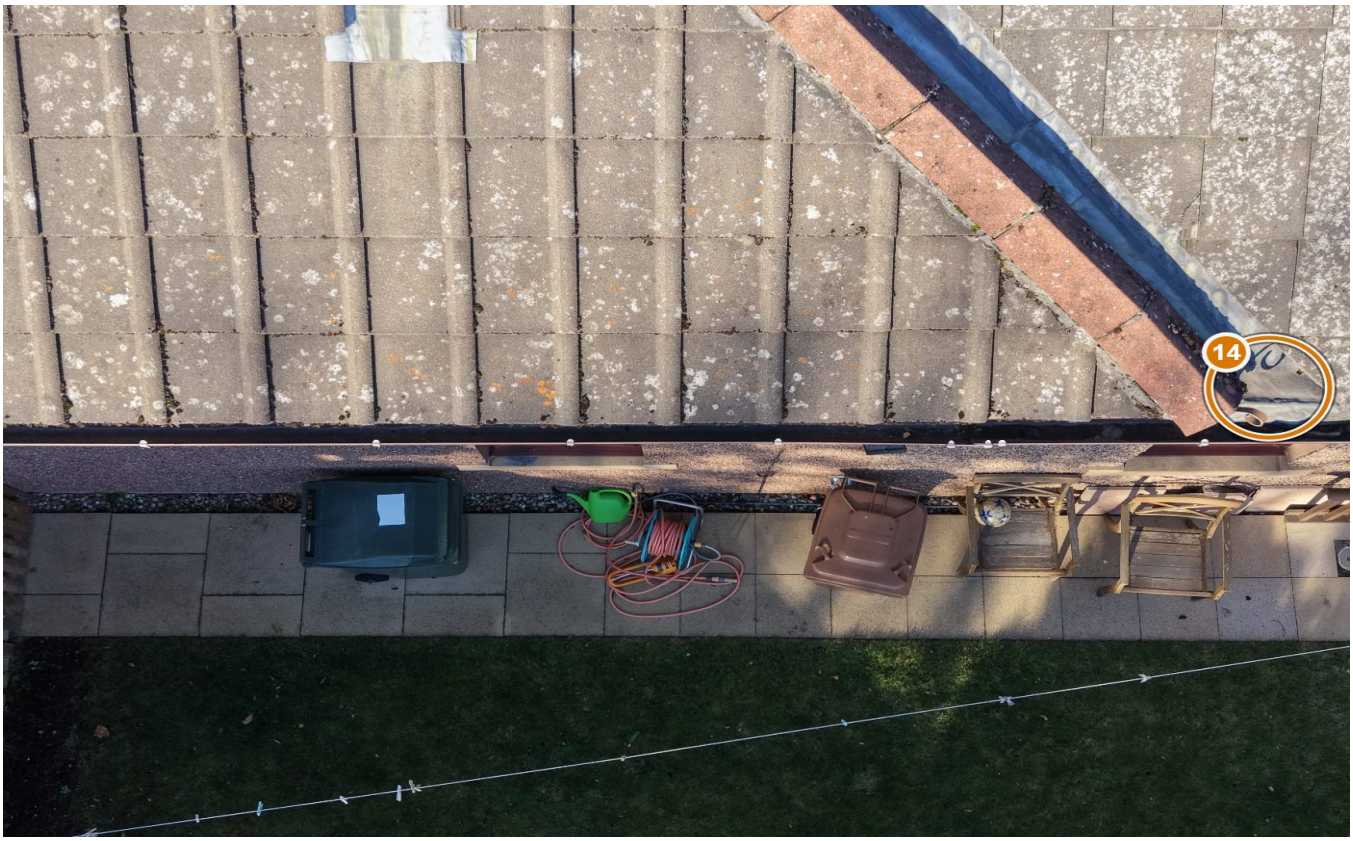
13. Debris in eaves gutter

LOW · GUTTERING

Dislodged moss and silt from the hip mortar have accumulated in the eaves gutter near the corner return.

Recommended action: Clear silt and moss debris from the gutter run and check outlets to ensure unobstructed rainwater drainage.

Aerial photograph



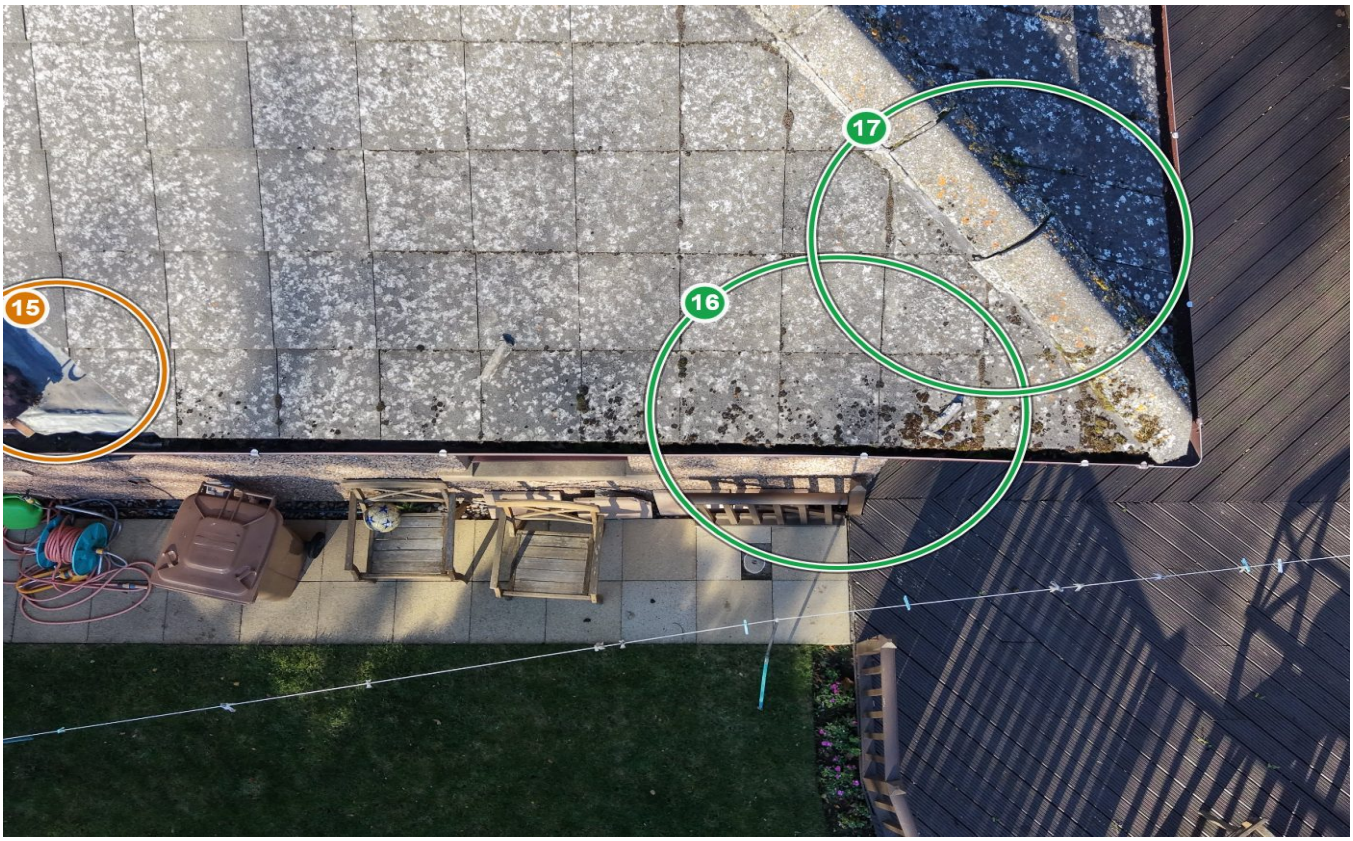
14. Exposed membrane at abutment foot

MODERATE · FLASHING / LEAD

Roofing underlay or breathable membrane is protruding and exposed past the base of the diagonal skew/abutment wall, leaving it vulnerable to UV degradation and water ingress.

Recommended action: Trim back exposed underlay and ensure flashing or cloaking detail correctly covers and seals the verge junction to prevent water tracking underneath.

Aerial photograph



15. Temporary repair sheet at eaves

MODERATE · TILES / SLATES

A blue waterproof sheet or membrane has been fixed over the lower-left section of the roof pitch, denoting missing or damaged tiles beneath a provisional repair.

Recommended action: Remove the temporary sheeting, inspect the underlying battens and felt for dampness, and reinstate properly fitted and interlocked concrete tiles.

16. Moss accumulation at eaves

LOW · MOSS & DEBRIS

Dense moss cushions and organic detritus have colonised the lower tile laps directly above the eaves gutter line.

Recommended action: Carefully remove moss build-up by hand scraping to prevent rainwater holding at the tile tails and shedding into the gutters.

17. Weathered hip tile bedding

LOW · RIDGE & HIP

Mortar bedding along the diagonal hip detail shows significant lichen growth, surface weathering, and localised moss accumulation.

Recommended action: Inspect the hip tile bedding mortar for bond failure, rake out friable mortar and repoint, or evaluate conversion to a dry-fix hip system.

Aerial photograph



18. Weathered hip tile bedding

LOW · RIDGE & HIP

Mortar bedding beneath the hip tiles is weathered with visible cracking, joint erosion, and moss growth along the hip run.

Recommended action: Rake out failing and loose mortar bedding and repoint the hip tiles, or upgrade to a mechanically fixed dry-hip system.

Aerial photograph



19. Moss build-up at hip foot

LOW · MOSS & DEBRIS

Prominent moss cushions have accumulated around the lower hip tiles and eaves intersection, creating a risk of loose clumps falling into the gutter.

Recommended action: Carefully scrape away moss cushions at the eaves and hip foot, and ensure the adjacent guttering is cleared of organic wash-off.

20. Weathered hip mortar bedding

LOW · RIDGE & HIP

Mortar bedding beneath and between the concrete hip tiles is weathered, showing signs of shrinkage and moss growth establishing directly in the joints.

Recommended action: Inspect hip tiles close up; rake out friable, cracked bedding mortar and repoint, or consider converting to a dry-fix hip system.

Aerial photograph



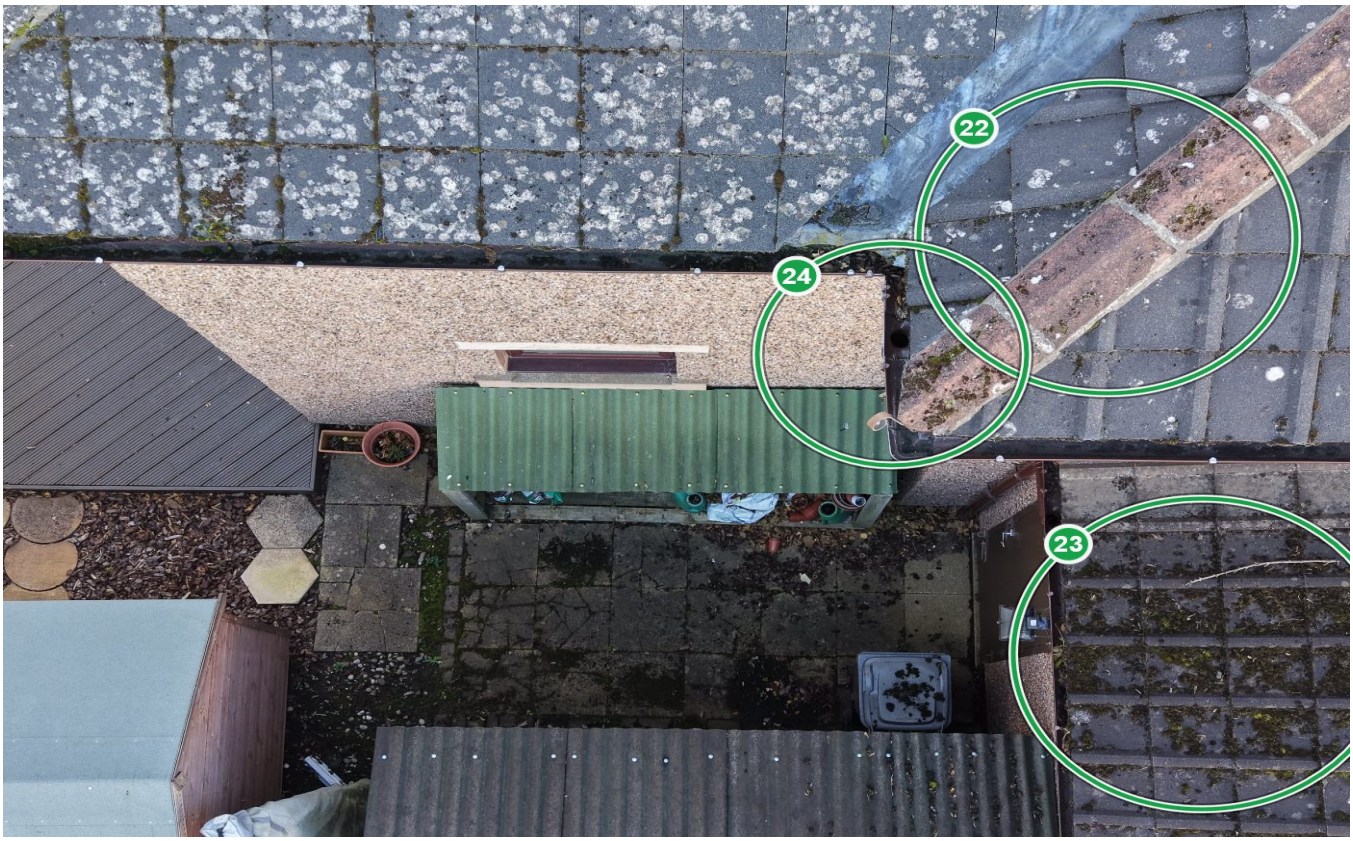
21. Weathered hip bedding mortar

LOW · RIDGE & HIP

Mortar bedding along the hip tile line shows surface weathering, hairline cracking, and localized moss ingress along the bedded junction with the cut roof tiles.

Recommended action: Rake out weathered and debonded bedding mortar along the hip run and repoint, or consider converting to a mechanically secured dry-hip system.

Aerial photograph



22. Weathered hip mortar and moss

LOW · RIDGE & HIP

The mortar bedding beneath the hip tiles is severely weathered, with established moss cushions and cracking that could compromise tile retention during high winds. Image quality note: flat overcast light — confirm on a closer or clearer inspection.

Recommended action: Rake out deteriorated bedding mortar along the hip line, remove moss, and repoint with suitable mortar or convert to a dry-fix hip system.

23. Moss growth in tile interlocks

LOW · MOSS & DEBRIS

Scattered moss growth has colonized the transverse joints and side interlocks on the lower roof pitch, which retains moisture against the tile surface. Image quality note: flat overcast light — confirm on a closer or clearer inspection.

Recommended action: Manually scrape moss from the tile surfaces and apply a biocide roof wash to inhibit regrowth.

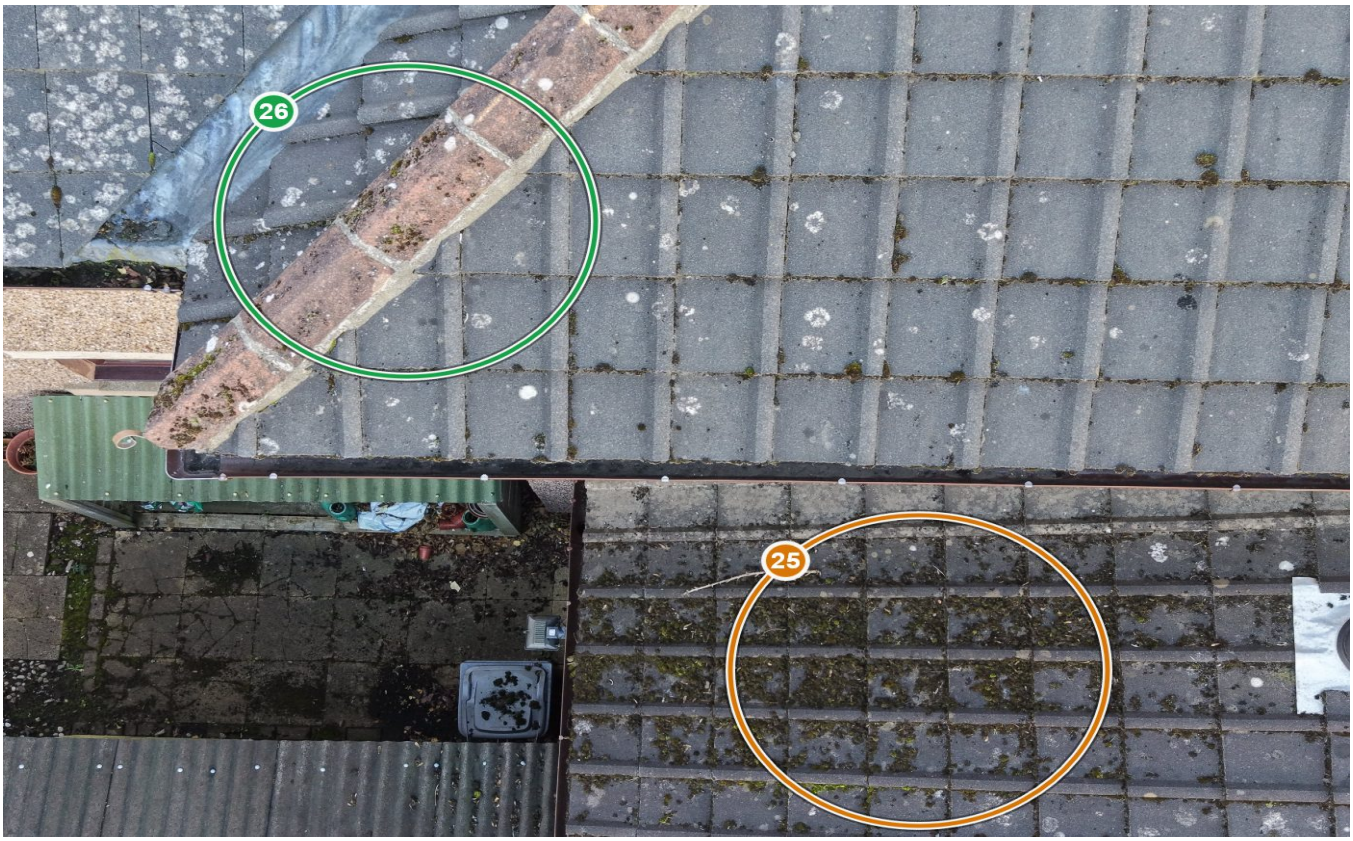
24. Silt and debris in eaves gutter

LOW · GUTTERING

The eaves gutter adjacent to the valley discharge point and along the wallhead contains debris and silt build-up, creating an overflow risk. Image quality note: flat overcast light — confirm on a closer or clearer inspection.

Recommended action: Clean gutters thoroughly, flush through with water, and verify that the downpipe outlet is running free.

Aerial photograph



25. Moss accumulation, lower pitch

MODERATE · MOSS & DEBRIS

Heavy moss and organic growth have established across the tile laps and watercourses of the lower roof elevation, which retains moisture and risks capillary tracking. Image quality note: heavy moss/lichen hides the tile courses — confirm on a closer or clearer inspection.

Recommended action: Arrange for manual moss clearance without pressure washing, followed by the application of an approved biocide treatment.

26. Weathered hip tile bedding

LOW · RIDGE & HIP

The mortar bedding along the diagonal hip tiles is heavily weathered, showing surface erosion and moss colonisation along the bed joints. Image quality note: heavy moss/lichen hides the tile courses — confirm on a closer or clearer inspection.

Recommended action: Rake out friable and failed mortar bedding and repoint the hip tiles, or consider upgrading to a modern mechanically fixed dry-hip system.

Aerial photograph



27. Moss growth on lower pitch

LOW · MOSS & DEBRIS

Established moss cushions and lichen are present within the interlocks and horizontal laps across the lower tile courses, retaining dampness against the tile surfaces. Image quality note: flat overcast light — confirm on a closer or clearer inspection.

Recommended action: Scrape and clear moss manually, then treat with an approved biocide wash to prevent capillary water retention and gutter blockages.

28. Flue terminal flashing abutment

LOW · FLASHING / LEAD

The rigid metal flashing base around the twin-wall flue penetration sits flat across profiled interlocking tiles without dressed contouring over the corrugations. Image quality note: flat overcast light — confirm on a closer or clearer inspection.

Recommended action: Inspect the flue flashing assembly during routine maintenance to confirm soakers and weathering upstands remain watertight beneath the tile courses.

Aerial photograph



29. Moss build-up on hip capping

LOW · MOSS & DEBRIS

Dense moss cushions and lichen growth are established along the diagonal hip capping tiles, retaining moisture over the bedding and joints.

Recommended action: Carefully clear the organic growth from the hip tiles and apply a biocide wash to protect mortar bedding and prevent damp retention.

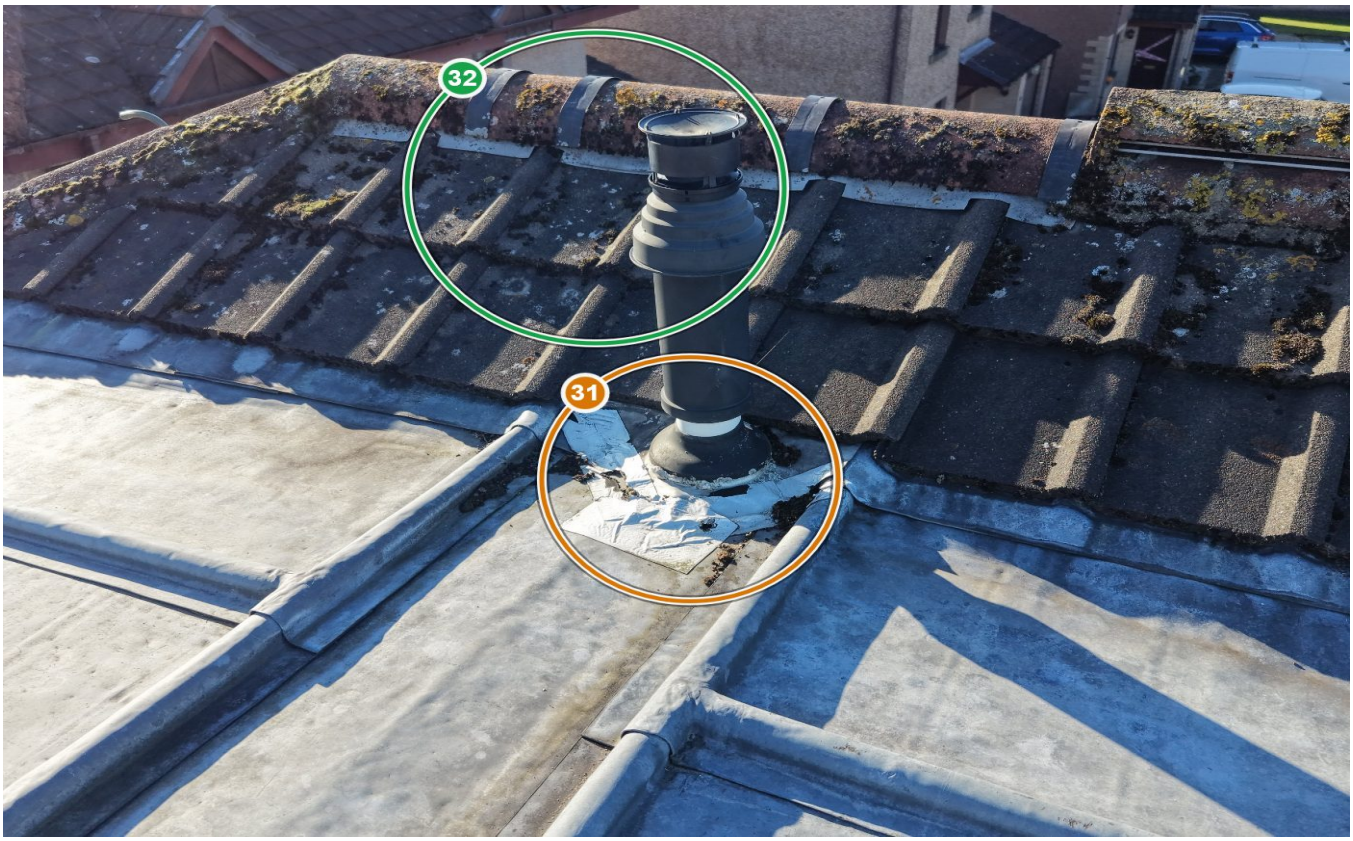
30. Sealant repair at flue flashing

LOW · FLASHING / LEAD

White sealant or mastic coating is visible around the base and collar of the metal flue pipe penetrating the lower pitch, indicating a previous maintenance patch.

Recommended action: Inspect the flue weathering collar and lead slate upstand closely to verify the mechanical seal is watertight without reliance on topical sealant.

Aerial photograph



31. Temporary flashing tape at flue penetration

MODERATE · FLASHING / LEAD

A temporary foil-backed adhesive flashing tape (Flashband) has been applied around the upstand base of the flue terminal where it meets the lead rolls and tile abutment, showing wrinkling and lifted edges.

Recommended action: Strip the temporary adhesive tape and install a permanent, properly welded Code 4/5 lead slate or proprietary flashing collar dressed correctly into the lead roof and beneath the tile courses.

32. Moss growth on ridge and tile channels

LOW · MOSS & DEBRIS

Moss cushions and lichen have colonised the mortar joints of the ridge line and the interlocks and watercourses of the concrete roof tiles.

Recommended action: Carefully remove moss and organic debris by hand scraping, and treat the affected tiles and ridge line with an approved biocide wash.

Aerial photograph



33. Failed flashing repair at vent pipe

HIGH · FLASHING / LEAD

A temporary adhesive flashing tape (Flashband) repair around the base of the soil vent pipe penetration is failing, with extensive wrinkling, edge detachment, tearing, and degraded sealant beneath.

Recommended action: Strip away the failed tape and install a permanent, code-compliant lead slate penetration detail with an appropriate weathering collar (EPDM rubber boot or welded lead collar).

Aerial photograph



34. Weathered ridge mortar bedding

LOW · RIDGE & HIP

The mortar bedding beneath the concrete ridge tiles is heavily weathered, cracked, and extensively colonised by moss, risking water penetration and loose units.

Recommended action: Rake out degraded bedding mortar and repoint the ridge tiles with a suitable roofing mix, or convert to a ventilated dry-ridge system.

35. Moss build-up at lead apron

LOW · MOSS & DEBRIS

Loose clumps of moss and organic detritus have settled directly over the lead apron flashing and the bottom tile discharge point.

Recommended action: Clear all accumulated moss and debris from the lead flashing and water channels to prevent water damming and moisture retention.

36. Lead strap repair on hip

LOW · RIDGE & HIP

A lead strap or tingle has been dressed over a lower hip tile, indicating a historical repair to restrain a cracked or loose unit.

Recommended action: Inspect the hip tile beneath the lead strap to confirm it is fully intact and securely bedded; replace the tile if fractured.

37. Moss growth on concrete tiles

LOW · MOSS & DEBRIS

Scattered moss cushions and lichen growth are present across the tile pans and interlocks on the lower pitch, which will eventually migrate into gutters.

Recommended action: Carefully scrape moss from the tile surfaces and apply a biocide wash to inhibit future growth.

Aerial photograph



38. Weathered mortar bedding to main hip

MODERATE · RIDGE & HIP

The mortar bedding along the prominent right-hand hip is heavily weathered and colonized with moss, presenting a risk of water ingress and loosened hip tiles over time.

Recommended action: Rake out deteriorated mortar along the hip line and re-bed in fresh sand-cement mortar, or consider upgrading to a dry-fix hip system.

39. Weathered left hip mortar bedding

LOW · RIDGE & HIP

The hip tiles along the left-hand verge/hip junction show localized mortar erosion and patchy biological growth along the bedded edges.

Recommended action: Check adhesion of hip tiles during maintenance and repoint any cracked or missing mortar sections.

Aerial photograph



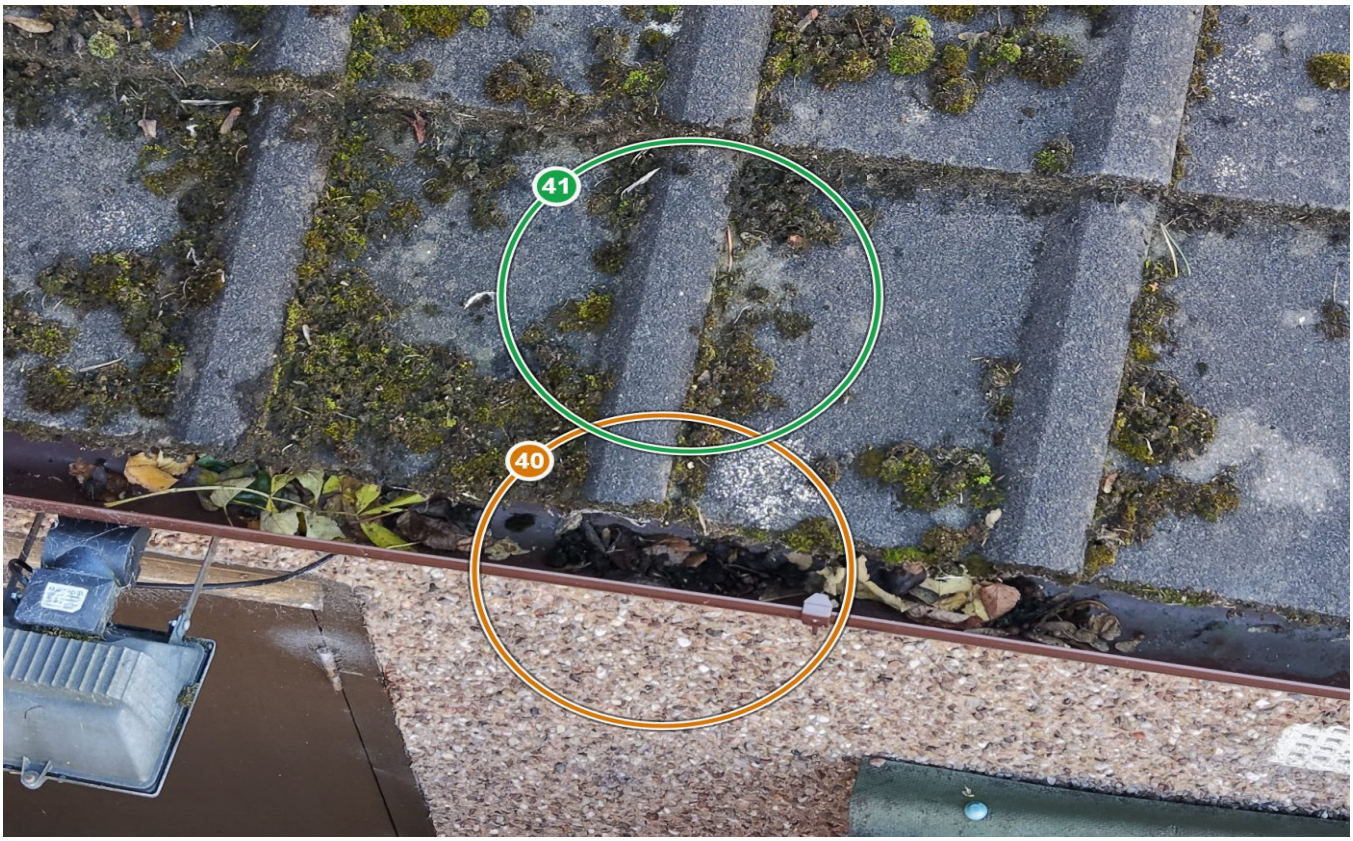
No defects identified in this photograph.

Aerial photograph



No defects identified in this photograph.

Aerial photograph



40. Blocked eaves gutter

MODERATE · GUTTERING

The eaves gutter is heavily congested with decaying leaf litter, moss wash-off, and silt, impeding rainwater drainage. Image quality note: heavy moss/lichen hides the tile courses — confirm on a closer or clearer inspection.

Recommended action: Thoroughly clean and clear out the guttering and test downpipes to ensure unrestricted rainwater flow.

41. Heavy moss growth on tiles

LOW · MOSS & DEBRIS

Dense moss cushions and lichen are established in the tile channels, laps, and surfaces, trapping moisture and shedding debris into the gutters. Image quality note: heavy moss/lichen hides the tile courses — confirm on a closer or clearer inspection.

Recommended action: Arrange for gentle scraping and manual removal of moss build-up, followed by a fungicidal wash to inhibit regrowth.

Scope & limitations

- Findings are based on high-resolution aerial imagery captured on 2026-11-01.
- No internal, loft or close-contact inspection was carried out unless stated.
- Concealed areas, and areas obscured by weather or vegetation, cannot be assessed.
- Confirm defects by close inspection before ordering or pricing remedial works.

Our inspections use high-resolution drone imagery and AI-assisted analysis to identify potential roof defects. Findings are subject to review and are based on visible conditions at the time of inspection. Lothian Drones is independent of roofing contractors and does not undertake roofing repairs.