ROOFCLARITY REPORT

SAMPLE REPORT

Property Address	Sample residential property, Merseyside
Inspection Date	31 October 2026
Inspection Method	External visual inspection using drone imagery
Report Reference	RC-SAMPLE-001

INSPECTION SUMMARY

At a glance: In the areas photographed, the main roof tiles appear generally in place. Cracking is visible around both chimney tops (1–2), while mortar is worn or missing at four marked hip and ridge locations (3–6). Small plants are also growing beside some hip tiles.

Priority for follow-up: Ask a roofer to inspect the marked areas at close range before deciding what repairs are needed. Drone photographs cannot confirm whether water is getting in or whether individual tiles and chimney pots are securely fixed.



ROOF OVERVIEW



What the numbers show

1–2 · Chimney tops
Cracks around the chimney pots and in parts of the upper brickwork.

3–6 · Hip tiles and ridge junction
Cracked or missing mortar, with plant growth visible in some areas.

Each number marks a location shown in more detail on the following pages.

1–2 · CHIMNEY TOPS



1 · Left chimney stack

Cracks are visible in the flaunching around the pots. A brick in the top course also appears cracked at the corner closest to the camera.



2 · Right chimney stack

A prominent crack runs through the flaunching and appears to continue into the top course of brickwork, where the mortar joint is also cracked. A gap is visible between the flaunching and the chimney pot on the left side of the photograph.

What is flaunching?
Flaunching is the sloping layer of mortar on top of a chimney stack, around the chimney pots. It helps shed rainwater away from the top of the stack and keeps the pots seated.

Why it matters
As flaunching weathers and cracks, rainwater may enter the masonry beneath it. Moisture can sometimes travel further down the chimney and appear as damp staining indoors, although the photographs cannot tell us whether that is happening here. Deteriorating mortar may also affect how securely the chimney pots are seated.

Next step
Ask a roofer to inspect the flaunching on both chimney stacks at close range. They can check the extent of the cracking, whether the pots remain secure, and whether the mortar needs local repair or renewal. The visible crack in the brickwork should also be assessed separately.

3–4 · HIP TILES AND RIDGE JUNCTION



3 · Plants along the hip tiles

Small plants are growing in gaps beside the hip tiles. Their presence suggests there is space for them to take hold, but the photographs cannot show how deep the gaps are or whether the roots have caused further damage. The mortar and tiles should be checked at close range.



4 · Gaps at the hip and ridge junction

Several gaps are visible in the mortar around this junction, where the hip tiles meet the ridge tiles. The mortar appears to have broken away in more than one place.

5–6 · HIP TILES



5 · Mortar breaking away from the hip tiles

The mortar along this section of hip tiles is heavily cracked and has broken away in places. Gaps are visible between the remaining mortar and the tiles.



6 · Mortar breaking away from the hip tiles

The same deterioration is visible at another roof corner: the mortar is cracked, missing in places and no longer sits closely against the hip tiles.

What are hip tiles and the ridge junction?
Hip tiles cover the sloping outside corners of the roof. Ridge tiles run along its highest line. Where these lines meet, the tiles and the material around them help protect the joint beneath from the weather.

Why it matters
When mortar wears away, the tiles may become less secure and the joint beneath may be more exposed to rain. Plants growing in a gap can be a sign that this area needs attention. The photographs cannot show whether any of these tiles are loose or whether water has entered the roof.

Next step
Ask a roofer to inspect the marked areas up close, remove the plant growth and check the condition and fixing of the tiles. They can then advise which sections need repair and whether any tiles need to be lifted and securely refitted.

WHAT TO DO NEXT

Getting repair quotes

1. Share the findings
You can send this report and the relevant photographs to roofers when asking for an initial estimate. The numbered roof overview helps them see where each concern is located.

2. Ask for a close-up inspection
Drone photographs show what is visible from outside, but they cannot confirm whether tiles or chimney pots are secure, or what is happening beneath them. A roofer should check the marked areas before recommending a repair.

3. Compare the proposed work
Ask each roofer to explain which areas they would repair, what work is included and whether access equipment is needed. This makes it easier to compare quotes that cover the same work.

Keep this report and the original photographs as a record of the roof's visible condition on the inspection date.

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