



PROPERTY INSPECTED

Sample Property

Greater Toronto Area, ON

SAMPLE REPORT · CLIENT DETAILS REMOVED

Aerial Roof Inspection Report

Visual condition assessment from high-resolution drone imagery, with findings rated by severity and recommended actions.

Report no.	DHX-SAMPLE
Prepared for	Sample Client
Flight date	January 7, 2022
Report date	October 18, 2026
Overall condition	Fair

SECTION 1

Inspection Summary

Property	Sample Property, Greater Toronto Area, ON
Property type	Attached brick townhouse block
Prepared for	Sample Client
Flight date / time	January 7, 2022, 11:21 AM – 12:01 PM
Conditions	Clear and sunny; light snow on surrounding roofs
Aircraft / camera	Autel Robotics drone (XT705 camera, 20 MP)
Images captured	135 (selection shown in this sample)
Site coordinates	Withheld for privacy

OVERALL ROOF CONDITION

Fair

Poor

Fair

Good

Excellent

Findings by severity

1 HIGH

4 MODERATE

2 LOW

1 MAINTENANCE

1 MONITOR

Summary of condition

The roof is a mansard-style design with steep asphalt-shingle slopes on the front and rear, gable dormers on the street side, and a low-slope granulated modified-bitumen membrane across the top. At the time of the flight, no missing shingles, open holes, torn membrane or ponding water were visible, and the roof appeared to be doing its basic job. However, the imagery shows several items that commonly lead to leaks if left unattended: an open membrane edge at the end-wall corners, lifted ridge caps on the dormers, sealant-dependent repairs and exposed fasteners on the front slope and transition flashing, and many patched penetrations. Rear gutters also need cleaning. None of the findings is an emergency, but the High and Moderate items should be addressed by a qualified roofer before the next freeze-thaw season.

Priority items

ID	Finding	Severity	Timeframe
F1	Open / deteriorated membrane edge at end-wall corners	HIGH	Within 30 days / before winter
F2	Lifted / misaligned ridge-cap shingles on gable dormers	MODERATE	Within 3 months
F3	Previous shingle repairs with exposed fasteners / sealant dabs	MODERATE	Within 3 months
F4	Transition flashing relies on exposed fasteners and sealant	MODERATE	Within 3–6 months
F5	Numerous patched penetrations and target patches on the membrane	MODERATE	Within 6 months; monitor annually

SECTION 2

Findings at a Glance

ID	Finding	Location	Severity	Page
F1	Open / deteriorated membrane edge at end-wall corners	Low-slope upper roof – end wall perimeter (gable-end corner)	HIGH	5
F2	Lifted / misaligned ridge-cap shingles on gable dormers	Front mansard slope – gable dormer ridges	MODERATE	6
F3	Previous shingle repairs with exposed fasteners / sealant dabs	Front mansard slope – between dormers	MODERATE	7
F4	Transition flashing relies on exposed fasteners and sealant	Rear mansard slope – metal transition flashing at top edge	MODERATE	8
F5	Numerous patched penetrations and target patches on the membrane	Low-slope upper roof – full length	MODERATE	9
F6	Eavestroughs with debris, granule build-up and staining	Rear lower eave and dormer gutters	MAINTENANCE	10
F7	Box vent flanges with exposed fasteners	Rear mansard slope – static box vents	LOW	11
F8	Corroding fasteners on fascia and gable-end trim	End wall – fascia, rake and gable-end metal trim	LOW	12
F9	Light-coloured deposits along valley lines	Front mansard slope – closed-cut valleys at dormers	MONITOR	13

Severity scale

CRITICAL	Active failure or safety hazard (e.g. missing roof sections, open holes, structural concern). Immediate action required.
HIGH	Defect likely to allow water entry in the near term. Repair within 30 days or before the next storm or winter season.
MODERATE	Developing issue that will worsen if left unattended. Repair within 3–6 months.
LOW	Minor defect with limited short-term risk. Address within 12 months or with other work.
MAINTENANCE	Routine upkeep item (cleaning, sealing, debris removal).
MONITOR	Condition could not be confirmed from imagery. Verify at the next inspection.

SECTION 3

Roof Overview

The roof areas below were captured during the flight. Each finding in this report refers to one of these areas.



Front (street-side) mansard slope

Steep-slope 3-tab asphalt shingles (blue-grey) with a row of brick gable dormers, closed-cut valleys and small dormer gutters.

Photo 3



Low-slope upper roof

Granulated modified-bitumen (torch-on/cap sheet) membrane in parallel runs, with plumbing-stack penetrations and multiple rectangular target patches.

Photo 49



Rear (yard-side) mansard slope

Steep-slope architectural (laminated) asphalt shingles with a row of static box vents and a metal transition flashing at the top edge.

Photo 73



Perimeter, trim & drainage

Pre-finished metal fascia, rake and gable-end trim on brick walls; aluminium eavestroughs and downspouts at the eaves.

Photo 111

SECTION 4 · DETAILED FINDINGS

F1 Open / deteriorated membrane edge at end-wall corners

HIGH

Low-slope upper roof – end wall perimeter (gable-end corner)

WHAT WE OBSERVED

Along the perimeter edge of the low-slope membrane at the end wall, the membrane edge is irregular and appears lifted, with dark exposed bitumen and small openings visible where the membrane meets the metal edge flashing – most noticeably at the corner where the roof plane changes direction.

WHY IT MATTERS

Open membrane edges allow wind-driven rain and meltwater to get under the membrane and behind the fascia. This is a common entry point for leaks into the top-floor ceiling and wall cavities, and can lead to wind uplift of the membrane during storms.

RECOMMENDED ACTION

Have a roofing contractor re-adhere and seal the membrane edge (heat-weld or approved flashing cement and a membrane strip-in) along the full end-wall perimeter, and check the metal edge flashing fasteners.

Timeframe: Within 30 days / before winter



F1.1 – Lifted, open membrane edge at the corner of the end wall.

Photo 102



F1.2 – Irregular edge with exposed bitumen along the perimeter flashing.

Photo 103

SECTION 4 · DETAILED FINDINGS

F2 Lifted / misaligned ridge-cap shingles on gable dormers

MODERATE

Front mansard slope – gable dormer ridges

WHAT WE OBSERVED

Several ridge-cap shingles on the dormer ridges are raised or out of line, particularly near the dormer peak and where the dormer ridge ties into the main slope. The cap shingles do not appear fully sealed down.

WHY IT MATTERS

Unsealed ridge caps are vulnerable to wind blow-off and let water reach the ridge nails and roof deck. Dormer ridges are exposed and often the first place shingles are lost in high winds.

RECOMMENDED ACTION

Re-seal lifted ridge caps with roofing cement and replace any cracked or deformed caps. Inspect all dormer ridges in the row for the same condition.

Timeframe: Within 3 months



F2.1 – Raised ridge-cap shingle at the dormer ridge.

Photo 25



F2.2 – Raised cap shingles where the dormer ridge ties into the main slope.

Photo 9

SECTION 4 · DETAILED FINDINGS

F3 Previous shingle repairs with exposed fasteners / sealant dabs

MODERATE

Front mansard slope – between dormers

WHAT WE OBSERVED

Numerous light-coloured spots arranged in vertical lines are visible on the shingle tabs, consistent with exposed (face-nailed) fasteners or sealant dabs from past repairs. Darker replacement shingles that do not match the surrounding field, and a section with a visible tar line across the tabs, also indicate previous patching.

WHY IT MATTERS

Exposed fasteners and surface sealant are not a permanent watertight repair. Sealant shrinks and cracks with UV exposure and freeze-thaw cycles, and each exposed nail is a potential leak point. Clusters of repairs can also indicate a recurring problem area.

RECOMMENDED ACTION

Have a roofer verify the repairs up close. Replace face-nailed shingles with properly nailed, sealed shingles, or at minimum re-seal all exposed fastener heads. Ask the owner or previous contractor whether there is a history of leaks in this area.

Timeframe: Within 3 months



F3.1 – Rows of exposed fasteners / sealant dabs and a mismatched replacement shingle.

Photo 20



F3.2 – Repaired shingles with face nails and a visible tar line.

Photo 23

SECTION 4 · DETAILED FINDINGS

F4 Transition flashing relies on exposed fasteners and sealant

MODERATE

Rear mansard slope – metal transition flashing at top edge

WHAT WE OBSERVED

The metal flashing where the steep rear slope meets the low-slope roof is face-fastened, with the fastener heads covered in sealant dabs. Some sealant has weathered, a few flashing laps are raised or buckled, and minor dents are visible along its length.

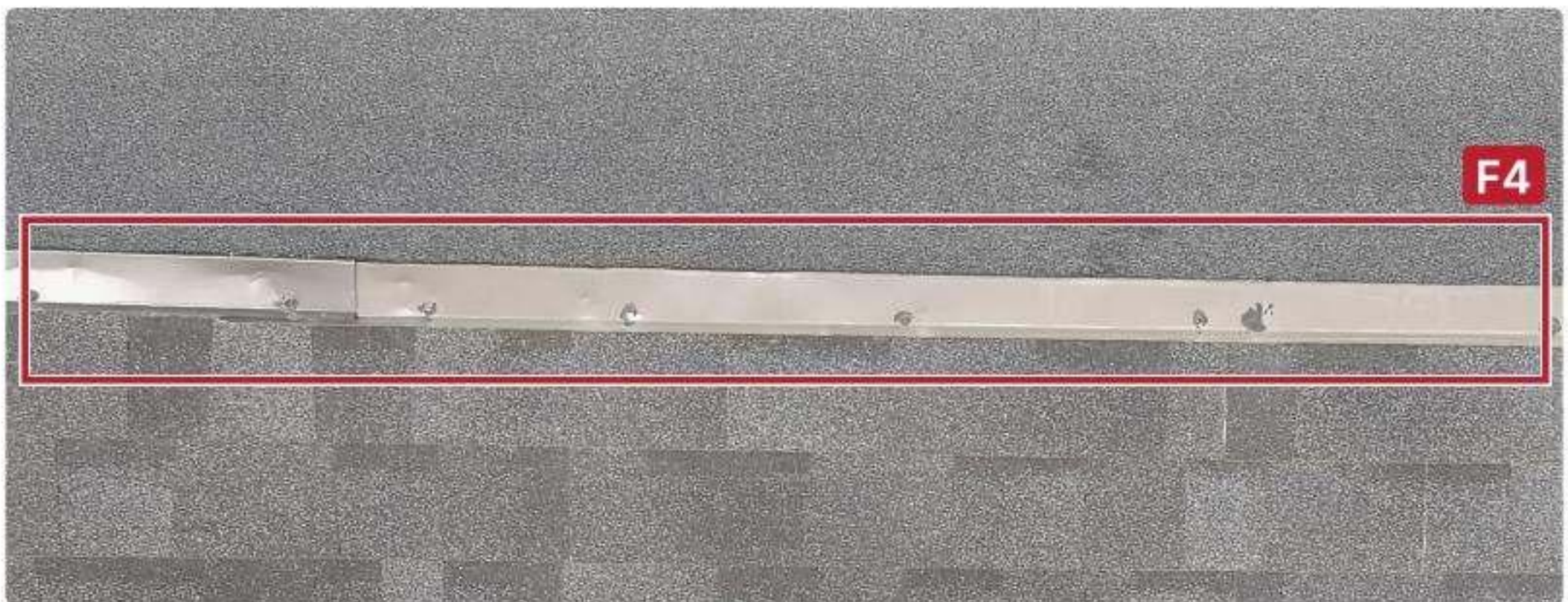
WHY IT MATTERS

This transition handles all of the water running off the upper roof. If the sealant fails or a lap opens, water can get behind the flashing and into the wall/roof junction, which is difficult to trace once it leaks inside.

RECOMMENDED ACTION

Re-seal all exposed fasteners with a compatible sealant, re-secure and seal raised lap joints, and plan for re-flashing this transition when the low-slope membrane is next replaced.

Timeframe: Within 3–6 months



F4.1 – Face-fastened transition flashing with sealant-covered fasteners and dents.

Photo 62



F4.2 – Raised / buckled flashing lap joint.

Photo 120

SECTION 4 · DETAILED FINDINGS

F5 Numerous patched penetrations and target patches on the membrane

MODERATE

Low-slope upper roof – full length

WHAT WE OBSERVED

The low-slope membrane has many rectangular and rounded target patches (likely over removed vents or previous repairs) and large patches around each plumbing stack. The patch edges are sealed with flashing cement that appears weathered and uneven in places.

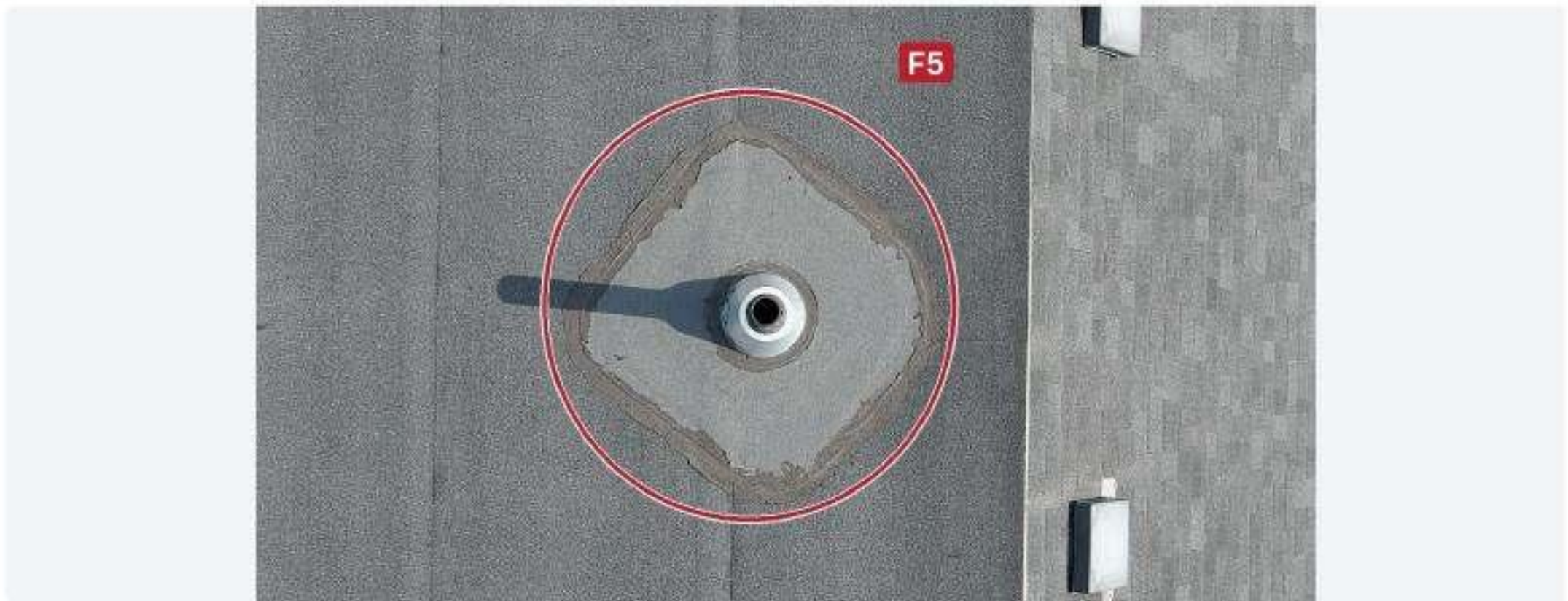
WHY IT MATTERS

Patch edges are the weakest points of a membrane roof. As the sealant ages it can crack and open, allowing water under the patch. The number of patches also indicates the membrane has been repaired many times and may be in the later part of its service life.

RECOMMENDED ACTION

Have each patch and stack flashing probed and re-sealed where the edge is open or cracked. Include the low-slope roof in annual maintenance and start budgeting for membrane replacement.

Timeframe: Within 6 months; monitor annually



F5.1 – Patched plumbing-stack penetration with weathered sealant edge.

Photo 56



F5.2 – Rectangular target patch on the membrane.

Photo 55

SECTION 4 · DETAILED FINDINGS

F6 Eavestroughs with debris, granule build-up and staining

MAINTENANCE

Rear lower eave and dormer gutters

WHAT WE OBSERVED

The rear eavestroughs contain sediment, shingle granules and organic debris, with dark staining along the trough. Small dormer gutters on the front slope also show debris.

WHY IT MATTERS

Blocked gutters overflow onto the brick and foundation, and in winter can cause ice damming at the eaves, forcing water back under the shingles.

RECOMMENDED ACTION

Clean and flush all eavestroughs and downspouts, confirm downspouts are discharging away from the building, and repeat cleaning each spring and fall.

Timeframe: Next routine maintenance (spring/fall)



F6.1 – Sediment and debris in the rear eavestrough.

Photo 88



F6.2 – Debris in a dormer-level gutter.

Photo 14

SECTION 4 · DETAILED FINDINGS

F7 Box vent flanges with exposed fasteners

LOW

Rear mansard slope – static box vents

WHAT WE OBSERVED

The lower flanges of several box vents are fastened through the face with sealant dabs over the fasteners. The vents themselves appear intact and undamaged.

WHY IT MATTERS

Low risk at present, but exposed fasteners on vent flanges can leak once the sealant ages.

RECOMMENDED ACTION

Re-seal exposed vent flange fasteners during routine maintenance.

Timeframe: Within 12 months



F7.1 – Face-fastened lower flange on a box vent.

Photo 122

SECTION 4 · DETAILED FINDINGS

F8 Corroding fasteners on fascia and gable-end trim

LOW

End wall – fascia, rake and gable-end metal trim

WHAT WE OBSERVED

Rust-coloured staining is visible at several exposed screw heads on the pre-finished metal trim.

WHY IT MATTERS

Mainly cosmetic, but corroding fasteners can loosen over time and allow trim to lift in high winds.

RECOMMENDED ACTION

Replace corroded screws with stainless or colour-matched coated fasteners when other repairs are carried out.

Timeframe: Within 12 months



F8.1 – Rust-stained screw heads on the gable-end trim.

Photo 102

SECTION 4 · DETAILED FINDINGS

F9 Light-coloured deposits along valley lines

MONITOR

Front mansard slope – closed-cut valleys at dormers

WHAT WE OBSERVED

Light deposits are visible along the cut edges of the closed-cut valleys beside each dormer. Given the winter flight date, these are most likely residual frost or snow, but this could not be confirmed from the imagery.

WHY IT MATTERS

If the deposits are frost/snow, there is no concern. If they are sealant or areas of granule loss, the valleys should be checked, as valleys carry concentrated water flow.

RECOMMENDED ACTION

Confirm the condition of the valleys during the next on-roof visit or follow-up flight in clear, snow-free conditions.

Timeframe: Next inspection



F9.1 – Light deposits along the valley cut line.

Photo 30

SECTION 5

Recommended Action Plan

Within 30 days	F1 Open / deteriorated membrane edge at end-wall corners	HIGH
Within 3–6 months	F2 Lifted / misaligned ridge-cap shingles on gable dormers	MODERATE
	F3 Previous shingle repairs with exposed fasteners / sealant dabs	MODERATE
	F4 Transition flashing relies on exposed fasteners and sealant	MODERATE
	F5 Numerous patched penetrations and target patches on the membrane	MODERATE
Within 12 months	F7 Box vent flanges with exposed fasteners	LOW
	F8 Corroding fasteners on fascia and gable-end trim	LOW
Routine maintenance	F6 Eavestroughs with debris, granule build-up and staining	MAINTENANCE
Next inspection	F9 Light-coloured deposits along valley lines	MONITOR

All repairs should be carried out by a qualified, insured roofing contractor. We recommend sharing this report with the contractor so they can confirm each item on the roof and provide a quotation.

Areas in Good Condition

- ✓ No missing, torn or displaced field shingles were observed on either mansard slope.
- ✓ Rear architectural shingles appear uniform, flat and well-sealed, with good granule coverage.
- ✓ Low-slope membrane shows good granule coverage with no visible blistering, ridging, splits or ponding water.
- ✓ Plumbing stacks have flashings in place and box vents are intact with no visible damage.
- ✓ Brick masonry, soffit, fascia and gable trim appear generally sound at the roof line.

APPENDIX A

Selected Inspection Photos (1 of 5)



Photo 1
Front mansard slope & dormers



Photo 2
Front mansard slope & dormers



Photo 3
Front mansard slope & dormers



Photo 7
Front mansard slope & dormers



Photo 8
Front mansard slope & dormers



Photo 9 · F2
Front mansard slope & dormers

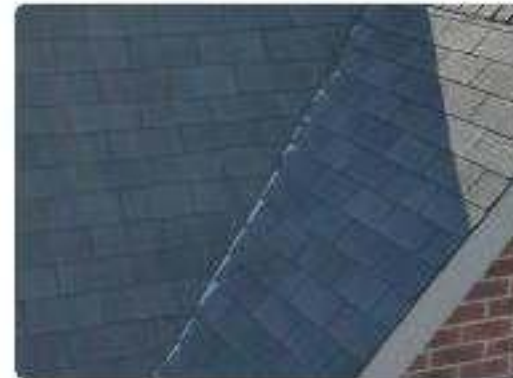


Photo 10
Front mansard slope & dormers



Photo 11
Front mansard slope & dormers



Photo 12
Front mansard slope & dormers



Photo 13
Front mansard slope & dormers



Photo 14 · F6
Front mansard slope & dormers



Photo 18
Front mansard slope & dormers



Photo 19
Front mansard slope & dormers



Photo 20 · F3
Front mansard slope & dormers



Photo 21
Front mansard slope & dormers

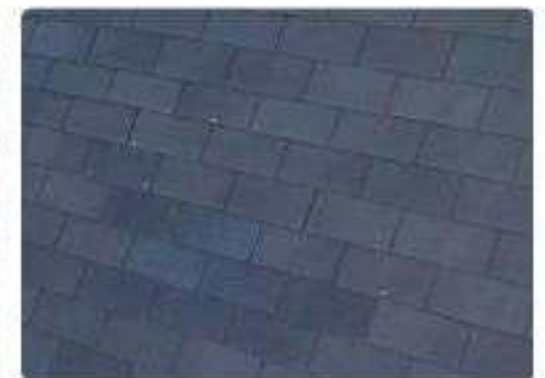


Photo 22
Front mansard slope & dormers



Photo 23 · F3
Front mansard slope & dormers



Photo 25 · F2
Front mansard slope & dormers



Photo 26
Front mansard slope & dormers



Photo 27
Front mansard slope & dormers

APPENDIX A

Selected Inspection Photos (2 of 5)



Photo 28
Front mansard slope & dormers



Photo 29
Front mansard slope & dormers

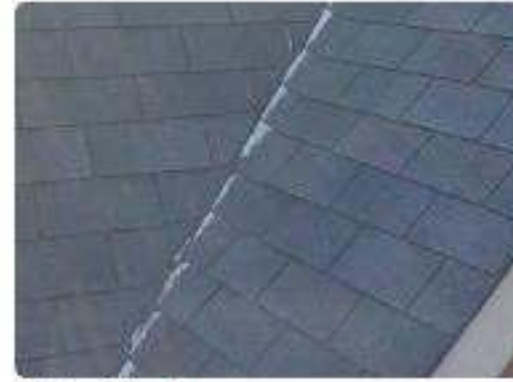


Photo 30 - F9
Front mansard slope & dormers



Photo 31
Front mansard slope & dormers



Photo 32
Front mansard slope & dormers



Photo 33
Front mansard slope & dormers



Photo 34
Front mansard slope & dormers



Photo 35
Front mansard slope & dormers



Photo 42
Upper roof & end wall overview



Photo 43
Upper roof & end wall overview



Photo 44
Upper roof & end wall overview



Photo 45
Upper roof & end wall overview



Photo 46
Upper roof & end wall overview



Photo 47
Upper roof & end wall overview



Photo 49
Low-slope membrane



Photo 50
Low-slope membrane



Photo 51
Low-slope membrane



Photo 52
Low-slope membrane



Photo 53
Low-slope membrane



Photo 54
Low-slope membrane

APPENDIX A

Selected Inspection Photos (3 of 5)



Photo 55 · F5
Low-slope membrane



Photo 56 · F5
Low-slope membrane



Photo 57
Rear mansard slope & transition



Photo 58
Rear mansard slope & transition



Photo 59
Rear mansard slope & transition



Photo 60
Rear mansard slope & transition



Photo 61
Rear mansard slope & transition



Photo 62 · F4
Rear mansard slope & transition



Photo 63
Rear mansard slope & transition



Photo 64
Rear mansard slope & transition



Photo 65
Rear mansard slope & transition



Photo 66
Rear mansard slope & transition



Photo 67
Rear mansard slope & transition



Photo 68
Rear mansard slope & transition



Photo 71
Rear mansard slope & transition



Photo 72
Rear mansard slope & transition



Photo 73
Rear mansard slope & transition



Photo 76
Rear mansard slope & transition



Photo 79
Rear mansard slope & transition



Photo 80
Rear mansard slope & transition

APPENDIX A

Selected Inspection Photos (4 of 5)



Photo 81
Rear mansard slope & transition



Photo 82
Rear mansard slope & transition



Photo 83
Rear mansard slope & transition



Photo 84
Rear mansard slope & transition



Photo 85
Rear eave & eavestroughs



Photo 86
Rear eave & eavestroughs



Photo 87
Rear eave & eavestroughs



Photo 88 · F6
Rear eave & eavestroughs



Photo 93
Low-slope membrane



Photo 94
Low-slope membrane



Photo 95
Low-slope membrane



Photo 100
End wall, rake & perimeter



Photo 101
End wall, rake & perimeter



Photo 102 · F1, F8
End wall, rake & perimeter



Photo 103 · F1
End wall, rake & perimeter



Photo 104
End wall, rake & perimeter



Photo 111
End wall, rake & perimeter



Photo 117
Rear slope close-ups



Photo 118
Rear slope close-ups



Photo 119
Rear slope close-ups

APPENDIX A

| Selected Inspection Photos (5 of 5)



Photo 120 · F4
Rear slope close-ups



Photo 121
Rear slope close-ups



Photo 122 · F7
Rear slope close-ups



Photo 123
Rear slope close-ups



Photo 124
Rear slope close-ups



Photo 125
Rear slope close-ups



Photo 126
Rear slope close-ups

APPENDIX B

I Scope, Limitations & Disclaimer

This report is a visual assessment based solely on drone imagery captured on the flight date stated. It records the conditions visible in that imagery at that time. Conditions may have changed since the flight.

The inspection is non-invasive. No physical contact was made with the roof surface, and no moisture testing, thermal imaging, core sampling or interior/attic inspection was carried out unless explicitly stated. Concealed defects, including deck rot, underlayment failure, interior leaks or defects hidden by snow, debris or shadow, may not be detected.

Findings and severity ratings reflect the professional judgement of the inspector based on what is visible. They are not a guarantee or warranty of the roof's condition, watertightness or remaining service life. This report is not an engineering assessment, a building-code compliance review or an insurance adjustment.

All repairs should be confirmed on-site and carried out by a qualified, licensed and insured roofing contractor. Any timeframes given are general guidance to help prioritise work.

This report was prepared for the client named on the cover and may not be relied upon by third parties without written consent from DroneHubX. Flights were conducted in accordance with Transport Canada RPAS regulations (CARs Part IX).

Prepared by

DroneHubX – Aerial Exploration Services
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Inspector / RPAS pilot

Date