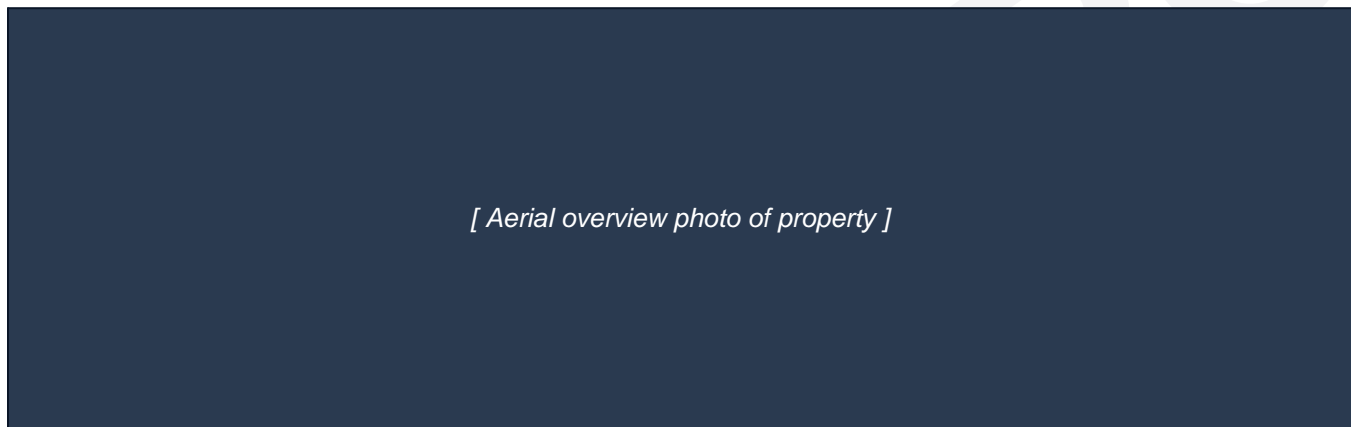


ROOFTOP DRONE TECHS

Roof Condition Inspection Report

Aerial drone inspection · Transport Canada Advanced RPAS certified



PROPERTY ADDRESS 123 Maplewood Drive Toronto, ON M4N 3K2	INSPECTION DATE April 15, 2026
WEATHER CONDITIONS Partly cloudy, 12°C Wind 8 km/h	REPORT ID RDT-SAMPLE-001
INSPECTOR Transport Canada Advanced RPAS Certified	REPORT GENERATED April 17, 2026

OVERALL ROOF CONDITION



Serviceable with issues requiring attention within 12-24 months. No immediate repairs required.

CONFIDENTIAL — PREPARED FOR PROPERTY OWNER

Executive Summary

This report documents the condition of the roof at **123 Maplewood Drive, Toronto, ON** based on aerial imagery captured by a Transport Canada Advanced RPAS certified drone on April 15, 2026. Total flight time: **32 minutes**. **147 high-resolution images** captured across all roof planes, including all slopes, ridges, valleys, flashings, gutters, vents, skylights, and the chimney.

147 PHOTOS CAPTURED	32 min FLIGHT TIME	3 ISSUES IDENTIFIED	0 IMMEDIATE REPAIRS
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Key Findings

3 areas of concern identified	1 moderate, 2 minor
Overall roof condition: FAIR	Serviceable but with issues requiring attention within 12-24 months
No issues requiring immediate repair	No active leaks, structural concerns, or safety hazards observed
Estimated remaining service life: 8-12 years	Subject to weather exposure and ongoing maintenance

Scope reminder. This report documents visible roof conditions from aerial imagery. It is **not** a licensed home inspection, structural assessment, warranty, insurance determination, or repair estimate. See page 8 for full methodology and limitations.

Orthomosaic Overview

Top-down composite view of the entire roof, assembled from overlapping aerial photographs. Issue locations are marked on the imagery and detailed on the following pages.



Composite top-down view assembled from 147 overlapping aerial photographs. Scale approximate. North is up.

Annotation Legend

Red — Issue requiring attention soon

Yellow — Wear item, monitor

Green — Good condition, no concern

Findings Detail

The following items were identified during inspection. Each finding includes location, severity, observation notes, and supporting imagery.

ISSUE 1

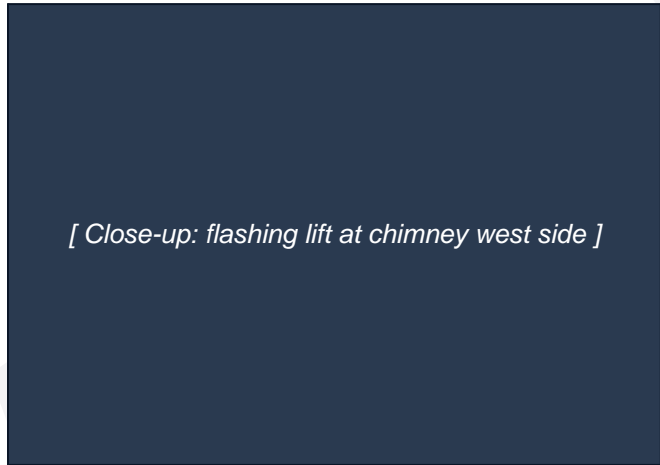
MODERATE

Flashing lift at chimney base

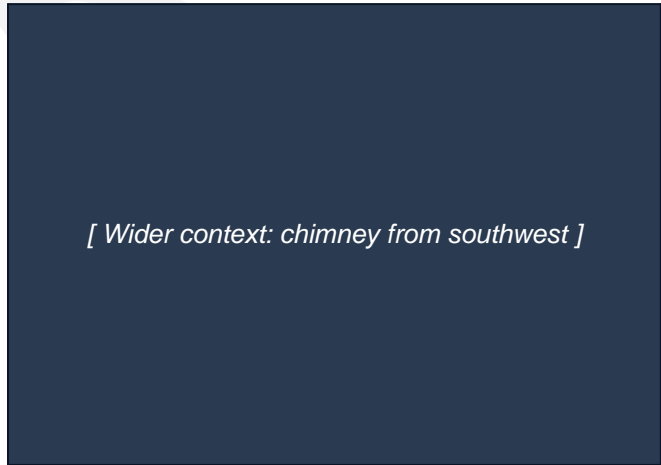
LOCATION South-facing slope, west side of chimney

OBSERVATION

Flashing has lifted approximately 3-5 mm at the west side of the chimney. No active water ingress observed at the time of inspection, but this represents a likely future entry point for moisture during driving rain or wind-driven precipitation. The lifted section is approximately 18 cm in length. **Recommendation:** re-seal flashing-to-masonry joint within 12 months. A licensed roofer can typically address this with fresh sealant and counter-flashing inspection.



[Close-up: flashing lift at chimney west side]



[Wider context: chimney from southwest]

ISSUE 2

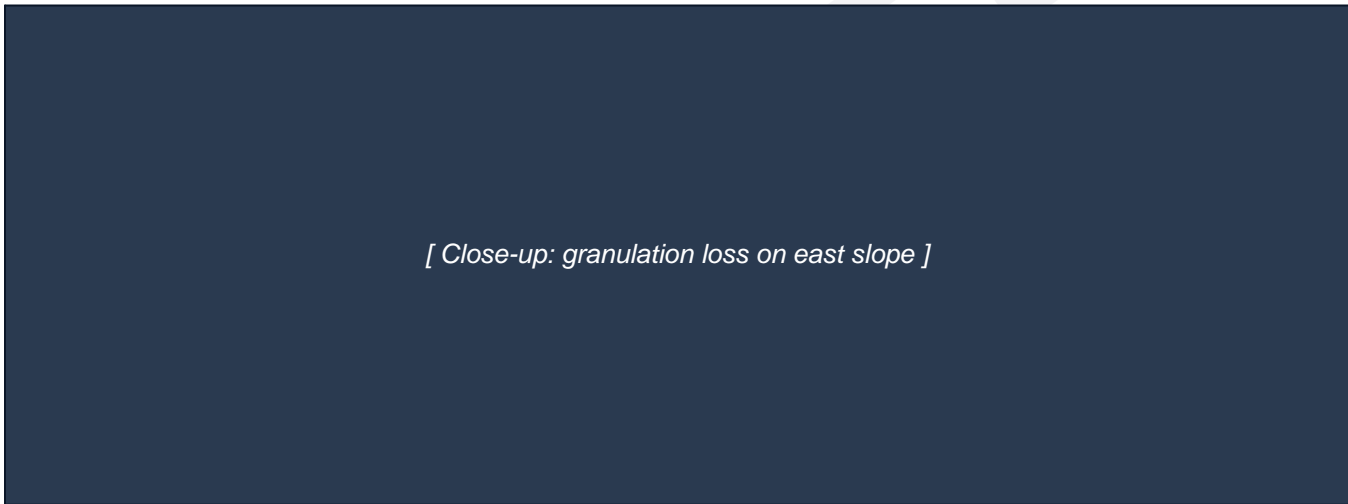
MINOR

Granulation loss on shingles

LOCATION East slope, lower third (gutter line area)

OBSERVATION

Moderate granulation loss visible across approximately 40 sq ft of shingles on the eastern slope, concentrated near the gutter line. This is typical age-related wear for asphalt shingles of this apparent age (~12-15 years). The exposed mat is darker than surrounding shingles but no curling, cupping, or cracking was observed. **Recommendation:** not an immediate concern; however this indicates the roof is in the latter half of its service life. Plan for full re-roofing within the 8-12 year horizon. Continue annual visual checks for accelerated wear in this area.



ISSUE 3

MINOR

Partial blockage in north gutter

LOCATION North-side gutter, near downspout connection

OBSERVATION

Debris accumulation observed in the north gutter near the downspout connection. Visible organic material (leaves, small branches) is approximately 60% obstructing the channel for a 1-metre stretch leading into the downspout. Standing water residue is visible on the downhill side, suggesting overflow during recent rainfall. **Recommendation:** clean before fall rains. This does not indicate gutter damage — the channel and hangers appear sound. Consider leaf guards if the adjacent maple continues to shed into this run.



General Observations

Items below are not flagged as issues, but are documented for completeness and future reference.

Roof Geometry

Standard gable layout with hip sections on dormers. Two intersecting ridges, four valleys. No unusual transitions or non-standard penetrations.

Ventilation

Three passive ridge vents and two box vents present. Appears adequate for the roof area and attic volume. Ridge vents show no visible damage or screen displacement.

Chimney

Brick chimney in good apparent condition. No obvious mortar joint failures visible from aerial imagery. Cap appears intact. (Note: internal flue and structural assessment is outside the scope of an aerial inspection — see methodology page.)

Skylights

Two skylights on the south slope. Flashing appears intact, glazing is clean and unbroken. No visible seal failure from aerial perspective.

Satellite / Antenna

One satellite dish on east slope. Mount appears properly secured to rafter line; no shingle damage at base.

Surrounding Trees

One mature maple tree on the south side; nearest branches are approximately 3-4 metres from the roof edge. No immediate concern, but pruning before winter is suggested as preventive maintenance — this would also reduce future debris in the north gutter (see Issue 3).

Methodology & Scope

Capture Details

Aircraft	Sub-249 g class drone (DJI Mini 4 Pro or equivalent)
Camera	4K video / 48 MP still capture, mechanical gimbal stabilization
Flight Time	32 minutes (split across 3 battery cycles)
Photos Captured	147 high-resolution stills, plus continuous video
Coverage	All roof planes, ridges, valleys, gutters, penetrations
Compliance	Transport Canada Advanced RPAS certified pilot. Operated under the Canadian Aviation Regulations.
Insurance	Operator carries \$2 million commercial general liability coverage.

Report Generation

Analysis	AI-assisted image review with certified pilot sign-off
Turnaround	48-hour standard from flight date to delivered report
Delivery	PDF report by email; full imagery archive on SD card

Scope & Limitations

This is an aerial visual inspection of the roof exterior. It documents what is visible from above. Specifically, this report is:

- **Not** a licensed home inspection or structural assessment
- **Not** a warranty or guarantee of roof condition
- **Not** an insurance claim certification
- **Not** a repair estimate or quotation

For structural engineering, licensed home inspection, insurance claim documentation, or detailed repair estimates, please engage a qualified licensed professional in that specific field. This report may be used as supporting documentation alongside those specialized assessments, but is not a substitute for them.

Appendix — Photo Index

All 147 high-resolution photographs from this inspection are provided on the included SD card. The table below lists the subset specifically referenced in this report.

PHOTO #	SUBJECT	PAGE REF.
023	Cover page — aerial overview of property	p. 1
041	Orthomosaic composite (assembled from 028-052)	p. 3
072, 073	Issue 1 — flashing lift at chimney base	p. 4
094	Issue 2 — granulation loss on east slope	p. 5
118	Issue 3 — gutter debris, north side	p. 5

Imagery archive. Full set of 147 high-resolution images delivered on SD card with the printed report. A cloud backup is retained for 90 days from the report date and is available on request.

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Aerial roof inspections, done right.

Questions about this report?

Need a second opinion on a specific issue, or curious what an inspection of your own property would look like? Reach out — we are happy to help.

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