RoofDrone AI

HUMAN-REVIEWED

COMPREHENSIVE AERIAL

Roof Health Monitor

Sample Residence · Cedar Ridge

Ohio 45202

ROOF STATUS

REPAIRS RECOMMENDED

71 / 100 · Fair

PROPERTY
305 Cedar Ct
Cedar Ridge, Ohio 45202

INSPECTED
June 29, 2026
7:06 PM EDT

REPORT
RD-DEMO-0241 · Version 3
Approved Jun 30, 2026

INSPECTOR
Olivia Reyes
License DEMO-HI-48213

ROOF
Combination roof
Est. 14 years old

CLIENT
Hannah Wells

Bottom line

REPAIRS RECOMMENDED

Roof health index: Fair (71 / 100)

Two repairs recommended. No safety restriction.

The roof is generally serviceable. Reseal the lifted shingle tabs within 14 days and treat the chimney cap within 30 days. Downspouts were not captured at close range, so they are not scored.

ROOF HEALTH SCORE

71 / 100

Fair

0 100

0	4	70 mph	1
IMMEDIATE REPAIRS	MAINTENANCE ITEMS	PEAK WIND RECORDED	HIGH-RISK FINDINGS
Safety items only	Including 1 urgent	Sep 7, 2024 · 6.8 mi	Of 4 approved findings

Recommended maintenance plan

4 items · most urgent first

1. **Reseal or replace the lifted shingle tabs** — URGENT
   Several tabs on the upper main slope are no longer sealed. Have a roofer reseal or replace them within 14 days so they cannot tear off in high wind.
   Upper main slope · F-01

2. **Treat the chimney cap corrosion** — PRIORITY
   Have a roofer assess the metal cap and its flashing, then clean, coat, or replace the corroded parts within 30 days.
   Chimney cap · F-02

3. **Inspect the skylight perimeter up close** — PRIORITY
   The skylight flashing could not be fully verified from the air. Check the flashing, sealant, and the ceiling below within 90 days.
   Main roof skylight · F-04

4. **Clean the gutter line** — ROUTINE
   Clear the debris from the lower gutter and confirm free drainage within 30 days, before heavy rain.
   Lower gutter edge · F-03

HEALTH OUTLOOK

Completing the maintenance plan is projected to raise the roof health score from 71 to 86.

NOW 71 → TARGET AFTER MAINTENANCE 86

Results

OVERALL ROOF HEALTH **71 / 100** Fair

REPAIRS RECOMMENDED

Health by roof area

Primary roof covering — 68 Poor

Asphalt shingles. Lifted tabs on the upper main slope need repair.

Flashing, valleys & wall transitions — — Not scored

No material findings in reviewed evidence.

Chimneys, skylights & vents — 72 Fair

Corrosion on the chimney cap. The skylight flashing needs a closer look.

Gutters, eaves & downspouts — 81 Good

Debris along the lower gutter line.

PARTIAL COVERAGE · DOWNSPOUTS NOT CAPTURED AT CLOSE RANGE

Weather & environment

Two notable weather events were recorded within 7 miles of the property in the two years before this inspection: 1.75 in hail in May 2025 and 70 mph gusts in September 2024.

Hail
May 18, 2025 · 1.75 in nearby · 4.2 mi

High wind
Sep 7, 2024 · 70 mph gust · 6.8 mi

Weather shown for context only. It does not establish the cause of any finding.

Authentication Matrix

Building GPS
39.10284, −84.51231

Report Timestamp
Jun 29, 2026 · 7:06–7:10 PM EDT

Image Verification
1 capture verified manually

Human review
J. Alvarez · DEMO-HI-11097

Authentication

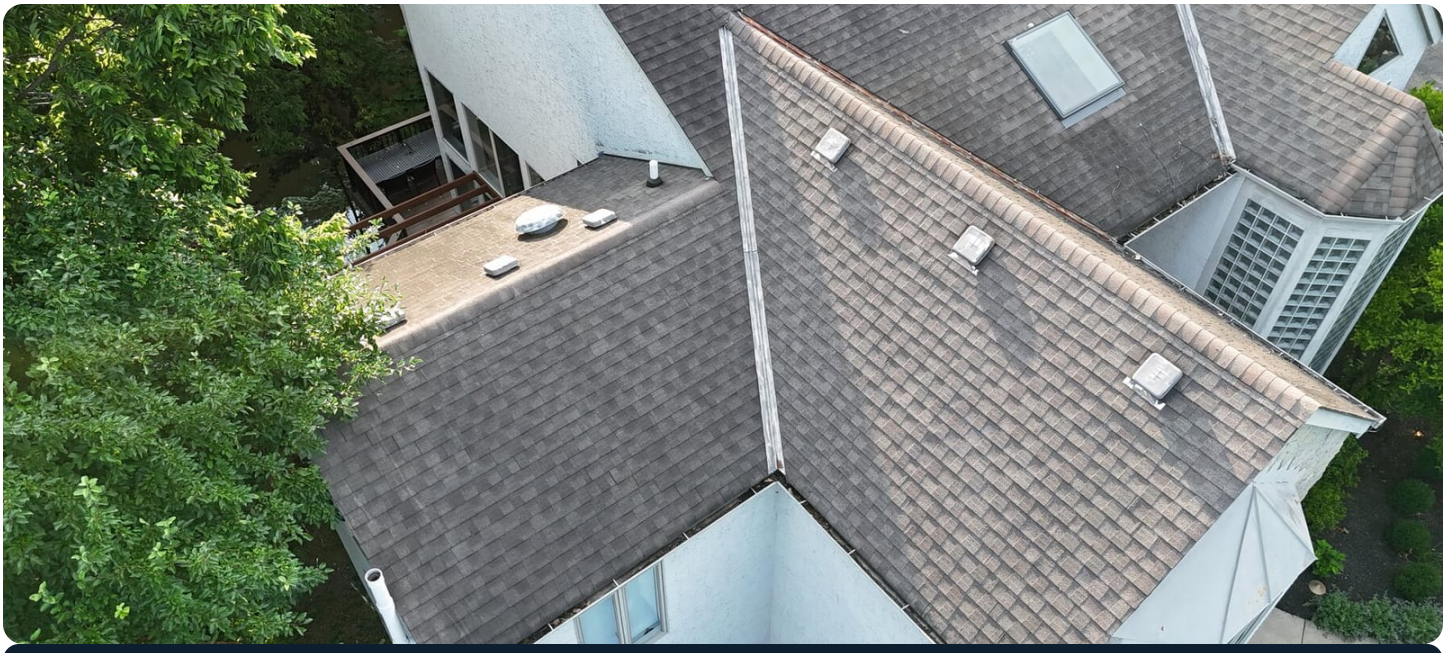
roofdrone.example/verify/RX241

Scan to Authenticate

VERIFIED SEAL
RD-DEMO-0241

Property Overview

Notes: Property is relatively accessible with no key obstacles



CAP-0625 · GPS verified · 7:08:22 PM EDT

Coverage map



Flight Pattern



Overview video

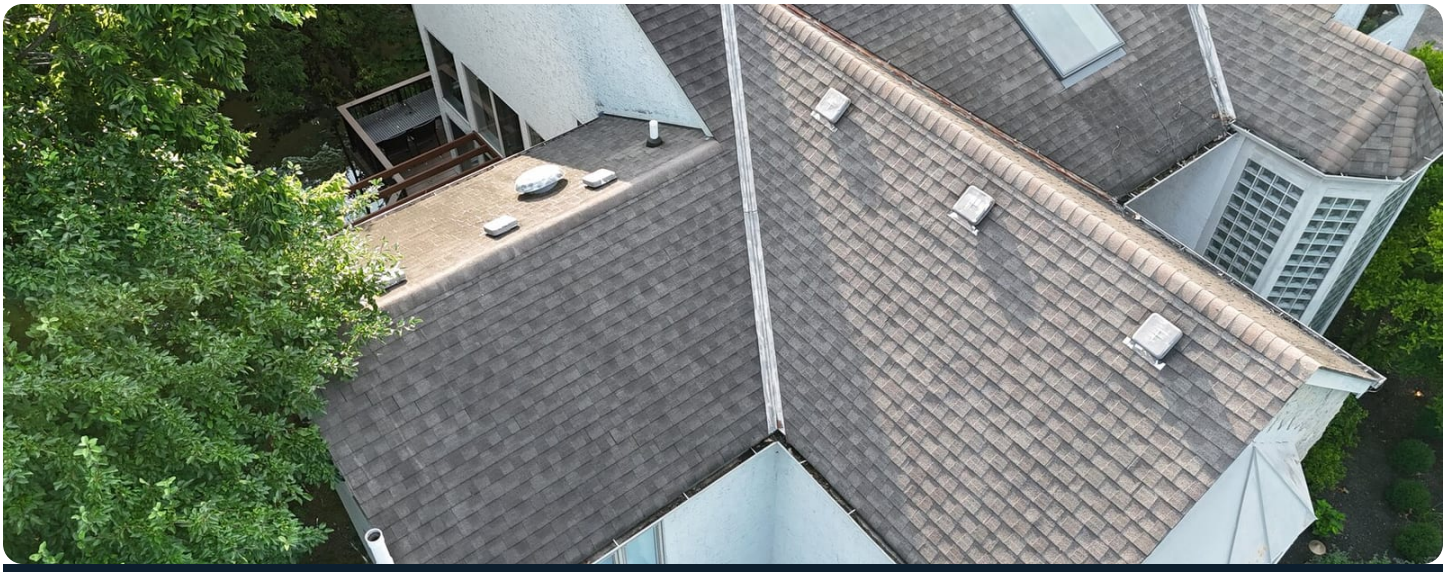
Full HD aerial overview flight · VID-OVERVIEW-01

roofdrone.example/v/RX241

Scan the QR or open the visible URL. Link expires Jun 29, 2027.

Primary Covering

Notes: Roof is made of asphalt, in fair condition



CAP-0625 · whole roof
GPS verified · 7:08:22 PM EDT



CAP-0620 · upper main slope
GPS verified · 7:07:20 PM EDT



CAP-0618 · upper slope detail
GPS verified · 7:07:04 PM EDT



CAP-0621 · upper main slope
GPS verified · 7:07:24 PM EDT



CAP-0619 · upper slope detail
GPS verified · 7:07:08 PM EDT

Primary Covering

F-01 Lifted shingle tabs

HIGH REPAIR



CAP-0620 · GPS verified · Jun 29, 2026 7:07:20 PM EDT

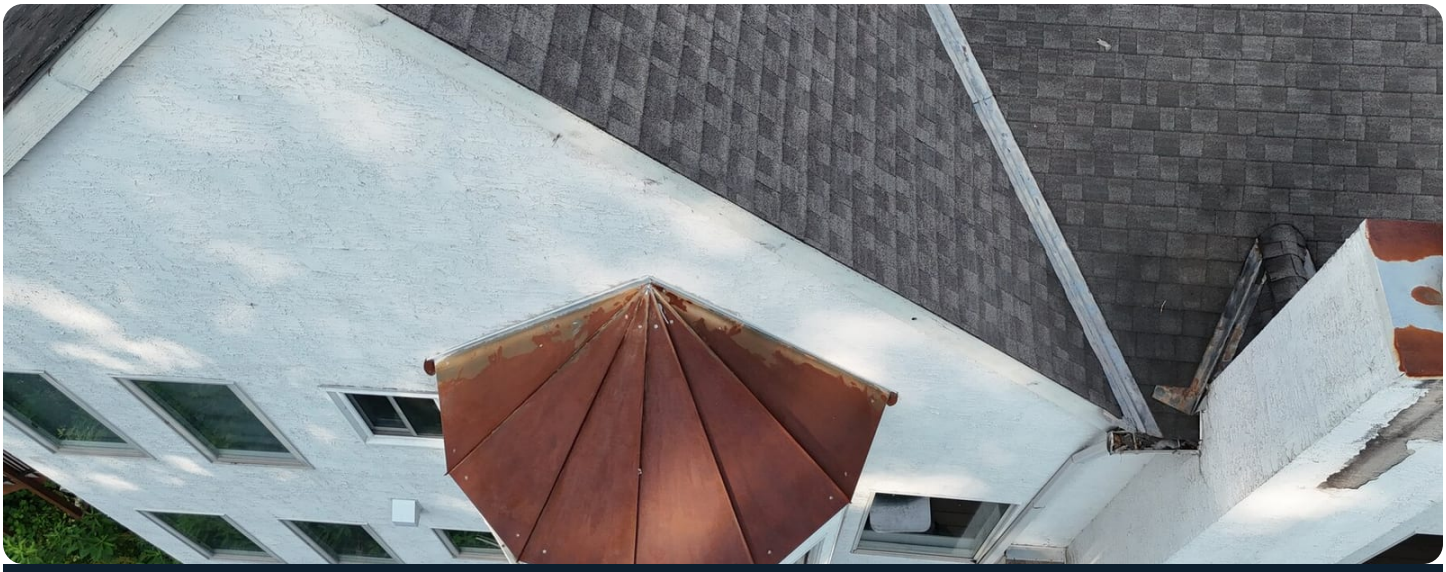
OBSERVATION Several shingle tabs on the upper main slope are lifted and no longer sealed to the course below.

WHY IT MATTERS Unsealed tabs can tear off in high wind and let water reach the underlayment.

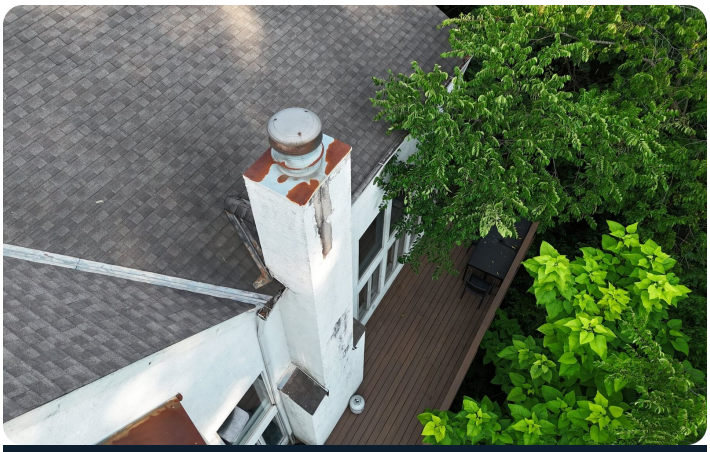
RECOMMENDATION Have a roofer verify the lifted tabs and reseal or replace them within 14 days.

Flashing, valleys & wall transitions

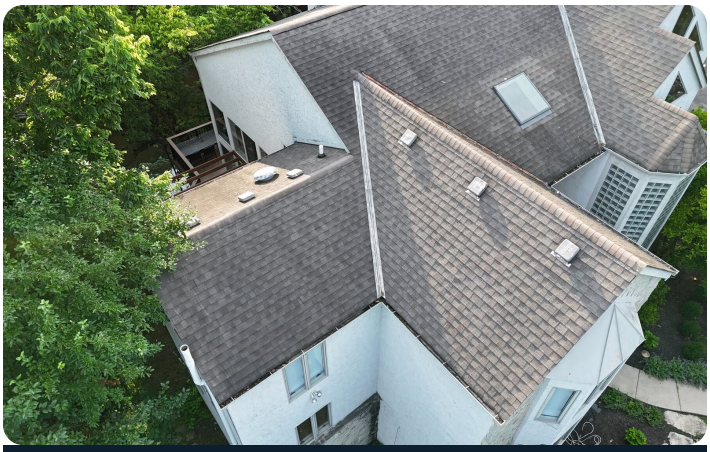
Notes: Roof is made of asphalt, in fair condition



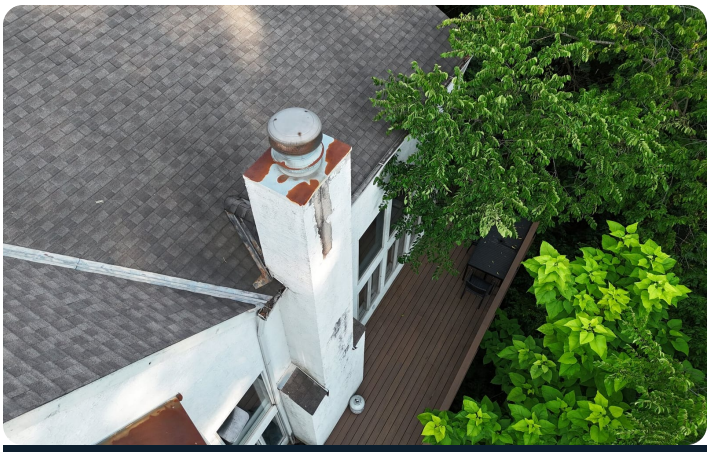
CAP-0637 · roof junction / valley
GPS verified · 7:10:28 PM EDT



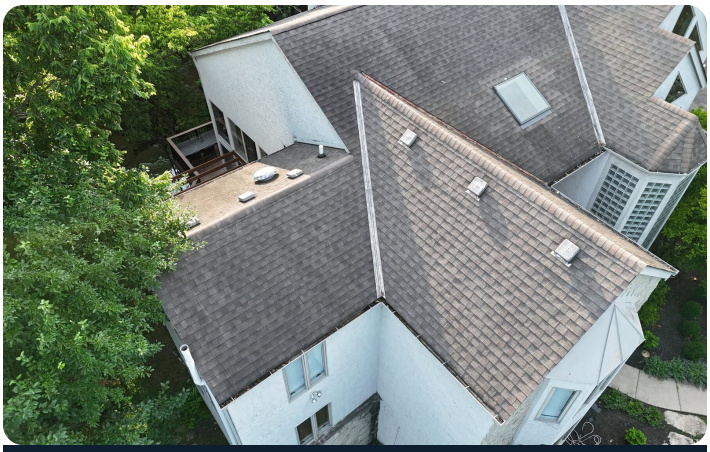
CAP-0639 · chimney flashing context
GPS verified · 7:10:34 PM EDT



CAP-0640 · flashing in whole-roof view
GPS verified · 7:10:36 PM EDT



CAP-0638 · chimney flashing context
GPS verified · 7:10:32 PM EDT



CAP-0625 · flashing in whole-roof view
GPS verified · 7:08:22 PM EDT

Key findings: Valleys

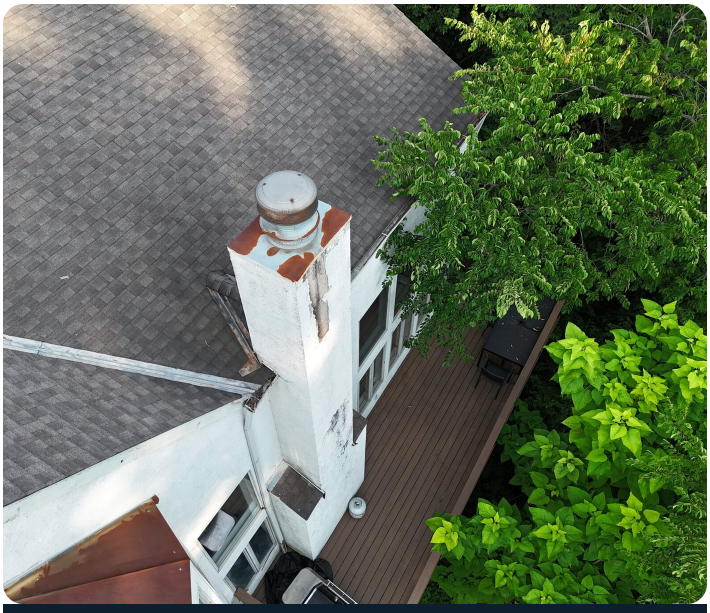
Notes: Reviewed with no material findings.

No material findings identified in reviewed evidence.

The photos for this roof area on page 7 were reviewed by the inspector.

Chimneys, skylights, and vents

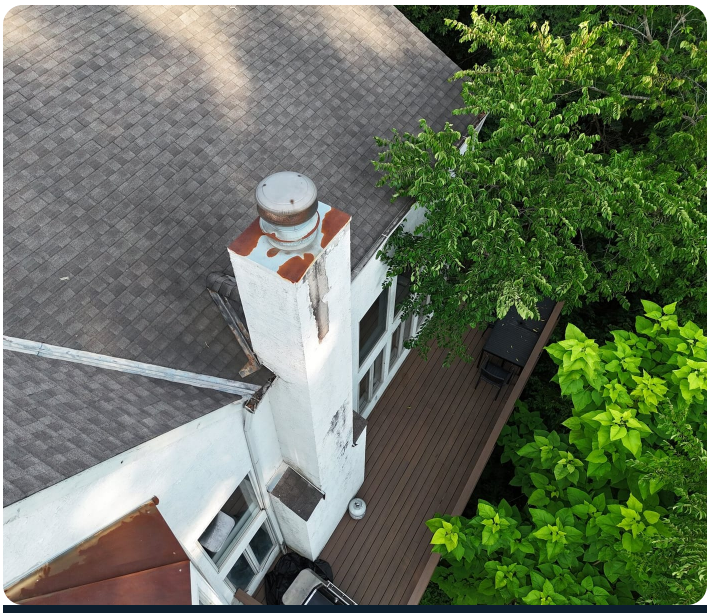
Notes: Rust and wear



CAP-0638 · chimney cap
GPS verified · 7:10:32 PM EDT



CAP-0624 · skylight perimeter
GPS verified · 7:08:02 PM EDT



CAP-0641 · chimney cap
GPS verified · 7:10:38 PM EDT



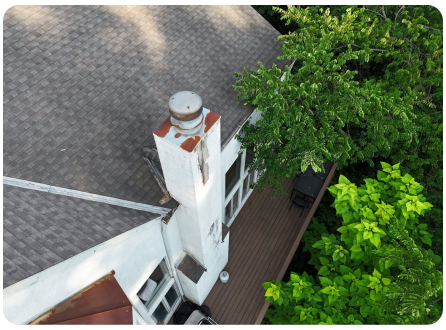
CAP-0623 · skylight perimeter
GPS verified · 7:08:00 PM EDT

Key findings

Notes: Roof is made of asphalt, in fair condition

F-02 Chimney cap corrosion

MEDIUM REPAIR



OBSERVATION

Surface corrosion is visible on the metal cap, with weathering on the adjacent finish.

WHY IT MATTERS

Continued corrosion can shorten the service life of exposed metal and should be checked with surrounding flashing.

RECOMMENDATION

Have a roofer assess the cap and flashing, then clean, coat, or replace corroded components within 30 days.

F-04 Skylight perimeter review

MEDIUM MONITOR



OBSERVATION

The skylight perimeter is visible, but flashing details cannot be fully verified from the aerial angle.

WHY IT MATTERS

Roof penetrations benefit from periodic close inspection even when no active leak is visible.

RECOMMENDATION

Inspect flashing, sealant transitions, and the interior below during the next roof service or within 90 days.

Gutters, eaves, and downspouts

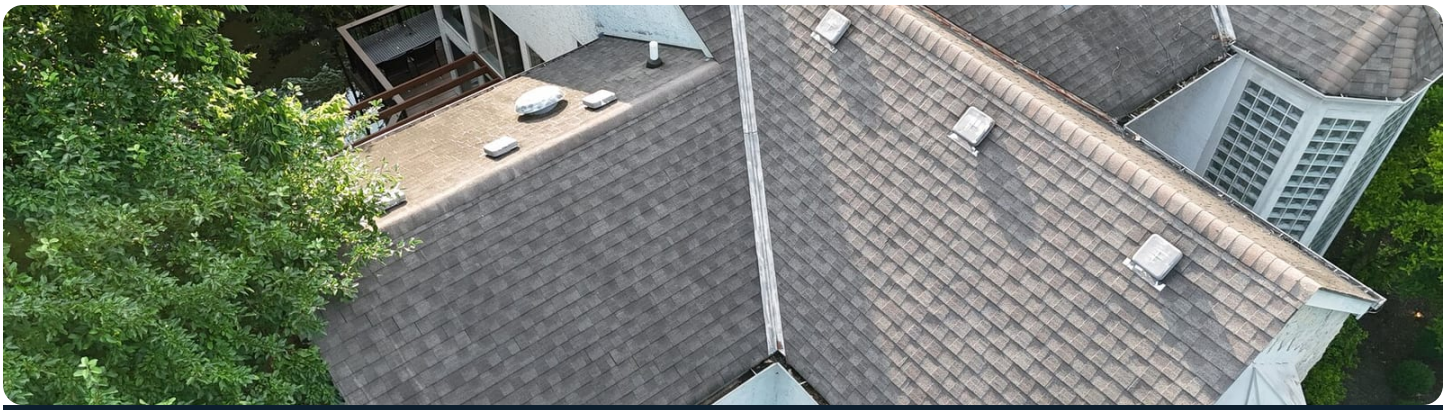
GUTTERS & DOWNSPOUTS

Notes: Gutter line is documented. Downspout score remains unavailable because required coverage is incomplete.

PARTIAL COVERAGE · Downspouts were not captured at close range. No Pass or numeric downspout score is shown.



CAP-0627 · lower gutter edge
GPS manual · 7:08:36 PM EDT



CAP-0625 · eave context in whole-roof view
GPS verified · 7:08:22 PM EDT

Key findings

GUTTERS & DOWNSPOUTS

F-03 Gutter debris

LOW MONITOR



CAP-0627 · GPS manual · Jun 29, 2026 7:08:36 PM EDT

OBSERVATION

Debris is visible along the gutter channel.

WHY IT MATTERS

Accumulation can slow drainage and should be cleared before heavy rainfall.

RECOMMENDATION

Clean the gutter and confirm free drainage at the next maintenance visit, within 30 days.

PARTIAL COVERAGE

Downspouts were not captured at close range. No Pass or numeric downspout score is shown.

Approved concerns

4 approved concerns, 1 high risk. Ordered High → Medium → Low; each row shows its roof area.

F-01

Lifted shingle tabs

Upper main slope

ROOF COVERING HIGH REPAIR

Response window 14 days

F-02

Chimney cap corrosion

Chimney cap

CHIMNEYS & SKYLIGHTS MEDIUM REPAIR

Response window 30 days

F-04

Skylight perimeter review

Main roof skylight

CHIMNEYS & SKYLIGHTS MEDIUM MONITOR

Response window 90 days

F-03

Gutter debris

Lower gutter edge

GUTTERS & DOWNSPOUTS LOW MONITOR

Response window 30 days

Your next scan

Re-inspection is recommended once every six months, and sooner after any of the triggers below.

REPAIRS RECOMMENDED

4 maintenance items on page 2 · 1 urgent

Complete the plan before the next scan so the re-scan can confirm the work.

SIX-MONTH CADENCE

Next suggested scan

December 29, 2026

Return-scan triggers: semi-annual, post-storm, specific concern, post-repair.

SCHEDULE A RETURN SCAN

roofdrone.example/scan/RX241
+1 (555) 014-0274

QR + visible URL required.

RETURN-SCAN TRIGGERS

Semi-annual
Default 6-month cadence

Post-storm
After hail or high-wind nearby

Specific concern
If a finding worsens

Post-repair
Confirm completed work

Evidence, flight record & signatures

180 RGB images 0 thermal	**4** Checks reviewed 1 partial	**4** Approved findings 1 high risk	✓ Human reviewed J. Alvarez

HOW THIS INSPECTION WAS DONE

Ground visual	Aerial overview	Close-range micro-scan	AI & expert review
8 ground images COMPLETED	24 aerial images · 1 video COMPLETED	148 detail images COMPLETED	4 approved findings COMPLETED

EVIDENCE INDEX

CAP-0625	General scan / Roof covering	✓ GPS
CAP-0620	Roof covering · F-01	✓ GPS
CAP-0637	Flashing & valleys gallery	✓ GPS
CAP-0638	Flashing & valleys + Chimneys & skylights · F-02	✓ GPS
CAP-0624	Chimneys & skylights · F-04	✓ GPS
CAP-0627	Gutters & downspouts · F-03	! Manual

FLIGHT RECORD

Pilot	Demo operator	Drone	DJI Mavic 3E · FA-DEMO-98214
Window	Jun 29, 2026 · 7:06–7:10 PM EDT	Coverage	180 RGB · video retained

i Prototype imagery · not a real inspection. Verify repairs with a qualified roofer. No weather causation claimed.

INSPECTOR'S CERTIFICATION

I certify that I made the observations recorded in this report at the property and on the date stated on page 1.

INSPECTOR

Olivia Reyes
License DEMO-HI-48213

Signature

Date Jun 30, 2026
Approved 9:14 AM EDT

EXPERT REVIEWER

J. Alvarez
License DEMO-HI-11097

Signature

Date Jun 30, 2026
Approved 9:14 AM EDT