



Roof condition survey

Brindle Court, Marlbury

Client	Brindlewood Property Group Ltd
Site address	Brindle Court, 8 to 22 Foundry Lane, Marlbury
Postcode	MB3 6IM
Survey date	19 Mar 2026
Surveyor	Marcus Feld GVC, BSc (Hons)
Pilot	Marcus Feld
Roof type	Pitched concrete tile; flat felt
Delivery	https://portal.example.test/deliveries/P-2026-0088

Red: 1 Amber: 1 Green: 1

Sample report

Document control

Status code: A1

Revision	Date	Status	Description	Author	Checked	Approved
P01	22 Mar 2026	Draft	Draft for internal check	MF	EW	
A	24 Mar 2026	Issued	First issue to client	MF	EW	EW

Distribution

Name	Organisation	Copies
Priya Lennox	Brindlewood Property Group Ltd	1

RAG guidance

This RAG (Red, Amber, Green) guidance follows UK RICS best practice for condition reporting. Each observation is given a colour according to its seriousness and the urgency of the action required. Highlights are advisory items that fall outside the RAG scale and are counted separately.

Colour	Rating	Meaning
	Red	Serious defect requiring urgent attention: a critical safety, structural or compliance risk. Immediate repair or specialist investigation is needed.
	Amber	Defect requiring attention; plan remedial works. Not immediately dangerous but likely to worsen if left. Schedule and monitor.
	Green	Minor observation; no immediate action. Low risk with no current impact; address within routine maintenance cycles.
	Highlight Counted separately	Non-RAG highlight, counted separately: advisory notes, best-practice recommendations and enhancement opportunities rather than defects.

Red — Serious defect requiring urgent attention.

- Critical safety, structural or compliance risk
- Immediate repair or specialist investigation
- Examples: active leaks, unsafe electrics, structural instability

Amber — Defect requiring attention; plan remedials.

- Not immediately dangerous but may worsen
- Schedule and monitor
- Examples: moderate corrosion, loose fixings, minor water staining

Green — Minor observation; no immediate action.

- Low risk, no current impact
- Routine maintenance cycles
- Examples: minor staining, hairline mortar shrinkage, cosmetic wear

Highlight — Non-RAG highlight; counted separately.

- Advisory notes, best-practice recommendations, enhancements
- Not a defect
- Examples: energy upgrades, accessibility improvements, modernisation opportunities

Tag guidance

Tags add context to each fault and allow the fault index to be filtered. The tags used in this report are:

Tag	Use where
Water ingress	Use where there is evidence of water entering the building or build-up: staining, damp patches, drips, saturated insulation or active leaks.
Structural issue	Use where the defect affects the load-bearing or supporting structure: deflection, movement, cracked or failed members, undersized or decayed supports.
Vegetation	Use where moss, lichen, weeds, grass or self-seeded plants are growing on the roof, facade, gutters or outlets.
Blocked gutters	Use where gutters, hoppers or outlets are blocked by debris, silt, leaves or vegetation so that rainwater cannot discharge.
Electrical hazard	Use where exposed, damaged or poorly supported cables, fittings, lightning protection or solar equipment create a shock or fire risk.
Access risk	Use where safe access for maintenance or inspection is restricted, unprotected or hazardous: fragile coverings, missing edge protection, poor fixings for ladders.
Fixings issue	Use where fixings, clips, screws, bolts or straps are loose, missing, corroded, over-driven or incorrectly specified.
Rooflight issue	Use where rooflights, lanterns or glazed roof panels are damaged, discoloured, leaking, loose or fragile.
Wind damage	Use where the defect is attributable to wind uplift or wind-driven impact: lifted sheets, displaced tiles, torn membranes, peeled flashings.
Falling debris	Use where loose material could fall and injure people or damage property below: loose tiles, render, masonry, cappings or glazing.
H&S risk	Use where the defect presents a health and safety risk to occupants, the public or operatives, beyond the specific hazard tags.
Impact damage	Use where damage has been caused by impact: foot traffic, dropped tools, plant, vehicles, hail or falling objects.
Mortar issues	Use where bedding, pointing or jointing mortar is cracked, eroded, missing or loose to ridges, hips, verges, chimneys or masonry.
Flashing issues	Use where lead, metal or proprietary flashings and soakers are lifted, split, corroded, missing or poorly dressed.
Cut end corrosion	Use where the cut or exposed edges of coated metal sheets, cladding or trims show edge corrosion or coating peel-back.
Corrosion	Use where metal components show rust, oxidation, pitting or coating breakdown beyond the cut edge.
Reduced daylight	Use where rooflights or glazing are dirty, discoloured, overpainted or covered so that natural daylight is reduced.
Restricted gutter	Use where the gutter cross-section or outlet is reduced by a liner, sag, debris build-up or incorrect fall rather than fully blocked.
Delamination	Use where layers of a sheet, panel, membrane, render or coating are separating, blistering or peeling apart.

Survey summary

Report Kit 360 was commissioned by Brindlewood Property Group Ltd to undertake an external roof condition survey at Brindle Court, 8 to 22 Foundry Lane, Marlbury.

Our brief was to provide secondary commentary on the roof and gutter conditions, identifying visible defects, their likely risk and a recommended course of action for each.

This report should be read alongside the complete image pack, available within our secure, password-protected client portal: <https://portal.example.test/deliveries/P-2026-0088>

Password: Supplied separately

We have provided within our report photographic evidence of each observation. The survey was a non-invasive visual survey carried out from the positions described; no materials were disturbed, lifted or tested. The findings are summarised as 1 red, 1 amber and 1 green observations.

Site overview



Figure 1 — Site overview from the south-west



Figure 2 — Sectioned overview: red = block A, blue = block B, green = flat roof

Roof section colour guidance

Sections of the roof are identified on the sectioned overview by the colours below (colour-coded sections).

Colour	Reference
Red	#ff0000
Blue	#0000ff
Green	#00ff00
Pink	#ff00ff
Orange	#ff9900
Black	#000000
Sky blue	#00ccff
Purple	#9900cc
Yellow	#cccc00

1 Section overview

1.1 Section Section



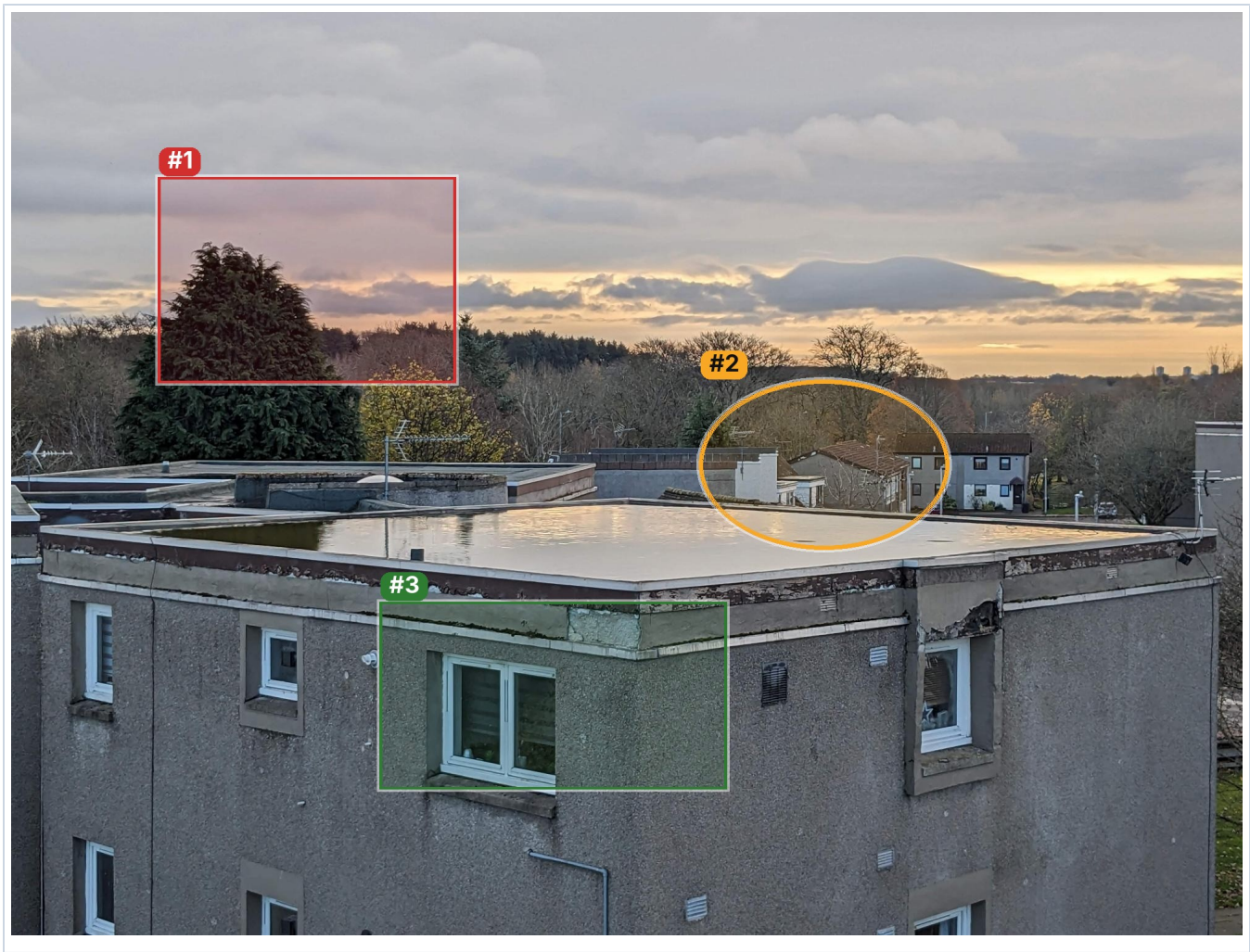
Figure 1.1 — Sectioned overview: red = block A, blue = block B, green = flat roof

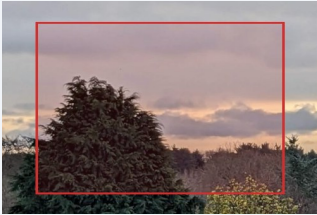
Section summary

Section red (block A): concrete interlocking tiles on a 35° pitch with a dry-fix ridge. Three broken tiles at the eaves above the entrance and two slipped tiles mid-slope. Gutters silted with moss. Lead flashings to the stair-core abutment are split on the east side. Condition fair; red items to be dealt with promptly.

2 Photograph

Photograph 1 — Eaves above the entrance, block A (Red)



#	Rating	Detail	Fault type	Tags
#1	Red		Broken tiles	Falling debris Water ingress
Defect: three broken interlocking tiles at the eaves directly above the entrance. Risk: fragments falling onto the entrance path; water tracking into the eaves. Recommendation: replace the tiles and check the eaves felt within one month; cordon the path below until done.				
#2	Amber		Slipped tiles	Fixings issue
Two slipped tiles mid-slope; refix with clips at the same visit.				

#	Rating	Detail	Fault type	Tags
#3	Green		Moss growth	Vegetation
Light moss on the north slope; clean when the gutters are cleared.				

Fault index

Every fault in this report, in report order, with its photograph, RAG rating and fault type.

Red: 1 Amber: 1 Green: 1 Highlight: 0

Photograph

#	Location	Rating	Type	Summary
#1	Photograph 1 — Eaves above the entrance, block A	Red	Broken tiles	Defect: three broken interlocking tiles at the eaves directly above the entrance. Risk: fragments falling onto the entrance path; water tracking into the...
#2	Photograph 1 — Eaves above the entrance, block A	Amber	Slipped tiles	Two slipped tiles mid-slope; refix with clips at the same visit.
#3	Photograph 1 — Eaves above the entrance, block A	Green	Moss growth	Light moss on the north slope; clean when the gutters are cleared.

Appendix A — Drone flight record

The survey imagery was captured by unmanned aircraft. The flight record below is kept in line with the UK CAA remote-pilot and operator logbook requirements.

Operator and pilot

Operator ID	GBR-OP-EXAMPLE1234	Operational authorisation / GVC reference	OA-EX-2041 (GVC)
Remote pilot	Marcus Feld	Flyer ID	FLY-EX-204871
Insurance policy / expiry	Policy EX-UAS-77812, expires 2026-11-30	Site risk assessment reference	RA-BC-2026-02
Airspace / NOTAM check	Checked; no NOTAMs; outside controlled airspace		

Table A.1 — Flight log

Date	Take-off / landing location	Duration	Day / night	Aircraft make / model / serial	Weather	Occurrences
2026-03-19	Car park, north end	14 min	Day	DJI Mavic 3 Enterprise	Dry, 8 °C, wind 3 m/s	None

Declaration

I confirm that the photographs in this report were taken on the survey date at the site stated and that the observations represent my professional opinion of the condition visible at that time.

Prepared by
Marcus Feld
GVC, BSc (Hons)
Report Kit 360
Date: 24 Mar 2026

Checked by
Eleanor Whitcombe
BSc (Hons) MRICS
Report Kit 360
Date: 24 Mar 2026