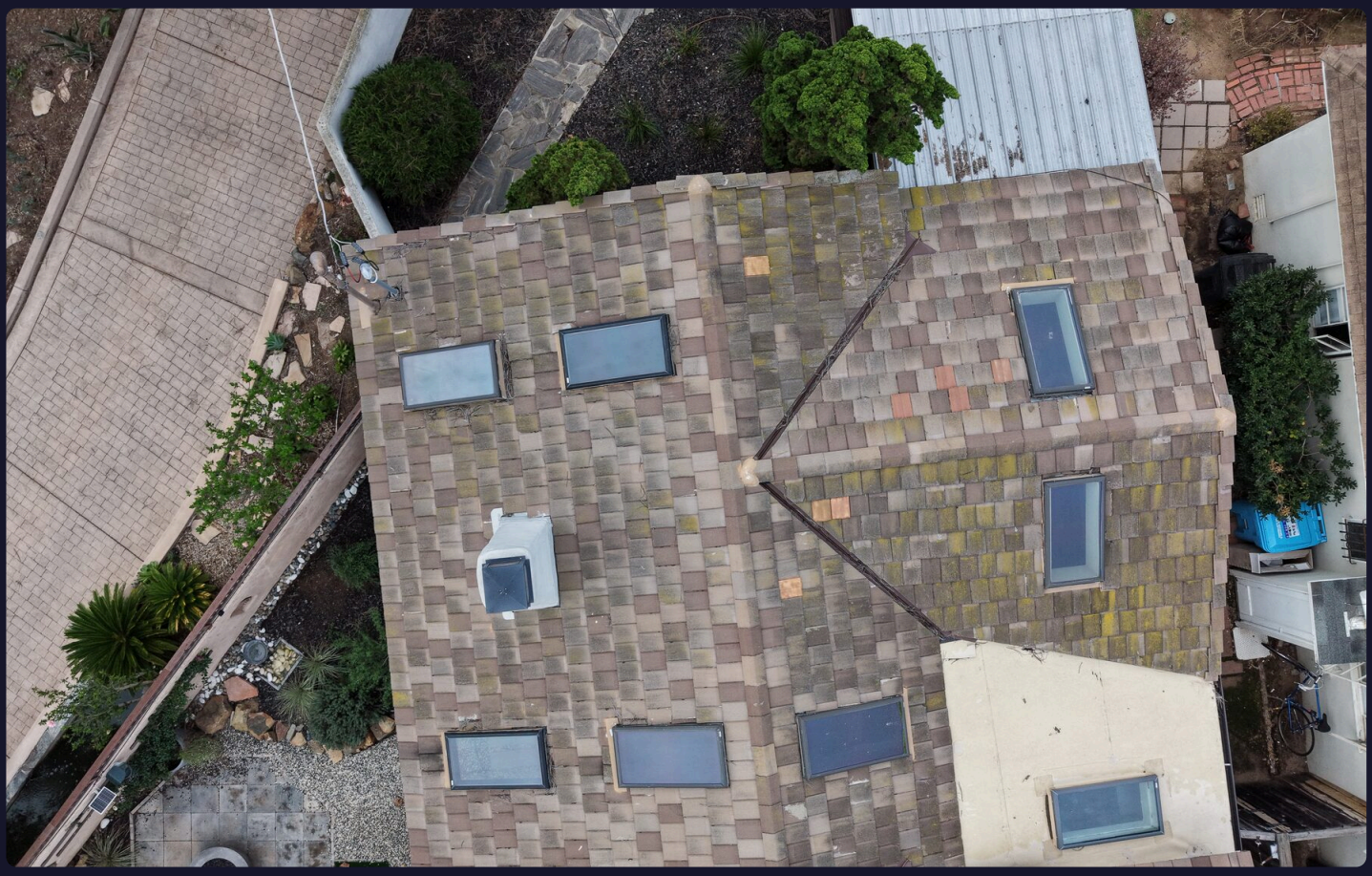
FOUR AERIAL



AERIAL ROOF INSPECTION

Mission Hills, San Diego

Single-family home · sample report, address withheld

PREPARED FOR	INSPECTION DATE	REPORT DATE	PILOT
Sample report	October 31, 2026	October 31, 2026	Robert Pope, FAA Part 107 Remote Pilot

Four Aerial · fouraerial.com · hello@fouraerial.com · (619) 800-1083

Summary

The roof is in **fair to good** visible condition for a tile roof of its age, with **one item that needs a roofer soon**: the rake trim at the gable end of the wing nearest the side yard is displaced, leaving the mortar bed exposed and one tile broken. The remaining items are routine maintenance (debris in the valleys and drainage channels, moss and lichen) and things to keep an eye on (earlier repairs around the valleys, chimney stucco, skylight seals). No cracked, slipped or displaced field tiles were seen, the valley metal is intact, and the coated low-slope sections show no signs of ponding.

ROOF COVERING

Flat-profile concrete tile, multi-colour blend, with mortar-set ridge and hip caps

PENETRATIONS

≈13 skylights, 2 stucco chimney chases with metal caps, plumbing vents

OVERALL

Fair to good · 1 priority · 3 maintenance · 3 monitor · 2 information

OTHER SURFACES

Two coated low-slope sections; ribbed metal patio cover by the pool

DRAINAGE

Metal valley flashing; coated channels at the parapet junctions; eave gutters

Findings at a glance

#	FINDING	SEVERITY	LOCATION
1	Damaged rake (gable edge) — edge trim displaced, mortar bed exposed, broken tile	Priority repair	Plane E, gable end on the side-yard edge (above the ladder in the photo)
2	Debris build-up in the valleys	Maintenance	Both valleys on plane C and the valley between planes B and E
3	Debris and staining in the coated channels at the tile-to-wall junctions	Maintenance	Where planes B/E meet the parapet of the coated roof F; three junctions photographed
4	Moss and lichen growth on the tiles	Maintenance	Across the roof, heaviest on plane C and the upper courses of plane B
5	Previous repairs — replacement tiles and roofing cement	Monitor	Plane C around both valleys and the hip/valley junction
6	Skylights	Monitor	Approximately 13 curb-mounted skylights across planes A–F
7	Chimney chases and caps	Monitor	Two stucco chases with metal pyramid caps on planes B and A
8	Low-slope coated roof sections	Information	Section D (small triangle) and roof F over the deck
9	Metal patio cover by the pool	Information	Free-standing cover between the deck and the pool

Severity: **Priority repair** — have a contractor address soon. **Maintenance** — routine upkeep. **Monitor** — no action now, re-check at the next inspection. **Information** — recorded for completeness.

Inspection details

DATE AND TIME

October 31, 2026, 8:24 – 8:52 am PDT

AIRCRAFT

DJI Mini 5 Pro (sub-250 g, 1-inch sensor)

COVERAGE

119 straight-down (nadir) frames in overlapping passes at ~21 ft and ~50 ft above takeoff; 6 oblique context frames

AIRSPACE

FAA LAANC authorization — Class B airspace, 50 ft, 8:00–10:00 am PDT, 10/31/2026

WEATHER

Overcast, dry, light wind

IMAGERY

125 still images (JPEG + RAW/DNG), 8192 × 4608 px

ALTITUDE

50 ft above takeoff (authorized ceiling 50 ft AGL)

METHOD

Visual review of every frame at full resolution; findings located on the overview images below. No one walked on the roof.

Roof plan

A Upper main plane — two skylights (seen in Overview 1 only).

B Lower main plane — stucco chimney chase with metal cap and three skylights.

C North-side wing plane — two skylights, two valleys; heaviest moss/lichen growth.

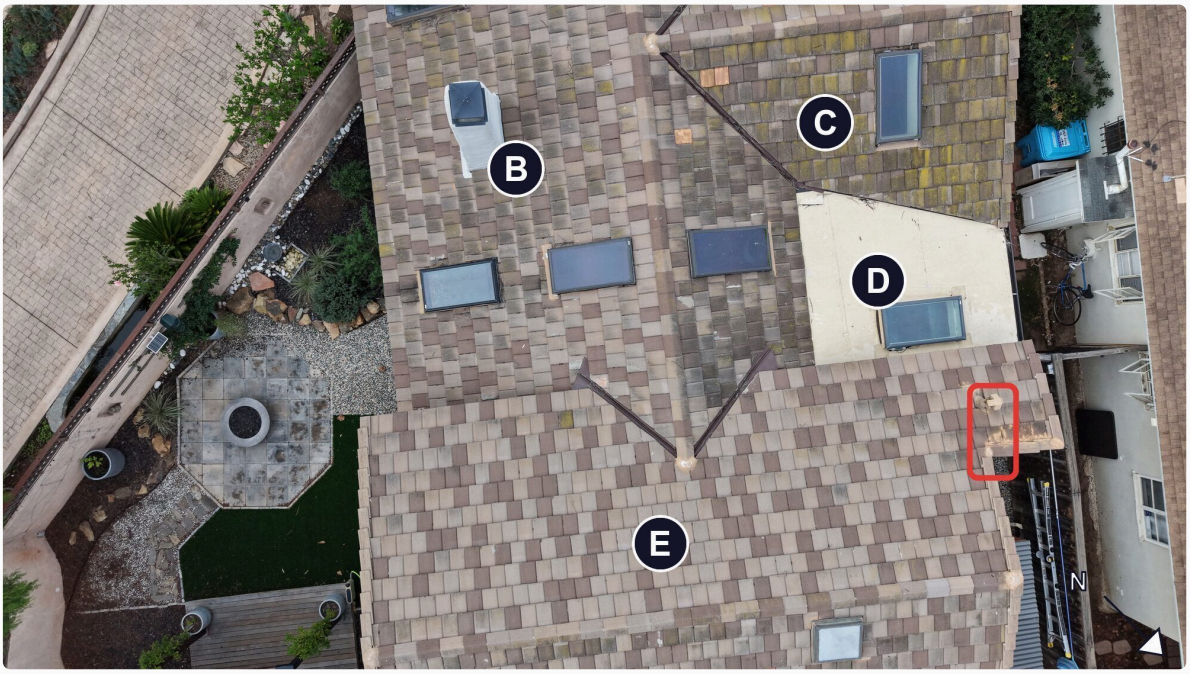
D Small low-slope coated section with one skylight, adjoining plane C.

E Lower gabled wing toward the deck and pool — one skylight; rake edge finding #1 at its far edge.

F Large low-slope coated roof over the deck — four skylights (Photos 0123, 0125).



Overview 1 — planes A, B, C and D from 50 ft. North is approximately toward the lower right (derived from the aircraft heading).



Overview 2 — planes B, C, D and E from 50 ft. The red box marks finding #1 at the rake edge of plane E.

Findings

1 Damaged rake (gable edge) — edge trim displaced, mortar bed exposed, broken tile

Priority repair · Plane E, gable end on the side-yard edge (above the ladder in the photo) · Photos 0103, 0117





WHAT WE SAW

Along roughly four tile lengths of the gable edge the rake trim is missing or displaced; one piece sits askew at the end of the run. The sandy mortar bed beneath the end tiles is exposed, those tiles have lost their surface finish, the corner tile is broken, and the weathered barge board is visible. The field tiles beside the damage look intact. In Overview 2 the same edge shows as a lighter, rougher strip (boxed).

RECOMMENDATION

Have a roofing contractor re-set or replace the rake trim, replace the broken tile and re-point the mortar before the winter rains, and check the edge metal and underlayment beneath while the trim is off. Exposed mortar at a rake crumbles with weather and lets water run behind the barge board.

2 Debris build-up in the valleys

Maintenance · Both valleys on plane C and the valley between planes B and E · Photos 0077, 0083, 0084, 0121



WHAT WE SAW

Pine needles and leaf litter have collected along the metal valley flashing, in places bridging the gap between tile courses. The valley metal itself shows no visible holes or displacement.

RECOMMENDATION

Clear the valleys by hand or with a leaf blower as part of routine maintenance, and repeat each autumn. Debris in valleys holds moisture against the tile edges and can divert water under the tiles in heavy rain.

3 Debris and staining in the coated channels at the tile-to-wall junctions

Maintenance · Where planes B/E meet the parapet of the coated roof F; three junctions photographed · Photos 0016, 0042, 0047, 0070





WHAT WE SAW

The tile courses stop short of the parapet wall and drain into a light-coloured coated channel. Each channel holds packed debris at its ends and shows a dark stain line along the low side, consistent with water sitting after rain. One tile at the corner of the channel in Photo 0042 has a chipped edge.

RECOMMENDATION

Clear the channels and rinse them, then check the coating for cracks or lifting once it is clean. If the dark line returns quickly the channel may not be draining; a roofer can confirm the fall toward the outlet.

4 Moss and lichen growth on the tiles

Maintenance · Across the roof, heaviest on plane C and the upper courses of plane B · Photos 0117, 0118, 0096



WHAT WE SAW

Yellow-green lichen and dark algae staining cover much of the tile surface on the north-facing plane C and are present in patches elsewhere. The growth is cosmetic at this stage; no displaced or cracked tiles were seen where it is heaviest.

RECOMMENDATION

If the owner wants it removed, use a roofer who soft-washes concrete tile. Pressure washing strips the tile surface and can force water under the courses. Otherwise, note it and re-check at the next inspection.

5 Previous repairs — replacement tiles and roofing cement

Monitor · Plane C around both valleys and the hip/valley junction · Photos 0083, 0084, 0077



WHAT WE SAW

About eight to ten tiles of a brighter, non-matching colour have been installed near the valleys, and a patch of roofing cement sits where the two valleys meet the hip. Both point to earlier leak repairs in this area. The cement is weathered but not visibly cracked.

RECOMMENDATION

Ask the owner about the history of leaks in this part of the house. Check the roofing cement each year; when it cracks or lifts, have the junction re-flashed properly rather than patched again.

6 Skylights

Monitor · Approximately 13 curb-mounted skylights across planes A–F · Photos 0121, 0070, 0123



WHAT WE SAW

All skylight glazing appears intact with no visible cracks. Frames and visible flashing look sound. Debris has gathered on the uphill side of several curbs, and the units on the coated roofs carry dirt and bird droppings.

RECOMMENDATION

Clear debris from the uphill side of each curb when the valleys are cleaned, and clean the glass. Seal condition should be confirmed from inside the house; interior staining around a skylight would warrant a closer look.

7 Chimney chases and caps

Monitor · Two stucco chases with metal pyramid caps on planes B and A · Photos 0025, 0062, 0122





WHAT WE SAW

Both metal caps are in place with intact screens. The stucco on the chase in Photo 0062 shows lighter patched areas near the top; the flashing at the base of both chases is covered by tile and could not be seen.

RECOMMENDATION

Monitor the stucco for cracking and keep the caps clear. No action needed now.

8 Low-slope coated roof sections

Information · Section D (small triangle) and roof F over the deck · Photos 0070, 0096, 0123, 0125



WHAT WE SAW

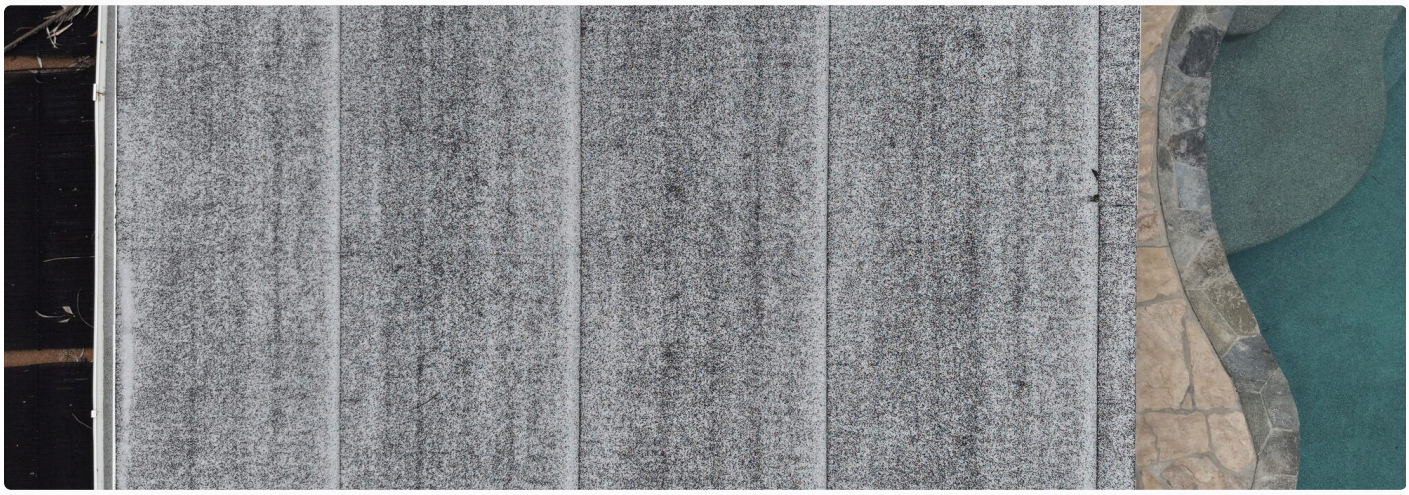
The coated surfaces are uniform in colour with seams visible but closed. Scattered leaf debris and bird droppings are present. No ponding marks or blistering were visible in the imagery. A small piece of loose material lies where the plane C valley discharges onto section D (Photo 0084, boxed).

RECOMMENDATION

Sweep the surfaces and remove the loose material at the valley outlet. Coating adhesion and membrane condition cannot be judged from photographs; a roofer should walk these sections when on site for finding #1.

9 Metal patio cover by the pool

Information · Free-standing cover between the deck and the pool · Photo 0113



WHAT WE SAW

The ribbed metal panels are weathered evenly with surface mottling. No displaced or lifted panels and no visible holes.

RECOMMENDATION

None. Rinse when convenient.

Scope and limitations

- This report records what is visible in aerial photographs taken on the inspection date. It is not a roofing contractor's estimate, a home inspection, or an engineering assessment, and it does not certify the roof's condition or remaining life.
- Nobody walked on the roof. Fastening, underlayment condition beneath intact tiles, flashing hidden under tile courses, coating adhesion and membrane condition cannot be judged from imagery.
- No moisture testing or interior inspection was performed. Interior ceilings and attic spaces should be checked for staining near the items noted here.
- Compass directions are approximate, derived from the aircraft heading at the time of capture.
- Tile material is described as concrete based on appearance; it was not verified.
- Weather was overcast, which gives even lighting and good detail but can mute colour differences.

Deliverables

All 125 still images are supplied at full resolution (JPEG and RAW/DNG) by secure download link. Photo numbers in this report are the last four digits of each DJI filename. Times in the photo index are Pacific Daylight Time.

Escaped LLC (DBA Four Aerial) · Robert Pope, FAA Part 107 Remote Pilot · hello@fouraerial.com · (619) 800-1083

Appendix A — Contact sheets

Every frame captured, in order. Labels are the photo numbers used throughout this report.



Contact sheet 1



Contact sheet 2



Contact sheet 3



Contact sheet 4



Contact sheet 5



Contact sheet 6



0121 0122 0123 0124 0125

Contact sheet 7

Appendix B — Photo index

Time is PDT; altitude is above the takeoff point; pitch −90° is straight down.

PHOTO	TIME	ALT FT	PITCH°
0001	08:24:01	0.0	0.0
0002	08:25:27	21.3	-49.5
0003	08:25:53	21.3	-89.9
0004	08:26:13	21.3	-90.0
0005	08:26:27	21.3	-90.0
0006	08:26:38	21.3	-90.0
0007	08:26:50	21.3	-90.0
0008	08:27:00	21.3	-89.9
0009	08:27:14	21.3	-90.0
0010	08:27:24	21.3	-90.0
0011	08:27:32	21.3	-89.9
0012	08:27:40	21.3	-89.9
0013	08:27:46	21.3	-90.0
0014	08:27:57	21.3	-90.0
0015	08:28:09	21.3	-90.0
0016	08:28:18	21.3	-90.0
0017	08:28:28	21.3	-90.0
0018	08:28:37	21.3	-89.9
0019	08:28:56	21.3	-90.0
0020	08:29:31	21.3	-89.9
0021	08:29:38	21.3	-90.0
0022	08:29:46	21.3	-89.9
0023	08:29:53	21.3	-90.0
0024	08:30:06	21.3	-89.9
0025	08:30:16	21.3	-89.9
0026	08:30:27	21.3	-90.0
0027	08:30:37	21.3	-89.9
0028	08:30:46	21.3	-90.0
0029	08:31:07	21.3	-89.9
0030	08:32:11	21.3	-90.0
0031	08:32:17	21.3	-90.0
0032	08:32:26	21.3	-89.9
0033	08:32:34	21.3	-90.0
0034	08:33:33	21.0	-90.0
0035	08:33:41	21.0	-90.0
0036	08:33:51	21.0	-90.0
0037	08:34:00	21.0	-89.9
0038	08:34:07	21.0	-89.9
0039	08:34:14	21.0	-90.0
0040	08:34:28	21.0	-90.0
0041	08:34:40	21.0	-90.0
0042	08:34:50	21.0	-89.9
0043	08:35:05	21.0	-90.0
0044	08:35:11	21.0	-89.9
0045	08:35:27	21.0	-90.0
0046	08:35:36	21.0	-89.9
0047	08:35:44	21.0	-90.0
0048	08:35:50	21.0	-89.9
0049	08:36:00	21.0	-90.0
0050	08:36:08	21.0	-90.0
0051	08:36:16	21.0	-89.9
0052	08:36:22	21.0	-89.9
0053	08:36:31	21.0	-89.9
0054	08:36:39	21.0	-90.0
0055	08:36:49	21.0	-89.9
0056	08:36:54	21.0	-89.9
0057	08:37:03	21.0	-89.9
0058	08:37:12	21.0	-89.9
0059	08:37:21	21.0	-89.9
0060	08:37:43	21.0	-90.0
0061	08:37:54	21.0	-90.0
0062	08:38:01	21.0	-89.9
0063	08:38:06	21.0	-89.9
0064	08:38:12	21.0	-90.0
0065	08:38:19	21.0	-89.9
0066	08:38:27	21.0	-90.0
0067	08:38:34	21.0	-89.9
0068	08:38:40	21.0	-90.0
0069	08:38:50	21.0	-90.0
0070	08:38:58	21.0	-89.9
0071	08:39:05	21.0	-90.0
0072	08:39:20	21.0	-90.0
0073	08:39:34	21.0	-90.0
0074	08:39:41	21.0	-90.0
0075	08:39:48	21.0	-90.0
0076	08:39:56	21.0	-89.9
0077	08:40:02	21.0	-90.0
0078	08:40:10	21.0	-90.0
0079	08:40:16	21.0	-90.0
0080	08:40:21	21.0	-90.0
0081	08:40:27	21.0	-90.0
0082	08:40:35	21.0	-90.0
0083	08:40:44	21.0	-89.9
0084	08:40:50	21.0	-90.0
0085	08:40:56	21.0	-90.0
0086	08:41:30	21.7	-90.0
0087	08:41:38	21.7	-89.9
0088	08:41:44	21.7	-90.0
0089	08:41:49	21.7	-89.9
0090	08:41:57	22.0	-90.0
0091	08:42:02	22.0	-89.9
0092	08:42:07	22.0	-90.0
0093	08:42:13	21.7	-90.0
0094	08:42:19	22.0	-89.9
0095	08:42:30	22.0	-90.0
0096	08:42:36	22.0	-90.0
0097	08:42:41	21.7	-90.0
0098	08:42:47	22.0	-90.0
0099	08:42:54	22.0	-89.9
0100	08:42:59	21.7	-90.0
0101	08:43:08	21.7	-90.0
0102	08:43:20	21.7	-89.9
0103	08:43:27	21.7	-89.9
0104	08:43:36	21.7	-89.9
0105	08:43:45	21.7	-90.0
0106	08:43:55	21.7	-90.0
0107	08:44:04	22.0	-89.9
0108	08:44:10	22.0	-89.9
0109	08:44:19	22.0	-90.0
0110	08:44:28	22.0	-89.9
0111	08:44:40	22.0	-89.9
0112	08:47:05	20.3	-89.9
0113	08:47:20	20.0	-89.9
0114	08:47:26	19.7	-90.0
0115	08:47:36	20.0	-90.0
0116	08:48:08	49.9	-90.0
0117	08:48:17	50.2	-89.9
0118	08:48:24	49.9	-89.9
0119	08:49:24	24.0	-90.0
0120	08:49:39	22.6	-89.9
0121	08:49:50	28.5	-89.9
0122	08:50:15	24.6	-43.5
0123	08:51:26	23.3	-43.5
0124	08:52:02	23.3	-43.5
0125	08:52:11	23.3	-43.5