



ELEVATED INSIGHT

Professional inspection documentation

SAMPLE REPORT

Commercial Roof Inspection Report

Aerial visual documentation and qualitative infrared thermography for commercial roof systems.



PROPERTY

Sample Commercial Property

INSPECTION

Visual + Thermal
Documentation

DELIVERABLE

Professional PDF Report

INSPECTION OVERVIEW

Scope, methods and conditions

WHAT THIS SAMPLE DEMONSTRATES

A concise client-facing report that combines site context, documented conditions, paired visual and thermal imagery, limitations and actionable recommendations.

Project profile

PROPERTY

Sample Commercial Property

ROOF SYSTEMS

Low-slope coated roof and metal roof

SURVEY TYPE

Aerial visual + qualitative infrared

COLLECTION

Morning flight under light-wind conditions

METHODS

Visible imaging and infrared imaging

INSPECTOR

FAA Part 107 Certified Remote Pilot

Survey objective

Perform a non-invasive aerial survey of the roof system to document observable conditions and identify thermal patterns that may warrant supplemental investigation. Thermal findings support decision-making but do not independently confirm the presence or absence of moisture.

Inspection workflow

01 Plan

Review site access, goals, weather and flight conditions.

02 Capture

Collect overview, oblique, detail and thermal imagery.

03 Analyze

Compare visible conditions with relative thermal patterns.

04 Report

Deliver organized findings, limitations and recommendations.

ASSESSMENT

Executive summary

Clear conclusions with the limits of the available inspection data stated upfront.

PRIMARY CONCLUSION

No definitive thermal anomalies consistent with trapped moisture were identified under the conditions present at the time of inspection.

A previously reported leak location remained an area of concern and was documented for supplemental verification.

Interpretation limitations

MORNING CONDITIONS

Minimal surface temperature differential reduced thermal contrast.

SURFACE COATING

The existing silicone coating may limit the visibility of subsurface thermal patterns.

QUALITATIVE METHOD

Infrared imaging alone cannot confirm or exclude concealed moisture.

Recommended next steps

- Repeat infrared collection in late afternoon or evening after adequate solar loading to improve thermal differentiation.
- Obtain a roof core sample at or adjacent to the reported leak location to verify assembly condition.
- Use supplemental moisture testing before making repair or replacement decisions.
- Retain this visual baseline for future maintenance, storm documentation and comparison inspections.

AREA OF CONCERN

Reported leak location: inconclusive thermal result under limited conditions. Verification is recommended before repair scope is determined.

ROOF OVERVIEW

Annotated inspection map

Aerial context ties each written finding to a precise roof location.



1

Reported leak location

VERIFICATION RECOMMENDED

No definitive thermal anomaly was observed at the time of the morning inspection. Limited temperature differential and the silicone roof coating reduced thermal contrast, so the presence or absence of subsurface moisture could not be conclusively determined.

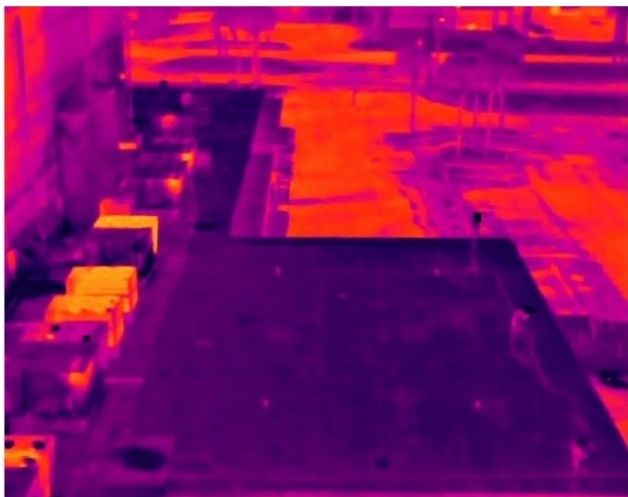
FINDING 01

Paired visible and thermal documentation

The same area is shown in both image modes for direct comparison.

LOW SEVERITY

AREA OF CONCERN



THERMAL VIEW



VISIBLE (RGB) VIEW

OBSERVATION

A known leak area was documented. No definitive thermal anomaly was visible during the survey, but limited morning temperature differential and the existing silicone coating reduced the effectiveness of infrared interpretation at this location.

RECOMMENDATION

Conduct a follow-up infrared inspection under more favorable conditions, ideally late afternoon or evening after adequate solar loading. Obtain a roof core sample at or adjacent to the location to verify the roofing assembly and determine whether trapped moisture is present. Complete repairs based on supplemental testing results.

Thermal imagery depicts relative surface temperature patterns and is not, by itself, proof of moisture or leakage.

IMAGE APPENDIX

Selected aerial documentation

Overview and oblique imagery document roof geometry, access points, equipment and surrounding conditions.



IMAGE 01 Front overview and perimeter roof systems



IMAGE 02 Nadir overview of the full roof layout



IMAGE 03 Oblique view of main and low-slope roof areas



IMAGE 04 Opposing oblique view for coverage confirmation

DOCUMENTATION VALUE

High-resolution aerial imagery creates a time-stamped visual baseline that can support maintenance planning, contractor coordination and future storm comparisons.

IMAGE APPENDIX

Selected thermal documentation

Representative infrared images illustrate relative surface temperature patterns across the roof system.

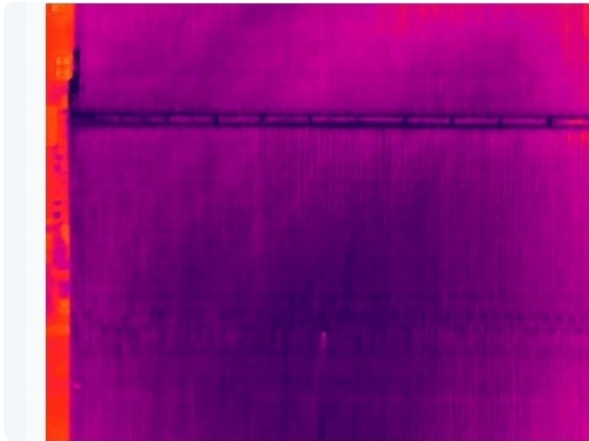


IMAGE 01 Roof surface and seam pattern

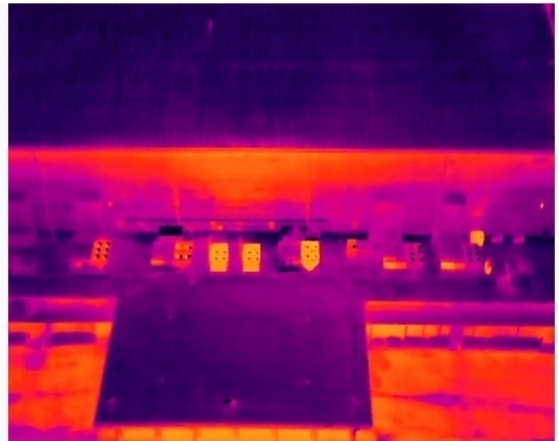


IMAGE 02 Roof edge and equipment pattern

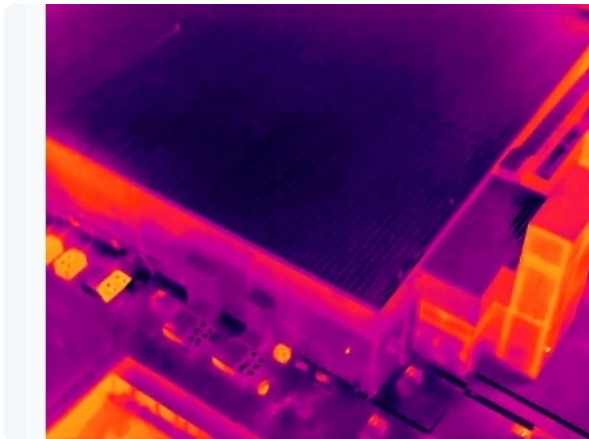


IMAGE 03 Main metal roof thermal overview

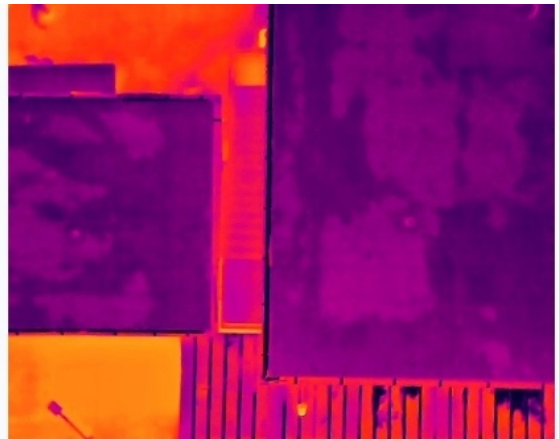


IMAGE 04 Adjacent low-slope roof sections

INTERPRETATION NOTE

Color differences represent relative surface temperatures. Weather, solar loading, roof construction, coatings and equipment can all influence the displayed pattern.

INSPECTOR STATEMENT

Professional statement

The report defines what was observed, how the data should be used and where supplemental testing is appropriate.

This inspection represents a non-invasive, qualitative evaluation of the roof system using aerial visual observation and infrared thermography. Infrared imaging identifies surface temperature variations that may be associated with underlying conditions but does not independently confirm or exclude moisture, insulation deficiencies or concealed roof defects.

Environmental factors - including weather, solar loading, roof construction, surface coatings and material properties - can significantly influence thermal performance and interpretation. Potential concerns should be verified through appropriate supplemental methods, such as roof core sampling, moisture testing or other diagnostic procedures, before repair or replacement decisions are made. This report reflects conditions observed at the time of inspection only and should be used as one component of an overall roof condition assessment.

Typical customer deliverables

- High-resolution aerial overview and detail photographs
- Representative infrared imagery when conditions permit
- Annotated roof overview tying findings to locations
- Written observations, limitations and recommendations
- Shareable PDF report for owners, contractors and facility teams

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This public sample has been anonymized and condensed from a field report. It is provided to demonstrate report format and deliverables.