EXTERIOR DRONE & VISUAL INSPECTION

PROPERTY CONDITION REPORT

Country Estate in The Netherlands



E00 / FULL ESTATE VIEW

ISSUED 24 SEPTEMBER 2026

SUMMARY OF FINDINGS

The photographs show generally continuous roof coverings and regular masonry, with local maintenance needs. They do not establish a need for wholesale roof replacement.

Priority checks: a raised chimney apron, an open-looking fold at a ridge junction and weathered chimney covers need closer inspection. Local debris is visible at a valley head. An active leak is not established.

Planned care: review roof growth, weathered sill bands and porch finishes, and prune climbers to expose concealed details. The indicative overall score is **63/100**; individual priority findings remain the focus.

INSPECTED BY	INSPECTION DATE	REPORT REFERENCE
Henry Wynaendts	**21 September 2026**	**FI-2026-001 / Rev 1.0**
COMPANY	SCOPE	ISSUED
Focal Inspections	External only / no internal inspection	24 September 2026

01 / SECTION SCORES

CONDITION

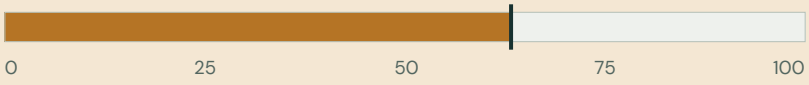
Indicative visual scores on a 1–100 scale. Higher is better. Scores relate only to the visible features recorded during the site visit.

EXTERIOR CONDITION SCORE

63 /100

PLANNED ATTENTION

Equal-weight average of 8 sections.
506 points ÷ 8 = 63.25.
Rounded overall score: 63/100.



Roof tiles & ridges — 63 /100
Growth and uneven edges; local tile checks. F05 / E07, E12–17, E26–28.

Flashings & junctions — 38 /100
Raised apron and open-looking ridge fold. F01–02 / E23–24, E31.

Chimney covers — 39 /100
Weathered surfaces and edge details. F03 / E09–11, E25, E33–36.

Valleys & drainage — 58 /100
Local valley debris; drainage not tested. F04 / E28–31.

Masonry & sill bands — 83 /100
Local staining and weathering. F06 / E18–21, E31–32.

Porch timber finish — 82 /100
Local finish wear; concealed timber untested. F08 / E22.

Window frames & roof-edge trim — 86 /100
Light visible weathering; operation untested. E03–06, E18–19, E31.

Vegetation clearance — 57 /100
Climbers conceal wall details and junctions. F07 / E01–05, E19, E32.

1–40 / CLOSE CHECK	41–79 / ATTENTION	80–100 / MONITOR
Priority inspection	Planned review or care	Routine monitoring

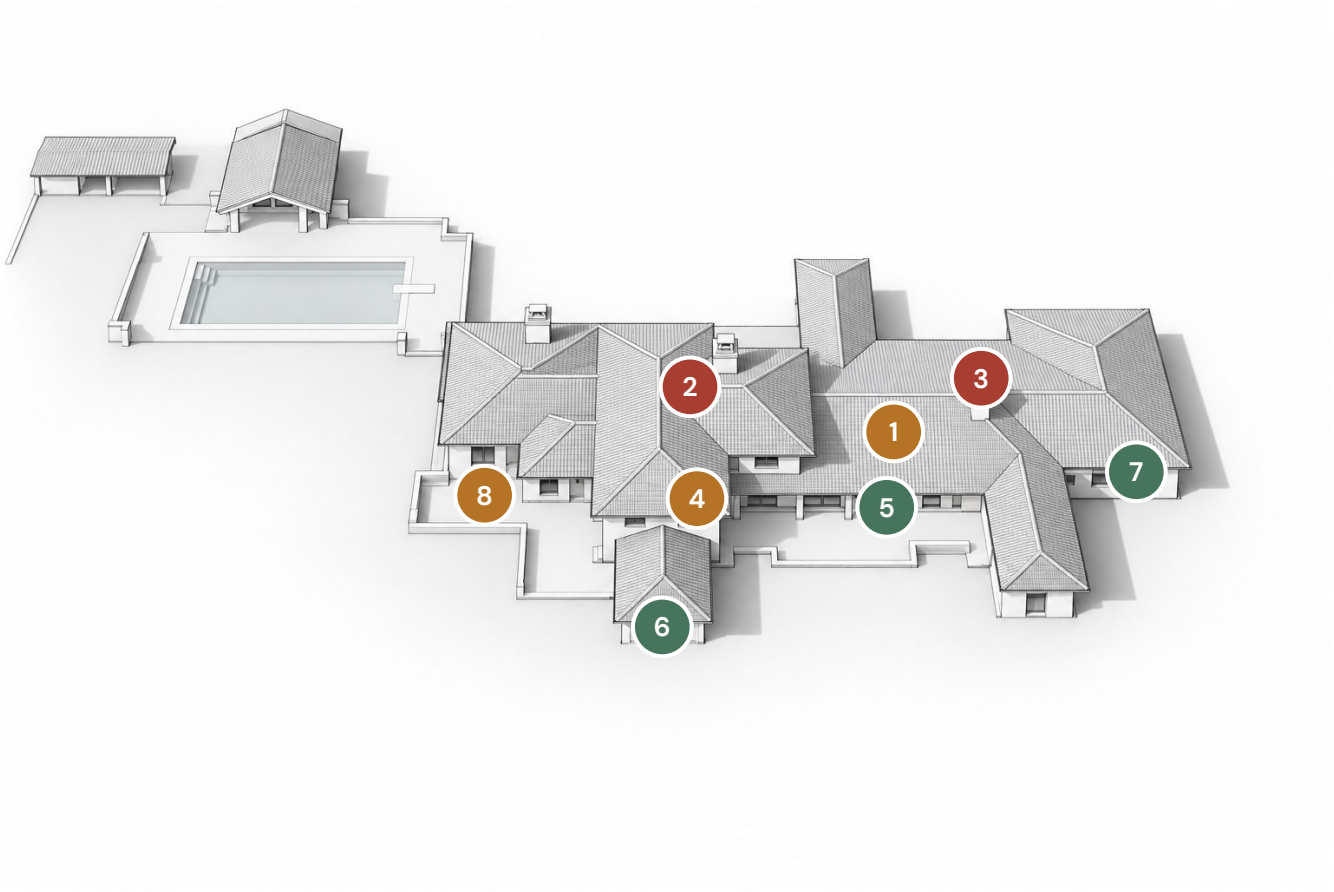
Indicative reviewer estimates based on visible condition and maintenance needs. Visibility is recorded separately and does not establish concealed condition. Priority findings override the average.

Focal's indicative scale is not a NEN 2767 assessment, a safety rating or a watertightness certificate. Unseen fabric is not scored.

02 / ESTATE OVERVIEW

CONDITION, IN CONTEXT

A monochrome 3D-style view with colour-coded section markers. Match each number to the scores and photographic findings.



Illustrative model, not a measured survey. Markers represent component groups at approximate locations, not a verified defect map. Pool and outbuildings are context only; grey areas are not an assessment of condition.

1 **Roof tiles & ridges**
63/100

2 **Flashings & junctions**
38/100

3 **Chimney covers**
39/100

4 **Valleys & drainage**
58/100

5 **Masonry & sill bands**
83/100

6 **Porch timber finish**
82/100

7 **Window frames & roof-edge trim**
86/100

8 **Vegetation clearance**
57/100

Red: close inspection • Orange: planned attention • Green: routine monitoring

03 / OBSERVATIONS

PRIORITY CHECKS: 2–4 WEEKS

Observed condition, location and recommended action. Suggested trades are shown beneath each photograph.



CHIMNEY APRON EDGE

Location: Apron at chimney base / E24

Observed: The lower apron edge is raised, with a visible dark separation. This may be a lap or a lifted edge; leakage is not established.

Action: Check overlaps, restraint and corner returns at close range. Repair only after confirming a defect.

F01 E24 / DETAIL

Roofing contractor

Evidence: E23–24



RIDGE-TO-WALL FLASHING

Location: Projecting ridge at upper wall / E31

Observed: An open-looking fold appears beside the ridge end. A split or water-entry path cannot be confirmed from the photograph.

Action: Inspect the fold and wall junction closely, and check accessible areas below for moisture.

F02 E31 / DETAIL

Roofing contractor

Evidence: E19, E31



CHIMNEY COVERS & COPINGS

Location: Broad chimney top / E35

Observed: Pale surface marks and weathered edge details are visible. Deposits and coating loss cannot be reliably separated.

Action: Check covers, seams, fixings, penetrations and coping joints. Record each chimney separately.

F03 E35 / DETAIL

Roofing contractor

Evidence: E09–11, E25, E33–36



DEBRIS IN THE VALLEY

Location: Head of metal-lined valley / E30

Observed: Local debris lies at the valley head. Full blockage or overflow is not demonstrated; mesh-covered channels are a separate detail.

Action: Remove debris, inspect lining and outlets, and check drainage, including below accessible guards.

F04 E30 / DETAIL

Roofing / drainage contractor

Evidence: E28–31

04 / OBSERVATIONS

PLANNED CARE: 1–3 MONTHS

Observed condition, location and recommended action. Suggested trades are shown beneath each photograph.



ROOF GROWTH & TILE CONDITION

Location: Tile slope below ridge / E07

Observed: Scattered moss and lichen-like growth are visible. Growth and irregular tile profiles alone do not prove tile failure.

Action: Check representative tiles and ridges. Use suitable selective cleaning and local repair only where justified.

F05 E07 / DETAIL

Roofing contractor

Evidence: E07, E12–17, E26–28



SILL BANDS & MASONRY

Location: Band below upper windows / E31

Observed: Horizontal bands show uneven colour and weathering. Their material and any associated moisture problem are unverified.

Action: Identify the material; check joints, edges and water-shedding details before local treatment.

F06 E31 / DETAIL

Masonry specialist

Evidence: E18–19, E31–32



CLIMBER CLEARANCE

Location: Climber-covered elevation / E32

Observed: Climbers conceal parts of walls and junctions. Damage behind the vegetation is not established.

Action: Prune selectively and inspect exposed areas. Keep openings and drainage clear; do not pull attached growth off masonry.

F07 E32 / DETAIL

Gardener / building contractor

Evidence: E01–05, E19, E32



PORCH TIMBER FINISH

Location: Decorative porch timber / E22

Observed: Finish colour varies, with local wear at lower edges. Rot or weak connections cannot be diagnosed photographically.

Action: Check lower edges, joints and timber condition before choosing a compatible maintenance finish.

F08 E22 / DETAIL

Joiner / decorator

Evidence: E22

05 / NEXT STEPS

RECOMMENDATIONS

Confirm the detail, agree the necessary work, then keep a clear before-and-after record.

01

FOLLOW-UP VISIT / F01–F04

WITHIN 2–4 WEEKS

Ask a roofing specialist to check flashings and chimney covers, clear the valley and inspect outlets. Check accessible interior areas below suspect junctions for moisture.

02

PLANNED CARE / F05–F08

WITHIN 1–3 MONTHS

Agree local roof and finish maintenance, material-compatible treatment and controlled pruning. Inspect newly exposed fabric before deciding on repairs.

03

CLOSE OUT & MONITOR

TWICE-YEARLY INSPECTIONS

Proposed programme for this estate: inspect in spring and autumn, with additional checks after significant storms. Retain dated photographs, repair records and drainage-test results to track change.

WHEN TO ACT SOONER

Bring the visit forward for active leaks, loose materials, moving flashings or falling fragments. The proposed timeframes do not establish that waiting is safe.

SCOPE & METHOD

Henry Wynaendts undertook an external-only inspection on 21 September 2026 for Focal Inspections. This report is supported by 36 detail photographs and one estate overview. No internal inspection was undertaken. The assessment covers visible exterior features; concealed fabric, structural testing and performance of windows, drainage and flues are outside the documented scope.

Priority timings run from the inspection date and are planning guidance. Evidence photographs are cropped or compressed for layout; originals are retained. The estate model is illustrative, with approximate component locations. It is not suitable for measurements, repair quantities or locating individual defects.

06 / EVIDENCE REGISTER

PHOTOGRAPHIC EVIDENCE INDEX

Photo references connect each finding to the inspection record. Original evidence codes are retained for future comparisons.

E00	Estate overview supplied separately / cover image / context only

E01	Terrace elevation overview
E02	Porch and lower roof overview
E03	Central terrace and upper storey
E04	Central roof / wall junction
E05	Upper elevation and stepped flashing
E06	Recessed upper wall and lower roof
E07	Tile courses and ridge surface
E08	Side abutment and sill band
E09	Broad multi-terminal chimney
E10	Chimney face and stepped flashing
E11	Chimney cover and masonry
E12	Intersecting roof slopes and inserts
E13	Roof junction, second view
E14	Hip and pool-side context
E15	Ridge and roof slopes
E16	Narrow chimney and surroundings
E17	Ridge, tiles and narrow chimney
E18	Upper elevation and projecting roof
E19	Sill band, ridge and climber
E20	Horizontal flashing detail
E21	Internal corner and stepped flashing
E22	Decorative porch timber
E23	Chimney apron, front view
E24	Chimney apron, oblique view
E25	Chimney cover and copings
E26	Hip end and roof growth
E27	Long roof and broad chimney
E28	Upper wall and mesh-covered channel
E29	Mesh-covered channel detail
E30	Metal-lined valley with debris
E31	Ridge-to-wall flashing detail
E32	Climber and upper sill band
E33	Broad chimney, additional session
E34	Chimney top and apron
E35	Chimney cover, terminals and copings
E36	Chimney cover, alternate view

Selected close-ups support F01–F08. Retain the original images with this report for full-resolution review. Supporting file records and scoring notes are included as PDF attachments.

07 / CONTACT

GET A QUOTE

A clearer view of your property starts with a conversation.



YOUR CONTACT

Henry Wynaendts

Co-founder
Focal Inspections

WHATSAPP

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Click the number to start a chat.

TELL US ABOUT YOUR PROPERTY.

Share the location, approximate building size and any areas of concern. Include a few photographs if available, and your preferred timing. We can then discuss the inspection scope and prepare a quote.

REQUEST A QUOTE

focalinspections.com/quote

WEBSITE focalinspections.com