SASQUATCH
INSPECTION CO.

SAMPLE INSPECTION REPORT

INSPECTION REPORT

Commercial roof, rainwater goods & thermal screening



RGB-01 / Site overview

COMMERCIAL UNIT / CU-01

Site address omitted in this sample

SQ-SAMPLE-001

02 OCT 2026 / V1.1

01 / SUMMARY & SCOPE

A CLEAR VIEW. A PRACTICAL NEXT STEP.

Inspection brief: review the external roof and rainwater goods, locate visible concerns and screen the lower annex for thermal patterns that merit follow-up.

ASSET

CU-01 / commercial warehouse with a lower flat-roof annex

REPORT SCOPE

Visual roof inspection and targeted thermal screening

03	02	05
LOCATED FINDINGS	CAPTURE FLIGHTS	INDEXED IMAGE FILES

THE FINDINGS AT A GLANCE

F01	Gutter outlet / E3 Leaf and silt accumulation; arrange clearance and a drainage check.	ATTEND	05
F02	Rooflight junction / C3 Visible discontinuity at a sealant junction; confirm condition at close range.	INVESTIGATE	06
T01	Annex roof / F3 Warmer area after sunset; targeted moisture checks recommended.	INVESTIGATE	07

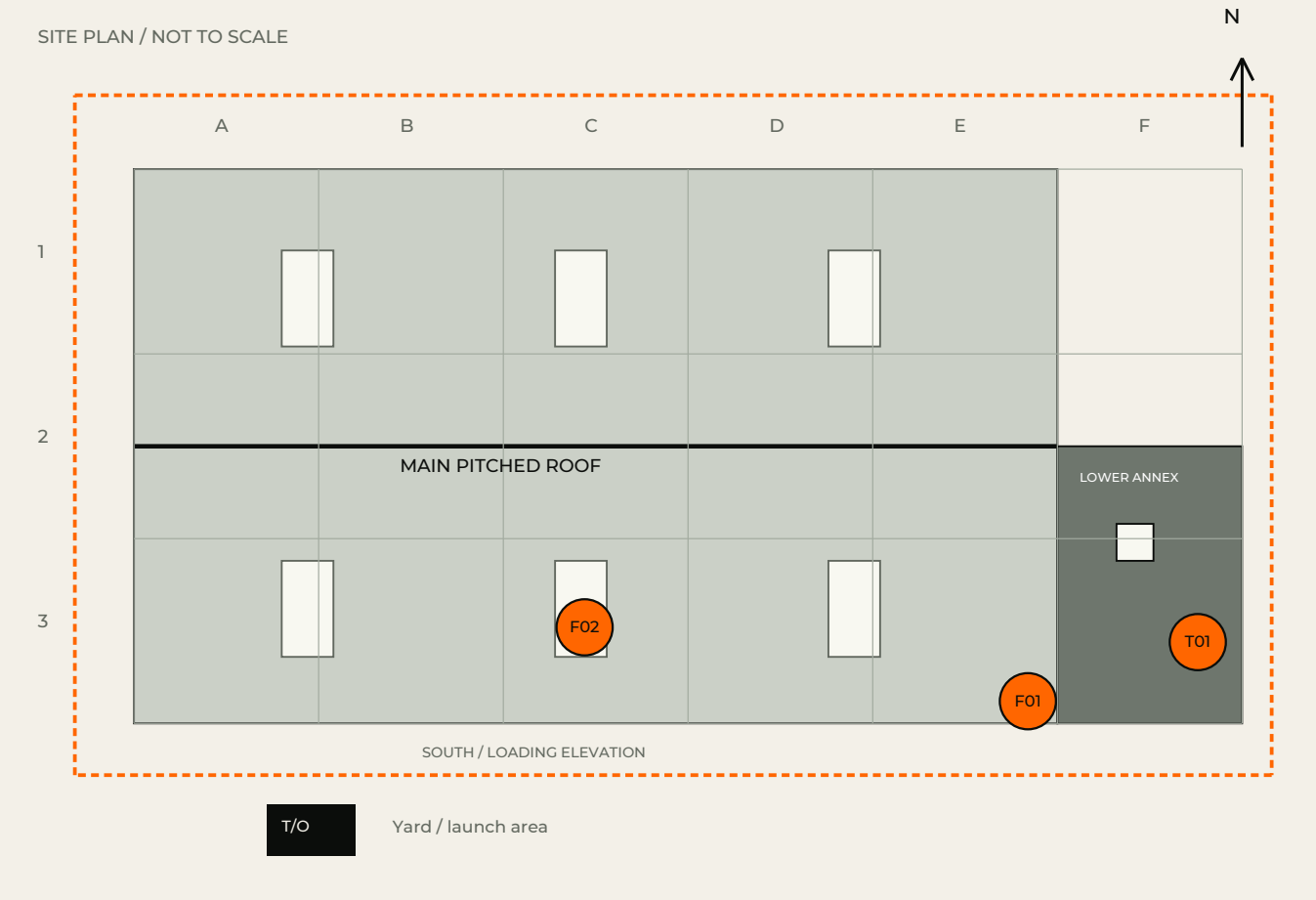
DECISIONS SUPPORTED

Brief a roofing contractor, target further investigation and prioritise maintenance using an agreed scope and clearly located observations.

02 / LOCATION & COVERAGE

FIND IT ON THE ASSET.

Each observation uses the same reference across the plan, finding page, image register and action list.



Schematic location reference. Grid references identify the observations; the plan is not a measured survey or a representation of legal boundaries.

COVERAGE SHOWN

Main roof, visible gutter runs, rooflight junctions and lower annex roof.

OUTSIDE THE INSPECTION SCOPE

Internal spaces, concealed layers, below-ground drainage and structural assessment.

Dashed orange line: indicative capture circuit, not a navigable route. Markers: findings. T/O: take-off area. Flight planning is site-specific.

03 / CAPTURE RECORD

TRACEABLE IMAGES. RECORDED CONTEXT.

Capture records connect each image to its acquisition context, helping the reader understand coverage and interpretation.

FL01 VISUAL CAPTURE

CAPTURE DATE
14 Sep 2026

CAPTURE WINDOW / BST
10:05-10:17 / 12 min

CAPTURE MODE
Overview + oblique detail

NOMINAL HEIGHT
28 m / 12 m above ground

CONDITIONS
Dry; overcast; wind 3 m/s

FL02 THERMAL SCREEN

CAPTURE DATE
14 Sep 2026

CAPTURE WINDOW / BST
21:10-21:18 / 8 min

CAPTURE MODE
Annex roof / near-nadir

NOMINAL HEIGHT
18 m above ground

CONDITIONS
Dry surface; wind 2 m/s

Thermal capture context: after sunset, following afternoon solar warming, with the roof surface dry. The comparison looks for differences in cooling rate. Equipment, operator and camera-setting records accompany the agreed capture data on commissioned surveys.

IMAGE REGISTER

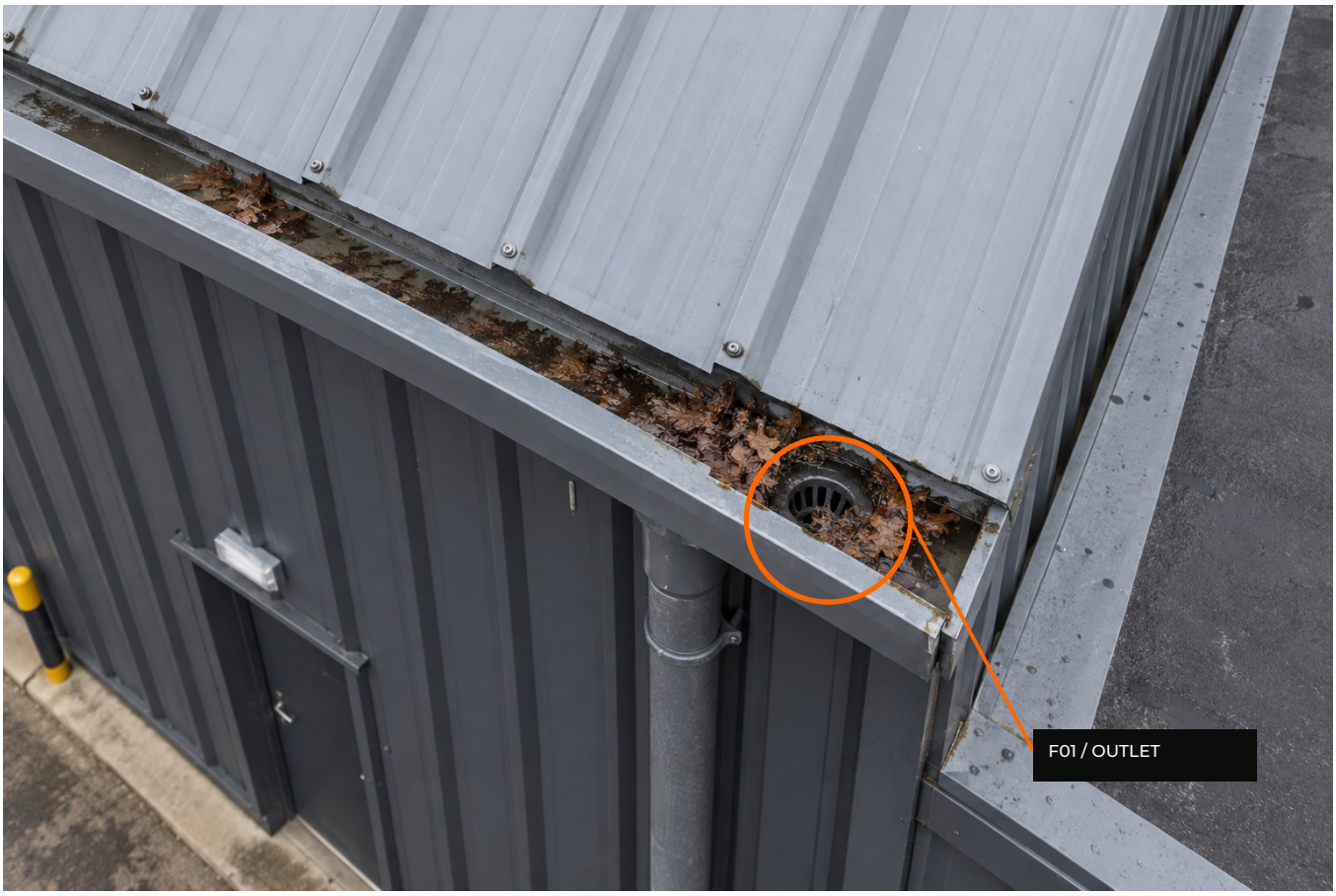
RGB-01	Overall asset / visible roof context	FL01 / Cover
RGB-02	South-east gutter outlet / F01	FL01 / p5
RGB-03	Central south rooflight junction / F02	FL01 / p6
RGB-04	Lower annex / visible-light comparison	FL01 / p7
IR-01	Annex thermal comparison / T01	FL02 / p7

04 / VISUAL FINDING F01

RESTRICTED GUTTER OUTLET.

Main roof / south-east eaves / reference E3 / source image RGB-02

ATTEND / PLANNED MAINTENANCE



RGB-02 / Outlet and adjacent gutter channel

OBSERVATION

Leaf and silt accumulation is visible around the outlet grate, with shallow retained water visible in the gutter channel. The drain below the outlet has not been examined.

WHY IT MATTERS

Restricted flow can increase the likelihood of local overtopping during rainfall.

RECOMMENDED NEXT STEP

Arrange safe clearance, inspect the outlet and downpipe, then check drainage performance.

05 / VISUAL FINDING F02

ROOFLIGHT JUNCTION TO INVESTIGATE.

Main roof / central south-slope rooflight / reference C3 / source image RGB-03

INVESTIGATE / VERIFY CONDITION



RGB-03 / Lower rooflight junction and sealant detail

OBSERVATION

A discontinuity is visible in the weathered bead at the lower rooflight junction. The image does not establish the condition of concealed seals or prove that water is entering the building.

WHY IT MATTERS

The junction warrants a closer assessment before deciding on a repair specification.

RECOMMENDED NEXT STEP

Ask a competent roofing contractor to inspect the detail and confirm the appropriate remedy.

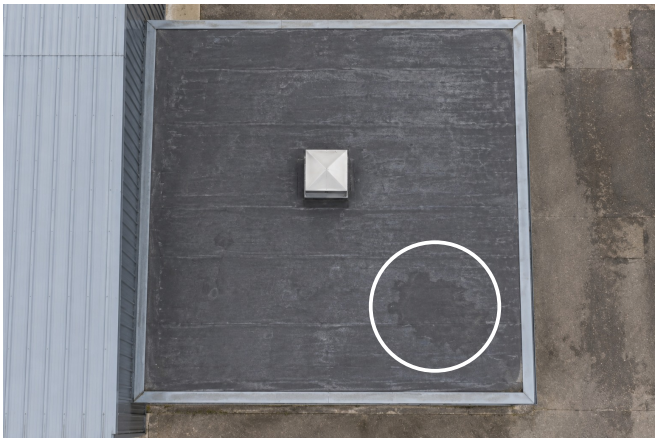
06 / THERMAL FINDING T01

EVENING THERMAL ANOMALY.

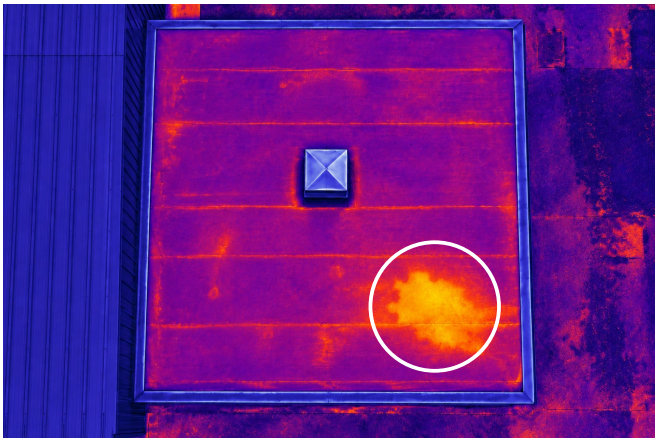
Lower annex / south-east area / reference F3 / comparison images RGB-04 and IR-01

INVESTIGATE / CAUSE UNCONFIRMED

RGB-04 / VISIBLE-LIGHT COMPARISON



IR-01 / THERMAL COMPARISON



Corresponding area circled in both views

RELATIVE DISPLAY ONLY

COOLER WARMER

Illustrative thermal pattern. Relative colours only; no measured temperature data.

OBSERVATION & INTERPRETATION

An irregular warmer area is visible on the south-east annex. For the after-sunset scenario recorded here, moisture-affected insulation can retain daytime heat longer than surrounding dry material. This pattern warrants targeted moisture checks; insulation changes, reflections and roof construction can also affect the result. A thermal anomaly alone does not confirm water ingress or locate the entry point.

VERIFY BEFORE SPECIFYING REPAIRS

Review roof build-up, recent weather, reflections and capture conditions. Correlate with internal symptoms and suitable moisture testing by a competent specialist.

Method context: FLIR roof thermography guidance

07 / ACTION PLAN & HANDOVER

FROM IMAGERY TO INFORMED DECISIONS.

Follow-up actions are proportionate to the observations. Priorities, responsibility and timescales are agreed around site operations and confirmed findings.

REF	ACTION	WHO / WHEN
F01	Clear the gutter outlet and check drainage. Retain before-and-after evidence.	Maintenance contractor / next planned visit
F02	Inspect the rooflight junction. Confirm concealed detail and suitable repair scope.	Roofing contractor / arrange follow-up
T01	Validate the thermal concern using site history, condition checks and suitable moisture testing.	Roofing / thermal specialist / before repairs

YOUR AGREED REPORTING PACKAGE

A branded PDF with an executive summary, coverage and limitations, located observations, supporting imagery and recommended next steps.

An indexed high-resolution image set, with thermal imagery where included and suitable. File format and any raw-data provision are agreed in the quotation.

SCOPE & LIMITATIONS

A visual / thermal inspection is limited to the agreed accessible areas and suitable conditions. It does not itself certify structural integrity, reveal concealed defects or guarantee a watertight roof.

Report content, capture methods and supporting data are tailored to your brief, site suitability and the agreed service.

WHAT NEEDS A CLOSER LOOK?

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