



Orange Coast Property Services
(949) 454-7900

South Coast Property Service
(760)585-2355

Doc #: DRONE SAMPLE Inspector: Licensed Drone Pilot

Date: 3/7/2024

Client: Mr. & Mrs. Buyer

Address: 123 Main Street, Anytown, CA

DRONE ROOF

GENERAL CONDITIONS

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of the inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas which may be of concern to us may not be of concern to the client, and some items which may be of concern to the client may be considered minor to us. This report may contain digital photographs of some items and components. These images are for your convenience only and do not represent all items or components that may be deficient. **ALL DEFECTS ARE NOT PHOTOGRAPHED**; the entire written report must be reviewed.

01..	Structure Type	The house is a single family.
02..	Levels	Two story structure.
03..	Lot Type	Home is built on a flat lot.
04..	Estimated Age	65 to 67 years.
05..	Weather Conditions	Overcast.
06..	Occupancy	Home was vacant at the time of inspection.
07..	Viewed From	The air using a drone.





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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

S: The items inspected appeared in serviceable condition at time of inspection.

SERVICEABLE: The items inspected appeared to function normally at time of inspection.

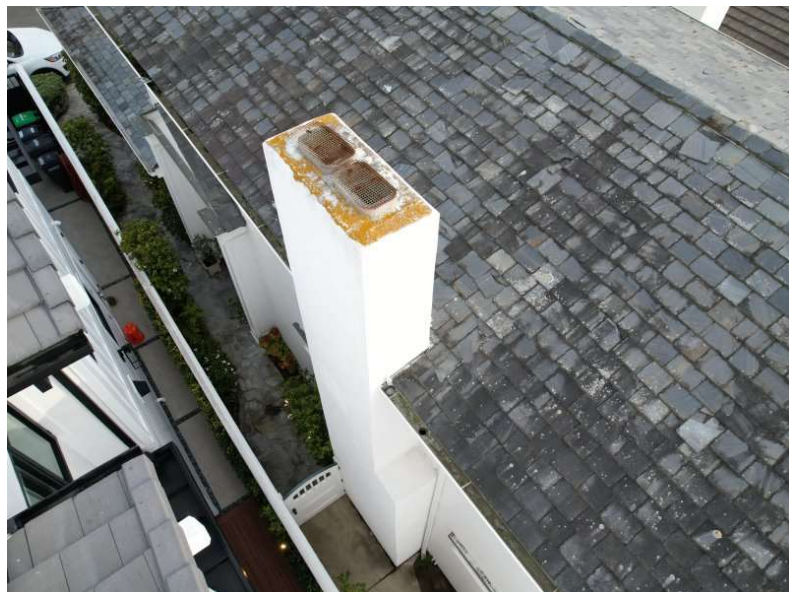
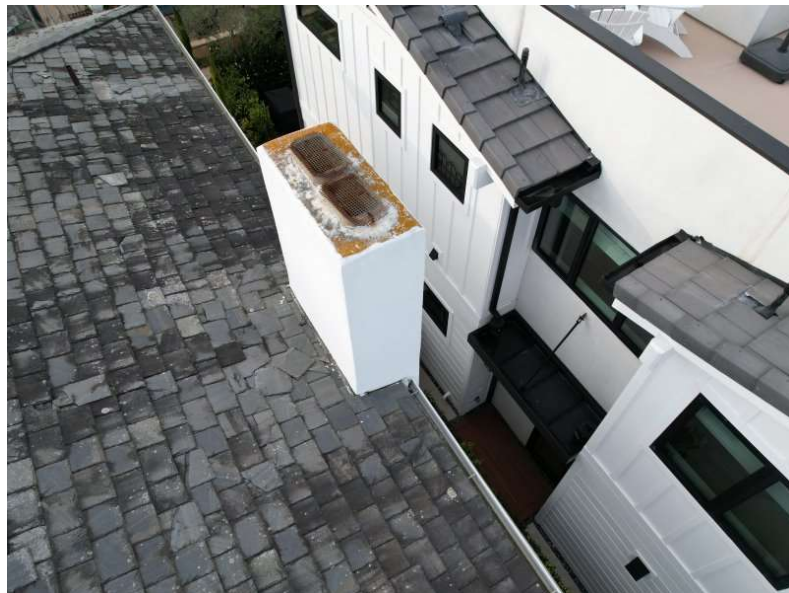
N: The item was not present at the time of inspection.

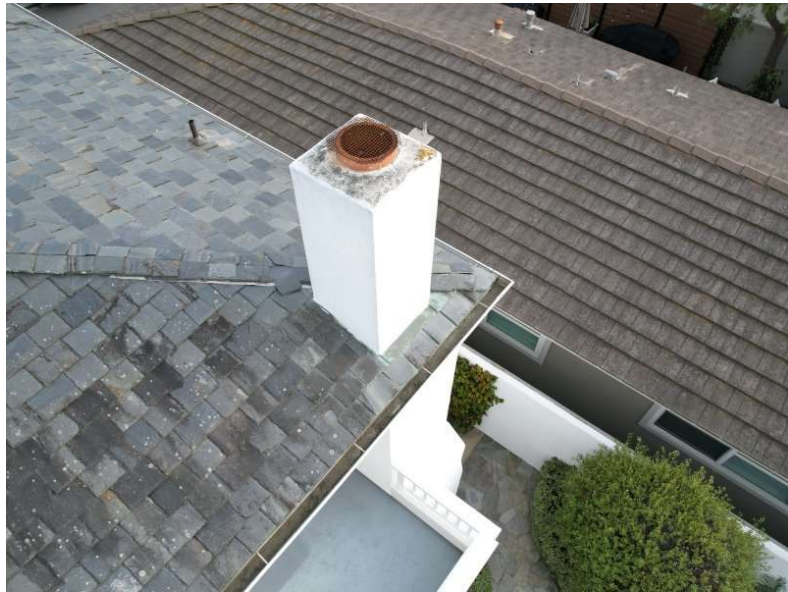
Operable: The item inspected operated properly at time of inspection.

EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. As per our inspection agreement, we do not inspect for termites, dry rot, fungus, or other wood destroying insects or organisms as that is a specially licensed trade. If deterioration and/or damage is noted on the exterior or interior of this home, we suggest further review of the termite report.

Step #	Component	Comment
111..	Chimney	Spark arresters are installed as a safety feature.

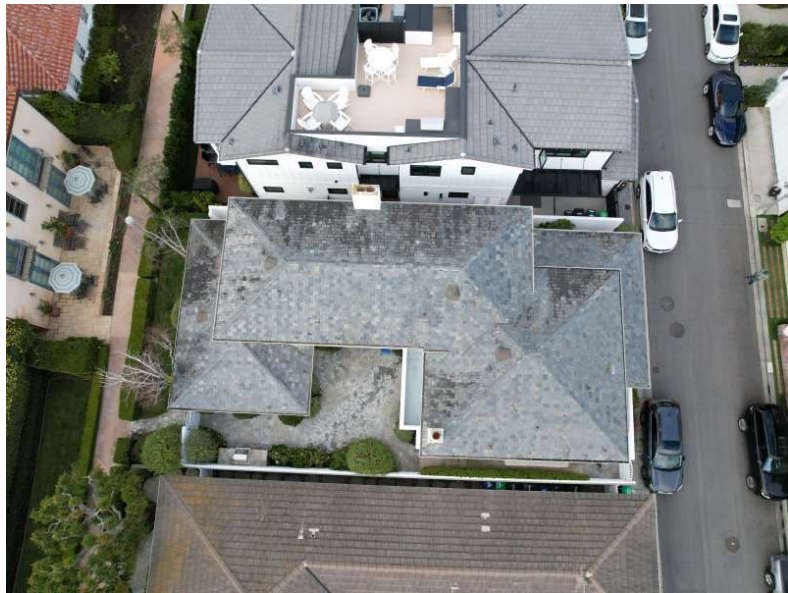
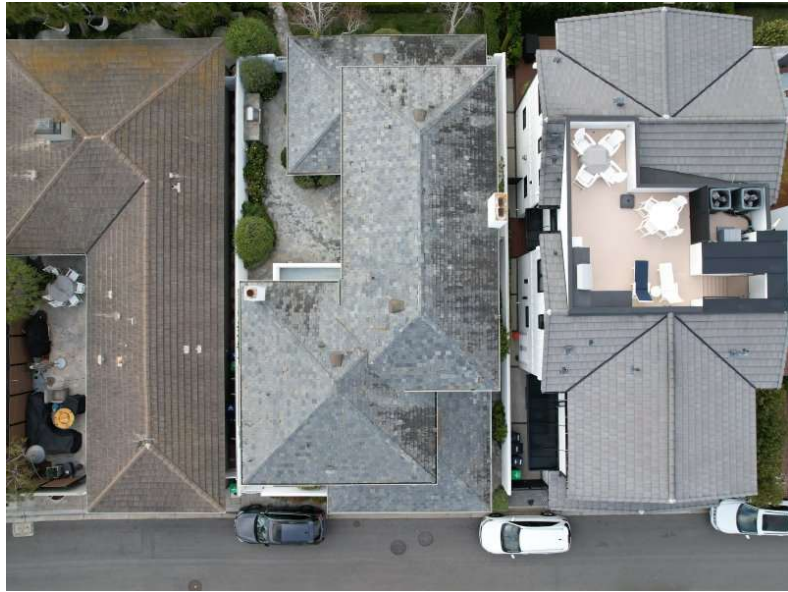




ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.

Step #	Component	Comment
126..	Type/Material	Hip; slate. Observed from the air using a drone.





127.. Flashing Serviceable.

128.. Condition

Roof shows normal wear for its age and type. Cracked, chipped and slipped tiles noted. We suggest that maintenance efforts be made in the few areas where roofing materials are damaged or missing. Suggest consulting a licensed roofer for further review.





















129.. Skylights N.

- 130.. Roof Penetrations Suggest re-sealing all through roof vents and projections as part of routine maintenance.



- 131.. Other Comments N.