About this sample

This is a condensed excerpt from a real SkyRaid Drones inspection report, with the client's identity, exact address and all other identifying details removed. It's shared to show the level of detail and analysis you can expect — the report delivered to every client is considerably more in-depth than this excerpt: full photographic evidence annotated against every finding, complete flight and safety records, and a full defect-by-defect priority action plan. This sample keeps the analysis and the indicative cost guidance, and leaves out the site-specific and administrative sections.

Report Reference	SRD-SAMPLE-001 (sample excerpt)
Property Type	19-unit residential block
Inspection Scope	Full external building envelope and roof condition assessment
Prepared By	Ahmed Khalifa, Remote Pilot — SKYRAID Drones LTD

1. Executive Summary

An aerial visual inspection of the property was carried out on the instruction of the client, to investigate reported damp at two locations within the building and to provide a full condition assessment of the building envelope.

Eleven defects were identified across the roof, elevations, and drainage system. The reported damp is consistent with multiple concurrent water ingress routes, all of which have been identified and documented in the full report. No single source is responsible — the building is leaking in several places simultaneously, and remediation needs to address all of them in priority order.

The primary concern is the main flat roof. The felt/bitumen membrane is at or beyond end of service life, with widespread surface deterioration and — critically — physical separation from the parapet upstands in multiple locations. Water is entering the top-floor structure from above. This is the first item recommended for specialist review.

Two further parapet defects independently explain the two damp locations the client originally reported — a full-width fascia crack with active water-tracking on one elevation, and a vertical structural-looking crack with active render loss on another. Both provide a direct water ingress path at roof level.

Key Findings Summary

Ref	Element	Location	Rating	Recommended Action
D07	Flat roof membrane	Main flat roof	C3	Flat roof specialist — urgent
D05	Parapet wall crack	Side parapet	C3	Building surveyor / structural engineer
D06	Render failure	Both gable elevations	C3	Building surveyor / structural engineer
D09	Front parapet fascia crack	Front elevation, full width	C2	Building surveyor / roofing contractor
D08	Blocked parapet gutters	Slate/flat roof interface	C2	Gutter cleaning contractor — immediate

Ref	Element	Location	Rating	Recommended Action
D10	Window sill spalling	Front elevation, multiple floors	C2	Building surveyor
D02	Roof junction flashing	Slate/parapet junction	C2	Roofing contractor
D03	Bay window area cracking	End elevation	C2	Building surveyor
D04	Courtyard wall cracking	Internal courtyard	C2	Building surveyor
D05a	Roof terrace parapet	Roof terrace surround	C2	Roofing contractor
D01	Slate roof lichen	Sloped slate section	C1	Monitor

Immediate Actions for the Client

- Commission a flat roof specialist to assess the membrane and parapet upstand separations — this is the primary water source
- Commission a gutter cleaning contractor to clear the parapet gutter channels and test all drainage outlets — this can be done immediately and at low cost
- Commission a building surveyor to assess the side parapet crack and both gable elevation render failures
- Do not carry out cosmetic repairs to the front elevation (render, decoration) until the water sources above are resolved — repairs will fail

2. Detailed Findings (Sample — 3 of 11)

The full report includes all 11 findings, each with the annotated key photo and full supporting photo reference set. Three representative findings are included below to show the level of analysis in every entry.

D07 — Membrane Deterioration & Upstand Separation

Location: Main flat roof

Rating: C3 — URGENT

Observation: Aerial nadir imagery shows an aged felt/bitumen membrane with extensive deterioration across the full roof area: protective top coating eroded in multiple areas exposing the base membrane; widespread pink/red mineral deposits consistent with chronic ponding; biological colonisation actively penetrating the membrane surface in concentrated patches. Critically, the membrane has physically lifted and detached from the parapet upstand in multiple locations, exposing the substrate beneath. The central flat roof drain is partially blocked with biological debris, compounding ponding.

Interpretation: Separation at the parapet upstand is the most critical visible failure: detachment at this junction allows water to enter directly behind the membrane and into the parapet wall and building structure. The mineral deposits and biological colonisation indicate chronic ponding which accelerates membrane degradation.

Risk / Significance: A flat roof membrane with confirmed upstand separation represents a significant risk of active water ingress into the building. This finding is the primary candidate for the client-reported damp at upper floor level. Urgent intervention is required.

Recommendation: A flat roof specialist should inspect the membrane as a matter of urgency, with particular attention to the upstand separation and drain condition. Temporary remedial works to address active upstand detachment may be required pending a full membrane replacement specification.

D05 — Vertical Crack & Active Render Loss

Location: Parapet wall, side elevation

Rating: C3 — URGENT

Observation: A significant vertical crack runs from the coping downward through the full visible height of the side parapet wall. Render has fallen away in two visible locations, exposing substrate. Multiple branching cracks radiate from the main vertical crack. The coping shows dark staining consistent with prolonged water exposure. Active material loss is evident — not isolated surface cracking but progressive failure.

Interpretation: A full-height vertical crack with active render loss is consistent with significant tensile movement at this location, which may indicate a structural crack rather than a surface render defect alone. The branching crack pattern is consistent with historic unrepaired movement.

Risk / Significance: A full-height vertical crack in a parapet with active render loss may present a risk of further material detachment and possible masonry instability. Falling render above an accessible area presents a public safety risk, and the crack provides a direct water ingress route at roof level.

Recommendation: A building surveyor or structural engineer should inspect the parapet crack as a matter of urgency. If the parapet is above an accessible public area, restriction of access below should be considered until the condition has been assessed.

D09 — Fascia Crack & Active Water Tracking — Full Width

Location: Front parapet / flat roof fascia junction

Rating: C2 — REPAIR

Observation: A horizontal crack/separation runs the full width of the parapet fascia at the junction between the flat roof fascia and the underside of the parapet coping. Multiple vertical dark staining runs are visible on the parapet face below the crack, confirming water is entering at this joint and discharging down the front elevation.

Interpretation: A continuous horizontal crack at this junction is consistent with differential thermal movement or settlement causing the coping to separate from the fascia below. The dark water tracking stains confirm this crack is an active water ingress point, directly above the top floors of the front elevation.

Risk / Significance: This junction is a confirmed active water ingress route into the top-floor structure on the front elevation. The full-width extent of the crack means the entire front parapet is affected.

Recommendation: A building surveyor or roofing contractor should inspect the front parapet coping joint and specify appropriate remedial sealing or coping replacement. A temporary weathering seal should be considered pending a full repair specification.

3. Recommendations Summary

The reported damp is consistent with multiple concurrent water ingress sources identified during inspection, likely acting in combination. Remedial works should proceed in priority sequence — carrying out render or sill repairs before the roof and parapet defects are resolved will result in repeated failure of those repairs.

Recommended Works Sequence

- **1. Flat roof membrane (D07)** — primary water source. All other damp-related defects will continue to worsen until this is resolved.
- **2. Front parapet fascia joint (D09) & side parapet crack (D05)** — secondary water ingress sources directly linked to reported damp.
- **3. Gutters & drain (D08)** — clear to reduce hydraulic load on the repaired membrane and eliminate overflow risk.
- **4. Gable render, bay window, courtyard wall, roof terrace, cement fillet** — repair after primary water sources are sealed.
- **5. Window sills (D10)** — complete once roof and parapet works are finished.
- **6. Slate roof lichen (D01)** — address at next routine maintenance access.

4. Indicative Repair Cost Guidance

These figures are SkyRaid Drones' indicative budget guidance only. They are NOT a quotation, a formal cost estimate, or a quantity surveyor's valuation. They are based on the defects visible in our aerial inspection and current typical UK market rates for comparable work, and do not account for the hidden or internal extent of any defect, which aerial inspection cannot determine. Obtain formal contractor quotations, and a quantity surveyor's assessment where precise figures are required, before relying on these figures for any financial decision. Ranges exclude VAT and professional fees.

Element / indicative remedial work	Rating	Indicative range	Basis
Flat roof — recover/replace membrane, upstands, clear drain	C3	£17,000–£33,000	~280 m² measured; £60–110/m² + strip-out
Both gable elevations — hack off & re-render	C3	£10,000–£22,000	~240 m² measured; £40–90/m²
Side parapet — repair/rebuild cracked section, repoint, coping	C3	£2,500–£8,000	Structural review first
Front parapet fascia — rake out & seal full-width joint, repoint coping	C2	£2,000–£7,000	Full elevation length
Front window sills — repair/replace (approx. 5–8)	C2	£1,000–£3,500	£50–150 repair / £150–280 replace per sill
Parapet gutters + central drain — clear debris & vegetation	C2	£400–£1,500	Commercial clearance at height
Slate roof lichen — monitor (optional soft-wash)	C1	£0 now (£500–1,500 optional)	Not urgent
Scaffolding / access — shared across works, not per-item	—	£5,000–£20,000+	Commercial scaffold + pavement licence

Element / indicative remedial work	Rating	Indicative range	Basis
Total indicative remedial envelope	**—**	**~£45,000–£120,000+**	**Weighted to roof, render and access**

5. Operator Credentials & Insurance

Operator	SKYRAID Drones LTD — Company No. 17022284
CAA Operator ID	GBR-OP-KTVTTH632WCV
Remote Pilot	Ahmed Khalifa — RPC-L1 Rotorcraft VLOS
Operating Authorisation	PDRA01-28432
Aircraft Used	DJI Matrice 4E
Insurance	Coverdrone — £2M Public Liability · £50K Professional Indemnity

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