

Multi-source water ingress found behind a single damp report

19-unit residential block · Property investment due diligence · 3-day turnaround



Full-height parapet crack with active render loss, one of four water routes traced (annotated report photo).

11	4	3 DAYS
defects identified and severity-rated	concurrent water-ingress sources traced	from flight to delivered report

A property investment company was buying a 19-unit residential block and had reported damp at two locations — the kind of issue that often gets treated as one problem with one fix, but needed a clear answer before committing to the purchase.

The survey found 11 defects across the building envelope, severity-rated: 3 urgent, 7 requiring repair or review, 1 to monitor. The damp wasn't coming from one place — the report traced it to four concurrent water-ingress sources acting together: a flat roof membrane detached from the parapet upstand (the primary suspected source), a full-width crack in the front parapet with active water-tracking, a full-height vertical crack in the side parapet with exposed substrate, and blocked parapet gutters aggravating an already-failing roof.

The insight that mattered: the render failure on both gable elevations and the deteriorating window sills looked like separate repairs, but the report treats them as consequences of water entering at roof level — fixing the render first would have failed again. The report set the correct sequence: roof membrane and parapet junctions first, elevations afterwards.

Ground-level inspection would likely have caught one source and missed the rest. The findings materially informed the client's purchase decision.

What was delivered

- Annotated inspection report, every defect dated, photographed, severity-rated (C1/C2/C3), each referred to the right specialist (flat-roof contractor, building surveyor, structural engineer)
- 11 annotated defect photographs, individually referenced in the written report
- 2D orthomosaic and 3D photogrammetric model of the full block
- Indicative repair-cost guidance on the main items — planning guidance, explicitly not a quantity surveyor's estimate
- Clear "not inspected" list, so the limits of the survey were as documented as the findings

Why aerial Every one of the four ingress sources sat at parapet or roof level. Ground-level inspection would have seen the render failure — the symptom — and missed the cause entirely.

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Ahmed Khalifa · 07785 672503 · info@skyraiddrones.co.uk · skyraiddrones.co.uk · CAA-authorized · £2M insured