

Three failing systems traced before a purchase

Three-storey residential property · Purchase due diligence · 6 days from flight to report



Chimney cap holed, cracked and previously patched: one of three failing systems traced (inspection photo).

21 defects found, none urgent	3 failing systems traced: gutters, chimney, roof	6 DAYS from flight to delivered report
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A buyer was weighing up a three-storey house a long way from Manchester and wanted an independent view of the roof and the building envelope before committing.

The survey found 21 defects, none urgent, but the pattern mattered more than the count. Rooted plants in the gutters on three sides, and moss on the outside of a downpipe, showed the rainwater system had been overflowing for years, not months. An open flue and a holed, previously patched chimney cap were letting water into the stack, with spalled brick and a damp band below. And the roof covering had failed where water concentrates: an open void at the hip apex, four cracked hip tiles and torn underlay at the eaves.

The insight that mattered: these were three failing systems, not 21 separate jobs. The report grouped them that way and named the most valuable next step for a buyer: have a roofer open up the chimney and the hip apex, before exchange, to see what years of water had done to the hidden timbers.

Every finding came with its limits stated, including which elevations were seen close-up and which from height, so the buyer knew exactly what the survey could and could not show.

What was delivered

- Annotated inspection report: 21 findings, each photographed, severity-rated (C1/C2/C3) and referred to the right specialist
- Findings grouped into three failing systems, with the next step a buyer should take
- Indicative repair-cost guidance, explicitly not a quotation
- A clear statement of coverage on every elevation, so the limits were as documented as the findings

Why aerial The open hip apex, the cracked hip tiles and the rooted gutters sat on a three-storey roof hemmed in by neighbouring buildings. None of it could be seen from the street, and no one had to climb a ladder to find it.

Weighing up a property? I'll give you a fixed price from just the address.

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