

HMO conversion structural risk found before renovation began

Residential corner property, Warrington · Pre-renovation condition assessment · 2-day turnaround



Upper side elevation: missing and displaced brickwork with vegetation growing in the wall (inspection photo).

HIGH

risk rating on the primary finding

2 DAYS

from flight to delivered report

ZERO

scaffolding needed

A residential corner property in Warrington was being converted to a multi-bedroom HMO and needed a full external condition assessment before renovation committed. Given the severity of what turned out to be there, drone inspection was also the safer, faster route to the data — no one needed to work at height against a wall that was already failing.

The inspection found significant brickwork failure on the side elevation: missing and displaced bricks, structural cracking around the windows, and vegetation growing inside the wall — a sign of long-term moisture penetration invisible from ground level. Rated high risk, not cosmetic damage.

Alongside it: render failure across large areas with exposed brick degradation (prolonged damp exposure, not surface weathering), gutter blockages actively causing the wall damage directly below, and roof tile wear with moss and moisture retention pointing to a drainage problem.

Our recommendation: a structural engineer's inspection before the conversion proceeded. The findings gave the client the evidence to make an informed call on the renovation budget and timeline before any work began — assessed safely, without scaffolding, and without anyone needing to get close to an unstable wall.

What was delivered

- Detailed aerial inspection report with risk-rated findings across structure, walls, windows, roof, chimney, gutters and drainage
- 2D orthomosaic — roof layout, chimney positions, boundaries, usable for planning access
- Interactive 3D photogrammetric model — virtual walk-around without returning to site
- High-resolution annotated close-ups of every defect area, referenced in the written report

Why aerial The brickwork failure was on an upper side elevation in dense terraced housing with limited ground-level access. It was the single most important finding of the survey, and it is the one finding a ground-level inspection would have missed.

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

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