

Aerial visual inspection report

19-unit residential block (anonymised)

Envelope & roof condition | June 2026

CONDITION AT A GLANCE

3

C3 - URGENT

urgent: act before exchange

7

C2 - REPAIR

repair within 12 months

1

C1 - MONITOR

monitor

DOCUMENT CONTROL

Report reference	SRD-SAMPLE-001
Inspection date	June 2026
Client	Property investment company (anonymised)
Site address	19-unit residential block (anonymised)
Instructed by	The buyer, before purchase
Prepared by	Ahmed Khalifa, SKYRAID Drones LTD
Issue status	Anonymised sample excerpt

About this sample

This is an anonymised excerpt from a real SkyRaid Drones report, commissioned by a buyer before purchase. Every client report carries an annotated photo for every finding, the full image register and the flight and safety records. This sample keeps the decision page, all eleven ratings, three worked findings and the full cost guidance.

What this means for your decision

Read this page first. It turns the findings into the numbers a buyer negotiates with.

PLANNING FIGURE FOR REPAIRS

About £73,000

Likely range £41,000 to £106,000, the sum of the cost lines in Section 4. Three items make up two-thirds of that spread: the flat roof, the scaffold and the gable walls. One roofing quote and one scaffold quote narrow it most.

Budget guidance from measured areas and current UK rates. Not a quotation; excludes VAT and fees.

Where the money goes

- **The flat roof comes first: £17,000 to £33,000.** The membrane is at the end of its life and has separated from the parapet upstands.
- **Both gable walls: £10,000 to £22,000.** Render failure across about 240 m² of measured wall.
- **Access is its own line: £5,000 to £20,000 or more.** Scaffold and licences are shared across the works, and easy to forget.
- **Order matters.** Repair render or sills before the roof and parapets are sealed and you pay for them twice.

Questions to put to the seller before you commit

- **When was the flat roof last replaced,** and is there a transferable guarantee?
- **Have residents reported damp,** and what has already been spent chasing it?
- **Are major works planned or budgeted,** and is there a reserve fund to cover them?

WHAT HAPPENED ON THIS BUILDING

A £695 survey gave the buyer the evidence to negotiate £60,000 off the price.

1. Executive summary

Eleven defects were found across the roof, elevations and drainage. The damp the client reported comes from several water routes at once, so the repairs must follow the order below.

The main concern is the flat roof. The membrane is at or past the end of its service life and has lifted away from the parapet upstands in several places. Water is entering the top floor from above.

Two parapet defects explain the two reported damp spots: a full-width fascia crack with water tracking on one elevation, and a full-height crack with render loss on another.

All findings

Ref	Element	Location	Rating	Recommended action
D07	Flat roof membrane	Main flat roof	C3 - URGENT	Flat roof specialist, urgent
D05	Parapet wall crack	Side parapet	C3 - URGENT	Surveyor / structural engineer
D06	Render failure	Both gable elevations	C3 - URGENT	Surveyor / structural engineer
D09	Fascia crack, water tracking	Front parapet	C2 - REPAIR	Surveyor / roofer
D08	Blocked parapet gutters	Slate / flat roof interface	C2 - REPAIR	Gutter clearance, now
D10	Window sill spalling	Front elevation	C2 - REPAIR	Building surveyor
D02	Roof junction flashing	Slate / parapet junction	C2 - REPAIR	Roofing contractor
D03	Bay window cracking	End elevation	C2 - REPAIR	Building surveyor
D04	Courtyard wall cracking	Internal courtyard	C2 - REPAIR	Building surveyor
D05a	Roof terrace parapet	Roof terrace	C2 - REPAIR	Roofing contractor
D01	Slate roof lichen	Sloped slate roof	C1 - MONITOR	Monitor

2. Immediate actions and works sequence

- **Commission a flat roof specialist** to assess the membrane and the upstand separations. This is the main water source.
- **Clear the parapet gutters and test every outlet.** Cheap, fast, and it takes load off the roof.
- **Have a building surveyor assess** the side parapet crack and both gable render failures.
- **Hold all cosmetic work** (render, decoration) on the front until the water above is stopped.

Recommended order of works

1. **Flat roof membrane (D07).** Every damp-related defect worsens until this is fixed.
2. **Front fascia joint (D09) and side parapet crack (D05).** The two reported damp spots.
3. **Gutters and central drain (D08).** Cuts overflow onto the new roof.
4. **Gables, bay window, courtyard wall, terrace, junction (D06, D03, D04, D05a, D02).** Only once the water sources are sealed.
5. **Window sills (D10).** After the roof and parapet work.
6. **Slate lichen (D01).** At the next routine access.

3. Detailed findings (3 of 11 shown)

Every client report gives each finding this treatment: an annotated key photo, the reference frames behind it, and the same five-part analysis.

D07 - Membrane deterioration and upstand separation

Location: main flat roof

C3 - URGENT

D07 | C3 - URGENT: Widespread deterioration + ponding deposits



D07 | C3 - URGENT: Membrane separation at upstand



Annotated key photo, top-down from the drone.

Observation: An aged felt/bitumen membrane with the top coating eroded, mineral deposits from long-standing ponding, and moss working into the surface. The membrane has lifted away from the parapet upstand in several places, exposing the layer beneath. The central drain is part-blocked.

Interpretation: Separation at the upstand lets water run straight behind the membrane into the parapet and the structure.

Risk / significance: Active water ingress; the most likely cause of the top-floor damp.

Limitation: Visual from the air; the deck beneath and internal damage were not seen.

Recommendation: Flat roof specialist, urgently; temporary repair at the upstands pending a replacement specification.

D05 - Vertical crack and active render loss

Location: side parapet wall

C3 - URGENT*Annotated key photo (cropped).*

Observation: A crack runs from the coping down the full height of the parapet, with render fallen away in two places and branching cracks around it.

Interpretation: Consistent with real movement at this point, not just a surface render fault.

Risk / significance: More render could fall; a direct water route at roof level.

Limitation: Crack depth and cause cannot be confirmed from imagery.

Recommendation: Building surveyor or structural engineer, urgently; restrict access below if the area is used.

D09 - Fascia crack with active water tracking

Location: front parapet / flat roof fascia

C2 - REPAIR*Annotated key photo (cropped).*

Observation: A crack runs the full width of the parapet fascia, with dark water stains running down the face beneath it.

Interpretation: The stains confirm water is getting in at this joint.

Risk / significance: An active route into the top floor across the whole front.

Limitation: Joint depth and internal extent not visible.

Recommendation: Surveyor or roofer to specify a reseal or coping replacement; a temporary weather seal meanwhile.

4. Indicative repair cost guidance

Measured from the survey: about 280 m² of flat roof and 240 m² of gable wall. These are budget ranges from current UK rates, not a quotation or a quantity surveyor's valuation. Hidden and internal extent is not included. Get contractor quotes before relying on them. Ranges exclude VAT and fees.

Element / indicative work	Rating	Indicative range	Basis
Flat roof: recover/replace membrane, upstands, drain	C3 - URGENT	£17,000 to £33,000	~280 m ² at £60 to £110/m ² , plus strip-out
Both gables: hack off and re-render	C3 - URGENT	£10,000 to £22,000	~240 m ² at £40 to £90/m ²
Side parapet: repair/rebuild, repoint, coping	C3 - URGENT	£2,500 to £8,000	Structural review first
Front fascia: rake out and seal joint, coping	C2 - REPAIR	£2,000 to £7,000	Full elevation length
Slate/parapet junction: lead flashing for cement fillet	C2 - REPAIR	£800 to £3,000	Length and access dependent
Bay window: reseal junctions, lead and crack repair	C2 - REPAIR	£600 to £2,500	-
Courtyard wall: crack repair, repoint	C2 - REPAIR	£500 to £2,500	-
Roof terrace parapet: coping, check drainage	C2 - REPAIR	£800 to £3,000	-
Window sills: repair/replace (about 5-8)	C2 - REPAIR	£1,000 to £3,500	£50 to £280 per sill
Gutters and central drain: clear	C2 - REPAIR	£400 to £1,500	Clearance at height
Slate lichen: monitor (optional wash)	C1 - MONITOR	£0 now	£500 to £1,500 if washed
Scaffold / access, shared	-	£5,000 to £20,000 or more	Scaffold + licence
TOTAL (sum of the lines above)		£40,600 to £106,000	Planning figure about £73,000 (sum of midpoints)

What every client receives

- **The full report**, within the week: every finding rated, photographed, annotated and analysed in five parts, with cost guidance and the order of works.
- **A same-evening first look** on the day we fly, so you are not waiting for the headline.
- **A walk-through call** where we go through what the report means for your price.
- **The image register**, listing the frames behind every finding, so any surveyor or contractor can follow what we saw.
- **A measured 2D map (Standard) or a 3D model (Premium)** when the decision needs areas and dimensions.

Credentials

Operator	SKYRAID Drones LTD, Company No. 17022284
CAA Operator ID	GBR-OP-KTVTTH632WCV
Operating authorisation	PDRA01-28432
Remote pilot	Ahmed Khalifa, RPC-L1 Rotorcraft VLOS
Insurance	Coverdrone: £2M public liability, £50K professional indemnity

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We only report on what's there. We don't quote for repairs and we don't carry them out.