

This is a worked example, not a real survey. Every name, address and finding is invented. It exists to show how a completed report reads once the placeholders are filled in and the guidance notes are deleted. Compare it with *01 Roof and building fabric inspection* to see what changed.

Roof and Building Fabric Inspection

Unit 4, Northgate Distribution Park

Report reference	AER-2026-114
Client	Ms J. Halloran, Northgate Estates
Site	Unit 4, Northgate Distribution Park, Sofia 1528
Asset inspected	Main warehouse roof, approx. 2,400 m ² , profiled metal deck
Date of survey	14 July 2026
Date of report	16 July 2026
Surveyed by	A. Petrov, operator BGR-OP-4471
Status	Final

1. Executive summary

The warehouse roof was inspected by unmanned aircraft on 14 July 2026. The roof is in **fair** overall condition for its estimated 18 years and construction type. The deck itself is sound; the issues found are concentrated in the rainwater goods and at the north ridge.

7 findings were recorded: 1 S1, 2 S2, 3 S3, 0 S4, and 1 not assessable.

Matters requiring immediate attention

- R-01 - Displaced ridge capping, north elevation.** Two tiles are loose above the loading yard, one overhanging the eaves line. Ms Halloran was notified by telephone at 14:20 on the day of survey and the yard beneath was coned off the same afternoon.

Principal recommendation. Make the north ridge safe and re-bed the affected run before the autumn. In the same visit, clear the two blocked outlets - the ponding at the north-east corner is the most likely source of any future ingress.

Areas not assessed. The parapet gutter on the east elevation could not be seen from any safe flight position and is graded NA. It should be checked from a mobile platform when one is next on site.

2. Scope

This report covers a visual inspection by unmanned aircraft of all external roof surfaces, rainwater goods, parapets and roof-mounted plant.

Not within scope: internal inspection, subsurface or interstitial condition, structural adequacy, asbestos survey, electrical or mechanical testing, and drainage performance under load.

Commissioned by Northgate Estates for the purpose of informing the 2027 planned maintenance budget. Prepared for that client and that purpose.

3. Limitations

This survey is visual and non-intrusive. It records what was visible from the air, in the conditions on the day.

- **No physical testing.** No coverings were lifted, no fixings tested, no moisture readings taken. Condition beneath the visible surface is not reported.
- **Structural condition is not assessed.** The minor deflection noted at R-05 is an observation only and requires assessment by a structural engineer.
- **Concealed areas.** The parapet gutter on the east elevation, and the deck beneath the two roof-mounted AHUs, could not be viewed adequately. Both are graded NA.
- **Conditions on the day.** Overcast, 4 m/s south-westerly, dry, 24 °C. No rain in the preceding 48 hours, so standing water at the north-east corner indicates a drainage fault rather than recent weather.
- **A point in time.** Roof condition changes. This report describes 14 July 2026 only.

4. Method and conditions

Aircraft	DJI Mavic 3 Enterprise, C2 class marking
Sensor	20 MP visual
Operating category	Open, subcategory A2
Ground sample distance	approx. 3 mm/px at survey height
Survey pattern	Perimeter orbit at 25 m, plus nadir grid at 30 m, 75% overlap
Weather	Overcast, 4 m/s SW, 24 °C, dry; no precipitation in previous 48 h
Time on site	13:40 - 15:05

Airspace and permissions. The site lies outside any published UAS geographical zone. Zone status was checked against the Bulgarian CAA feed on 14 July 2026 before flight. Landowner permission for take-off and landing was held in writing.

Severity scale

Every finding carries one of the grades below. Grades describe observed condition and urgency - not cost, and not cause.

Grade	Meaning	Suggested response
S1	Immediate. Active failure, or a condition presenting a safety risk to people or a risk of rapid consequential damage.	Act now. Make safe pending repair.
S2	Serious. Failure has occurred or is clearly imminent. Will worsen materially within one season if untreated.	Repair within [30] days.
S3	Moderate. Deterioration beyond expected wear, not yet causing failure.	Next planned maintenance cycle.
S4	Minor. Cosmetic, early-stage, or expected wear for the age and exposure of the asset.	Monitor at next inspection.
NA	Not assessable. The area could not be surveyed adequately, or the observation cannot be graded from imagery alone.	See Limitations. Further investigation required.

5. Findings

5.1 North elevation

R-01 - Displaced ridge capping **S1**

Location	North ridge, approx. 4 m east of the west gable
Observation	Two ridge tiles displaced; mortar bedding failed over approx. 1.2 m. One tile overhangs the eaves line above the loading yard.
If untreated	Falling material into a trafficked area. Water ingress at ridge.
Recommendation	Make safe immediately. Re-bed the affected run and inspect the remainder of the ridge line.
Action taken	Client notified 14:20, 14 July. Yard coned off same day.
Evidence	AER-2026-114_R-01_north-ridge.jpg

R-02 - Blocked outlet **S2**

Location	Parapet gutter, north-east corner
Observation	Outlet obstructed by leaf litter and a displaced sealant strip. Standing water approx. 8 m upstream, with tide-marking on the gutter sole consistent with repeated ponding.
If untreated	Ponding load; risk of ingress at the gutter lap.
Recommendation	Clear the outlet and review gutter maintenance frequency. No rain in 48 h, so this is a drainage fault, not weather.
Evidence	AER-2026-114_R-02_ne-gutter.jpg

5.2 South elevation

R-04 - Corrosion at fixing washers S3

Location	South slope, bays 12-19
Observation	Surface corrosion at approx. 30 fixing washers, concentrated along two purlin lines. No perforation visible; no staining on the underside visible from the eaves.
If untreated	Progressive loss of seal at the fixing, leading to point leaks.
Recommendation	Include in the next planned maintenance cycle. Replace washers on the affected lines rather than spot-treating.
Evidence	AER-2026-114_R-04_south-fixings.jpg

5.3 Areas not assessed

Ref	Area	Why	Suggested next step
NA-01	Parapet gutter, east elevation	Not visible from any safe flight position - adjacent building at 3 m	Inspect from a mobile platform
NA-02	Deck beneath AHU 1 and 2	Obscured by plant	Inspect at next mechanical service

6. Defect schedule

Ref	Location	Finding	Grade	Recommended action
R-01	North ridge	Displaced ridge capping	S1	Make safe immediately
R-02	NE parapet gutter	Blocked outlet	S2	Clear; review frequency
R-03	SW downpipe	Detached bracket	S2	Re-fix within 30 days
R-04	South slope, bays 12-19	Corrosion at fixing washers	S3	Next cycle
R-05	Bay 7	Minor deflection between purlins	S3	Engineer to assess
R-06	West gable	Lifted flashing, approx. 0.6 m	S3	Next cycle
NA-01	East parapet gutter	Not assessable	NA	Inspect from platform

Totals. S1 1 • S2 2 • S3 3 • S4 0 • NA 1

7. Recommended actions

- Immediate:** R-01 - make the north ridge safe. Completed 14 July; permanent repair still outstanding.
- Within 30 days:** R-02 and R-03 - clear the outlet and re-fix the downpipe bracket.

- 3. **Next maintenance cycle:** R-04 and R-06.
- 4. **Further investigation:** R-05 requires a structural engineer; NA-01 and NA-02 require physical access.

Costs are not included. This report records condition; pricing the repair work would compromise its independence.

Appendix A - Image index

Image	Finding	Description
AER-2026-114_R-01_north-ridge.jpg	R-01	North ridge, oblique, 15 m
AER-2026-114_R-02_ne-gutter.jpg	R-02	NE parapet gutter, nadir, 20 m
AER-2026-114_R-04_south-fixings.jpg	R-04	South slope, oblique, 12 m

Appendix B - Operator details

Operator	Petrov Aerial Surveys EOOD
UAS operator registration	BGR-OP-4471
Remote pilot	A. Petrov - A2 certificate of competency
Insurance	Lev Insurance, policy 88-2211-04, limit €2,000,000
Contact	a.petrov@example.com • +359 2 000 0000

Prepared by Petrov Aerial Surveys EOOD. Visual aerial inspection only - see sections 2 and 3 for scope and limitations. EXAMPLE DOCUMENT.