Condition Record: roofs and upper walls

Two Victorian terraced houses, four storeys, slate roofs behind parapets, two chimney stacks, rendered flank walls, rear outrigger. Seafront town, East Sussex. Address and client withheld in this sample.

PREPARED BY
Lloyd Jankielsohn, remote pilot, ASSET WING LTD · CAA Operator ID GBR-OP-QX978LRS2JLD

REVIEWING SURVEYOR
[Name] MRICS, [practice] · signs on page 6 when reviewed

INSTRUCTED BY
Chartered surveying practice, for its building survey

CAPTURED
Wed 14 Oct 2026, 08:18–08:50 · dry, sunny, light wind, low sun from the south-east

AIRCRAFT
Sub-250 g aircraft on this job, GNSS only, no RTK · survey jobs: DJI Matrice 4E, RTK

FRAMES
57 photographs: vertical overviews, roof, four elevations, both flanks, yard · EXIF time and position retained in the delivered set

SAMPLE

01 Headline

17 observations: CR3 0 · CR2 9 · CR1 5 · NI 3. Nothing serious or urgent was seen from the air. Nine items need repair or a closer look within 12 months, led by diagonal cracking on both rendered flank walls (observations 1 and 2), the front stack flaunching (3) and the rear stack flashing (4); the rest are clearing and routine. Three areas could not be seen (16, 17 and the dormers, 9) and are marked NI rather than guessed.

02 What this record is, and is not

A dated, referenced photographic record of the roofs and upper walls from the air, laid out so a surveyor goes straight to the items worth a closer look. Each observation is placed on the reference grid (page 2), coded by element, defect type, rating and action, given a priority timescale, and tied to named photographs. The full image set, the register as CSV and this PDF come together as the export pack (page 6).

> It records what was visible from the air on the day. It does not purport to be a definitive list of defects; it does not diagnose cause, state structural adequacy or replace a surveyor's inspection. Ratings and priorities are prompts for interpretation by a suitably qualified person. Items marked NI were not inspected or not visible. Where the reviewing surveyor's opinion differs from this record, the surveyor's opinion governs.

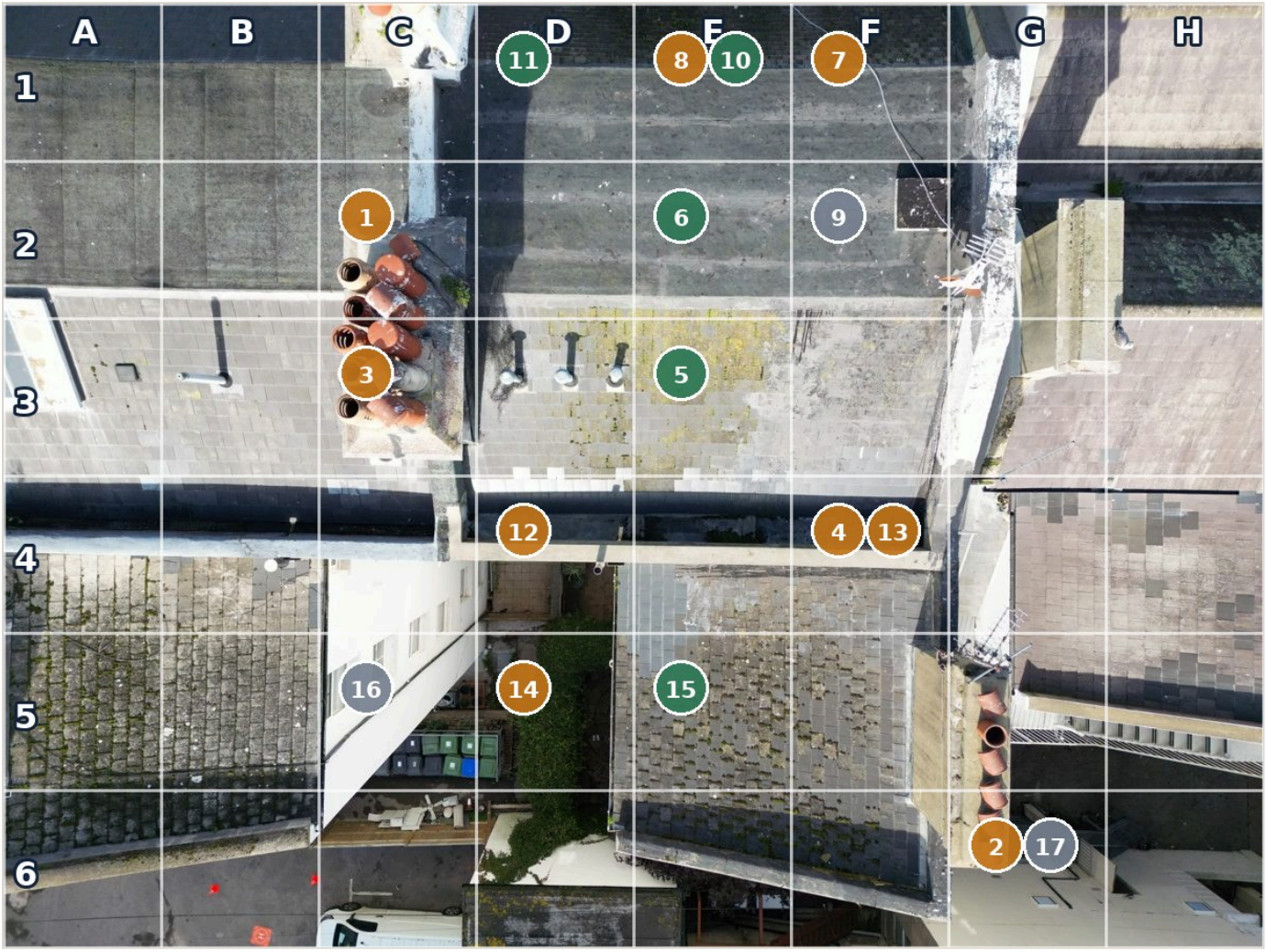
03 Ratings, priorities and how they map to your scheme

ASSETWING RATING	MEANING	PRIORITY TIMESCALE	RICS HOME SURVEY	CHURCH QI (CBC)	DFE CONDITION / PRIORITY
CR3	Serious, or could cause damage or risk	1 · Urgent	Condition rating 3	Priority 1	C or D · 1
CR2	Repair or investigation needed, not urgent	2 · Within 12 months, or 3 · Within 1–2 years	Condition rating 2	Priority 2–3	C · 2
CR1	No repair needed now; note for maintenance	4 · Routine, within the plan period	Condition rating 1	Priority 4–5	B · 3–4
NI	Not inspected or not visible	—	Not inspected	Not accessed	X

The register (page 3) carries the AssetWing rating and priority; the CSV in the export pack carries all four columns so the record can be pasted into a Home Survey, a quinquennial inspection report or a Condition Improvement Fund bid without re-grading. Grid reference = column letter and row number on the plan. Action = clean or clear · monitor · repair · investigate further.

04 Reference plan and observation positions

Vertical frame P001 with the 8 × 6 reference grid; numbered markers are the observations on page 3, coloured by rating. Elevation items (front bay roof, shop canopy) sit at the nearest roof cell.



05 Coverage: what was inspected

ELEMENT	RESULT
Roof covering (pitched)	**1 observation(s)**
Roof covering (flat)	**2 observation(s)**
Ridges and hips	Inspected, nothing to report
Valleys	Not present
Flashings and abutments	**1 observation(s)**
Chimneys	**1 observation(s)**
Dormers and roof lights	Not seen
Parapets and copings	Inspected; see 8 (gutter growth)

ELEMENT	RESULT
Rainwater goods	**2 observation(s)**
Eaves and verges	Seen at distance only
Upper walls	**2 observation(s), part not seen**
Wall fixtures	**1 observation(s)**
Solar and plant	Not present
Vegetation and debris	**4 observation(s)**

06 Observations register

#	GRID	ELEMENT	DEFECT TYPE	RATING	PRI	ACTION	OBSERVATION
1	C2	Upper walls	Render hollow or cracked	CR2	2	Investigate further	White-rendered flank wall seen from the rear. Diagonal crack runs from the roofline across the render; hairline cracking and surface crazing across the wall. Priority raised from the P3 default because the crack is diagonal from the roofline: surveyor to assess cause.
2	G6	Upper walls	Cracking	CR2	2	Investigate further	West flank wall (grey render), seen past the neighbour's fire escape. Diagonal crack from the base of the chimney stack with a dark stain along it. The fire escape belongs to the adjoining building. Priority raised from the P3 default for the same reason as the white flank.
3	C3	Chimneys	Cracked or failed flaunching	CR2	2	Repair	Front chimney stack on the party wall: six pots, wire netting over the pots, staining and moss on the flaunching, debris at the stack base. Flaunching condition not fully resolvable from the air.
4	F4	Flashings and abutments	Mortar fillet cracked	CR2	2	Repair	Rear rendered chimney stack: weathered flashing and fillet at the base of the stack where it meets the slates. Vent pipe through the slope beside it.
5	E3	Vegetation and debris	Moss	CR1	4	Clean or clear	Widespread moss and lichen on the slates of the rear slope and around the front stack. No slipped or missing slates seen from above.
6	E2	Roof covering (pitched)	General condition	CR1	4	Monitor	Main roof overall (both houses): slate covering, ridge and parapet gutters seen in the vertical frames. No slipped, missing or broken slates seen at this resolution. General condition entry.
7	F1	Wall fixtures	Loose cable	CR2	2	Investigate further	Service cable draped loose across the front slope, over the parapet and down the front elevation render. Owner of the cable to be identified and the run made safe or removed.
8	E1	Vegetation and debris	Plant growth	CR2	3	Clean or clear	Plant growth on the front parapet balustrade and in the parapet gutter at the party wall with the neighbouring building. Growth in a parapet gutter can hold water against the wall.
9	F2	Dormers and roof lights	Not resolvable from the air	NI	–	Investigate further	Two front dormers: cladding and flashings seen only at distance from above and from the street. No defect confirmed, none ruled out; close inspection advised.
10	E1	Roof covering (flat)	Surface wear	CR1	4	Clean or clear	Lead roof over the second-floor bay, the right-hand house (front elevation, beyond the top edge of the plan): moss and staining on the lead, seams and wall junction visible, no split seen.
11	D1	Roof covering (flat)	Surface wear	CR1	4	Clean or clear	Shop canopy roof, the right-hand house (front elevation): dark felt or asphalt covering with debris; the loose cable crosses it; junction with the fascia visible.
12	D4	Rainwater goods	Blocked	CR2	3	Clean or clear	Rear wall: plant growing from a rainwater hopper, which will be restricting flow. Several pipe junctions and brackets on the same run.
13	F4	Rainwater goods	Staining below	CR2	2	Investigate further	Rear wall: staining on the render below pipe joints and junctions, consistent with leaking joints. Pipes to be checked in rain.
14	D5	Vegetation and debris	Plant growth	CR2	3	Clean or clear	Ivy and shrub growth against the lower rear wall and around a ground-floor window; growth at the wall junction higher up.
15	E5	Vegetation and debris	Moss	CR1	4	Clean or clear	Rear outrigger slate roof: moss across the slope; gutter line and chimney junction visible, no slipped slates seen.
16	C5	Upper walls	Not seen	NI	–	Investigate further	Rear ground floor: partly obscured by shrubs and yard structures. Not inspected.
17	G6	Upper walls	Not seen	NI	–	Investigate further	West flank wall, lower part: hidden behind the neighbouring building's fire escape. Not inspected.

Pri = priority timescale (1 urgent · 2 within 12 months · 3 within 1–2 years · 4 routine). "Investigate further" means the surveyor should look, not that a defect is confirmed. Observation numbers stay fixed on repeat visits so year two reads against year one.

07 Photo schedule

Every delivered photograph carries its number, grid cell, element, finding and rating in the file name and in a caption strip, so it keeps its meaning when lifted into your own report.



P001 · Vertical overview of both roofs; plan frame
P001_Overview_E2_OV.jpg



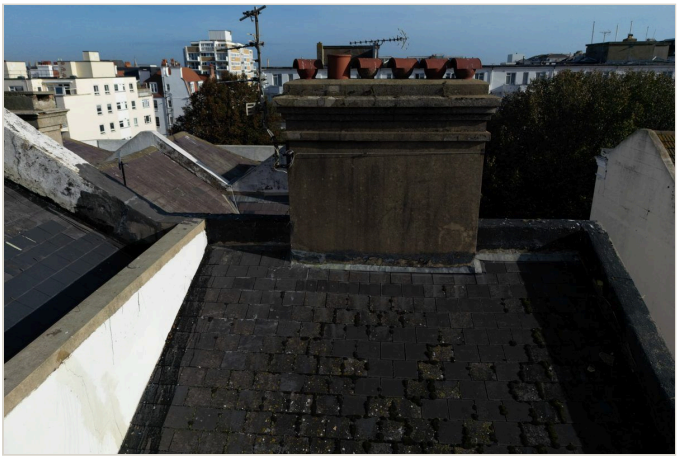
P002 · Diagonal crack from roofline across white render; crazing
P002_Upper-walls_C2_CR2.jpg



P003 · West flank: diagonal crack from stack base, dark stain
P003_Upper-walls_G6_CR2.jpg



P004 · Front stack: netting, staining and moss on flaunching, debris
P004_Chimneys_C3_CR2.jpg



P005 · Rear stack: weathered flashing and mortar fillet
P005_Flashings_F4_CR2.jpg



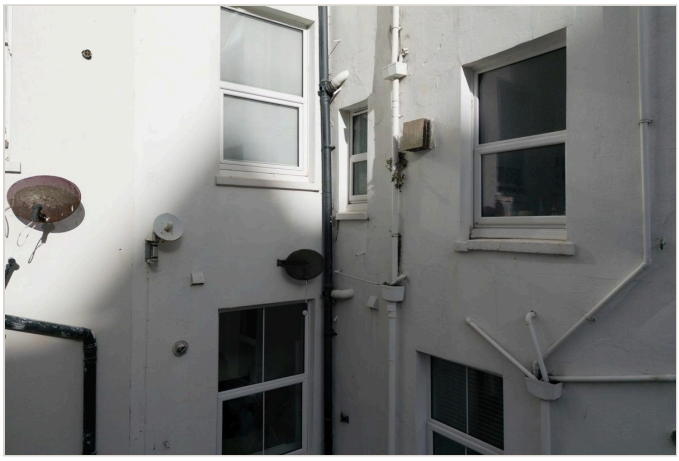
P006 · Moss and lichen across rear slope; no slipped slates
P006_Vegetation_E3_CR1.jpg



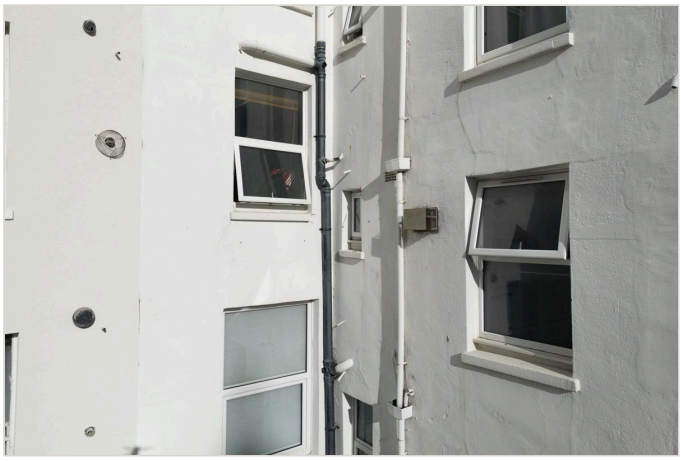
P007 · Service cable loose across front slope and parapet
P007_Wall-fixtures_F1_CR2.jpg



P008 · Growth in parapet gutter at party wall
P008_Vegetation_E1_CR2.jpg



P009 · Plant growing from rear hopper; junctions on same run
P009_Rainwater-goods_D4_CR2.jpg



P010 · Staining below pipe joints on rear render
P010_Rainwater-goods_F4_CR2.jpg



P011 · Ivy and shrub growth against lower rear wall and window
P011_Vegetation_D5_CR2.jpg

P012–P057 continue in the delivered set:
roof detail, elevations, flanks, rear and yard,
contact sheets by folder

08 Limitations on this job

Non-RTK capture on this job: no measurements taken, no scale reference in the frames. Interiors seen through two bay windows have been blurred. Rear ground floor partly hidden by shrubs. Lower west flank hidden behind the neighbour's fire escape. Dormer flashings seen only at distance. Elevation frames flown as a free series, not a fixed grid.

09 Evidence and method

- Flown in the Open category under ASSET WING LTD's CAA Operator ID, 30 m from anyone not involved, nobody overflown; written flight plan and risk assessment on file; £5m public liability cover bought for the job.
- Every frame keeps its EXIF time and GNSS position (RTK position on Matrice 4E jobs). Weather and sun direction recorded above; shadows noted where they affect what can be seen.
- Imagery of people avoided; interiors visible through two windows blurred before delivery. Images not otherwise edited.
- Coded to AssetWing's Condition Record Standard; the same grid, numbering and positions are reused on a repeat visit.

10 The export pack: build your own report from it

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AW26-SC-001_[postcode]_2026-10-14_AssetWing/
  01_Condition-Record.pdf          this document (full) and a <1 MB copy for portals
  02_Register.csv  +  .xlsx        one row per observation: ref, grid, element, defect, observation,
                                   action, CR rating, priority, RICS 1–3, CBC 1–5, DfE A–D / 1–4,
                                   photo refs, file names, captured-at
  03_Photos/  P001 … P057          JPEG, EXIF kept, caption strip, named P###_Element_Grid_Rating
  03_Photos-web/                   1600 px copies for bid portals and web systems
  04_Plan.png                      the gridded plan with markers
  05_Photo-schedule.docx           photo | caption | rating table for Word-based reports
  manifest.csv                     file name, number, caption, grid, rating, time
```

Drops into GoReport, Word templates, Fixflo and Totalmobile asset records, Condition Improvement Fund photograph uploads and the Church Heritage Record without re-typing. Orthophoto (GeoTIFF) and point cloud added on Matrice 4E jobs.

11 Sign-off

> **Status: DRAFT until reviewed.** Observations recorded by Lloyd Jankielsohn, ASSET WING LTD, 15 Oct 2026. Reviewed by: _____ (MRICS) · Date: _____ · The reviewing surveyor's comments and any re-grading are recorded in the register column "Surveyor note".

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