AssetWing

DRAFT · NOT SIGNED OFF

Hazard Investigation Summary

Sample: reported damp, upstairs bedroom, Block C · Sample housing provider · Damp or mould

SITE · BLOCK	JOB	CAPTURED	OBSERVATIONS
AW-0000-C	AW-SAMPLE-HZ	2026-11-13	5

00 Reported hazard and external finding

Reported	Damp and mould reported on the ceiling and outside wall of an upstairs bedroom at the gable end
Category	Damp or mould
Request received	2026-11-11
Client deadline	2026-11-25
Inspected	2026-11-13

External finding: Water staining on the wall directly outside the reported room, below the end of the gutter beside the chimney.

The staining, the open joints in the chimney above it and the cracked hanging tiles are all on the wall outside the reported room. They are recorded here for the landlord's surveyor, who decides whether they explain the damp inside.

This summary reports what could be seen from outside. It does not diagnose the cause of the hazard inside the home and does not replace the landlord's internal investigation. Until signed off, findings are the remote pilot's observations only.

01 Summary

0 serious (CR3), 3 needing repair (CR2) and 1 for monitoring (CR1). No item needs immediate action. 1 area could not be inspected; see Limitations.

PRIORITY	ACT	ITEMS
P1	Immediately (phone same day)	0
P2	Within 3 months	0
P3	Within 12 months	3
P4	Next planned cycle (1–5 years)	1

02 Plan and grid



Grid 8 × 6, columns A–H left to right, rows 1–6 top to bottom. Pins are coloured by condition rating.

03 Observations

AW-0000-C-D2-01

Chimneys: Open or eroded pointing

Condition	CR2 Repair needed, not urgent
Priority	**P3** Within 12 months
Action	Repoint the stack and check the flashing where it meets the roof
Location	Grid D2. Chimney on this gable: eroded brick faces and open mortar joints.
Confidence	Medium
Codes	CH-01


AW-0000-C_D2-01_01.jpg


AW-0000-C_D2-01_02.jpg

AW-0000-C-D3-01

Rainwater goods: Staining below

Condition	CR2 Repair needed, not urgent
Priority	**P3** Within 12 months
Action	Check the gutter stop end and the lead beside the stack; clear and re-test in rain
Location	Grid D3. Green staining on the tile hanging directly below the gutter end beside the chimney. A creased piece of lead sits above it.
Confidence	Medium
Codes	RW-05


AW-0000-C_D3-01_01.jpg

AW-0000-C-E4-01

Upper walls: Cladding damage

Condition	CR2 Repair needed, not urgent
Priority	**P3** Within 12 months
Action	Replace cracked hanging tiles
Location	Grid E4. Cracked hanging tiles in the lower courses of the wall outside the room.
Confidence	Medium
Codes	UW-06


AW-0000-C_E4-01_01.jpg


AW-0000-C_E4-01_02.jpg

AW-0000-C-D4-01

Flashings and abutments: Other

Condition	CR1 No repair needed now
Priority	**P4** Next planned cycle (1–5 years)
Action	Look at this junction at close range at the next visit
Location	Grid D4. Junction of the chimney breast and the lower roof: flashing detail not clear at this range.
Confidence	Low
Codes	RS-99


AW-0000-C_D4-01_01.jpg

AW-0000-C-F3-01

Rainwater goods: Other

Condition	NI Not inspected or not visible
Priority	None
Action	Confirm from the ground where the lower-roof gutter discharges
Location	Grid F3. Lower roof gutter ends open over the paving; where the water goes could not be seen.
Confidence	Low
Codes	RW-99



AW-0000-C_F3-01_01.jpg

04 Scope and limitations

- External visual inspection by camera drone (DJI Matrice 4E), flown under VLOS by Lloyd Jankielsohn on 2026-11-13. Conditions: Dry and bright.
- Elements with observations: Rainwater goods, Chimneys, Upper walls, Flashings and abutments.
- SAMPLE. The reported hazard, dates and client are invented to show the layout. The photographs and observations are real, from AssetWing's own test site. One hover point, about 10 m from the wall; the white-painted ground floor hides the brick and pointing; nothing inside the building was inspected.
- Targeted investigation of the reported hazard location and the elements above and beside it. It is not a whole-building record.
- This is a hazard investigation summary, not a structural survey or a Building Survey. Nothing was opened up or tested. Ratings follow the AssetWing Condition Record Standard.

05 Sign-off

Lloyd Jankielsohn	—	Not signed off
Remote pilot · capture	Reviewing surveyor	Sign-off