



HOA COMMON-AREA SURVEY

OVERALL: DOCUMENTED

Association common areas · amenity buildings, turf, stormwater and access · capture date withheld

SAMPLE REPORT — PLEASE READ. This is a genuine MW AIRLIFT™ deliverable, reissued as a sample. Every photograph, observation and finding is real and untouched — this is exactly what a client receives. The community name, street address and work-order reference have been withheld, and the verification code on the final page has been deactivated for publication. Delivered client reports are confidential and are never published.

Prepared for	Association name withheld	Service	HOA common-area survey
Community	Address withheld	Report ID	MWA-SMP-0005
Prepared by	MW AIRLIFT™	Capture	Date withheld on this sample
Coverage	Amenity center, pavilion, common turf, stormwater control measure, access drives and parking	Turnaround	Within 24 hours

Executive summary

This survey documents the condition of the association's **common areas** on the date of flight: the amenity center and pool deck, the picnic pavilion, common turf and landscape beds, the stormwater control measure with its forebay and outlet structure, and the access drives and parking serving those amenities. Capture was flown from repeatable positions so this visit can be compared directly against subsequent passes.

Individual homes are not included. An association is responsible for common area; the residences are owned and maintained by their owners, and a record of conditions on private property is not something a board can act on. Frames are composed and cropped so that individual dwellings are not the subject of the record.

ACCURACY & INTENDED USE

This report is produced from small-UAS aerial imagery and records **visible, accessible conditions at the time of flight**. It is provided for reserve planning, capital-request support, board reporting and record retention. **This deliverable is not a survey, an engineering assessment, a stormwater compliance inspection, or a certification of conformance.** MW AIRLIFT™ does not provide surveying, mapping-for-design or measurement services. Elevations, quantities and dimensions are not represented, and nothing beneath finished surfaces or below the waterline is assessed.

On the stormwater control measure: North Carolina requires permitted stormwater control measures to be inspected annually by a qualified professional, with reports due 30 June. **This report is not that inspection.** It is dated visual documentation that supports it and gives a board a condition history between them.

HOW FINDINGS ARE TIERED

HIGH — conditions warranting prompt attention: active erosion, a blocked or undermined outlet structure, standing water against a building, damaged fencing or play equipment, or a trip hazard on a maintained walkway.

MEDIUM — conditions warranting attention before the next season: sediment accumulation in a forebay, bare or thinning turf across a maintained area, cracking or ponding on drives and parking, overgrown or failing landscape beds.

LOW — recorded for the file: seasonal turf variation, minor debris, vegetation establishment in progress.

The overall assessment is governed by the most significant tier observed.

Findings — visible, accessible conditions at time of flight

LOCATION	OBSERVATION	SEVERITY
Stormwater control measure	Sediment accumulation visible across the forebay, with the deposit surface dry and exposed on the date of flight. Outlet structure and grate clear and unobstructed; rip-rap emergency spillway in place (Figs. 6–7)	MEDIUM
Common turf	Bare and thinning patches across the central maintained area, with mower striping visible and established edge planting on both banks (Figs. 4–5)	MEDIUM
Amenity center and pool deck	Roof surface, shade structures, deck, perimeter fencing and furniture recorded as found; no displaced material or standing water observed on the deck (Figs. 1–2)	LOW
Pavilion	Roof, columns and surrounding walkway and beds recorded in a single overhead frame for the reserve file (Fig. 3)	LOW
Access drive and parking	Surface, striping and curb line recorded; no ponding visible on the date of flight (Fig. 9)	LOW
Maintained path	Graded section with an unsurfaced running surface and defined shoulders (Fig. 8)	LOW

Severity reflects urgency of closer inspection — LOW monitor · MEDIUM attention · HIGH priority. It is not a determination of cause, age or extent.

Frames are composed and cropped so that individual private residences are not the subject of the record. Cropping removes surrounding context only — no subject of a finding has been altered, obscured or removed.

Aerial evidence — selected frames

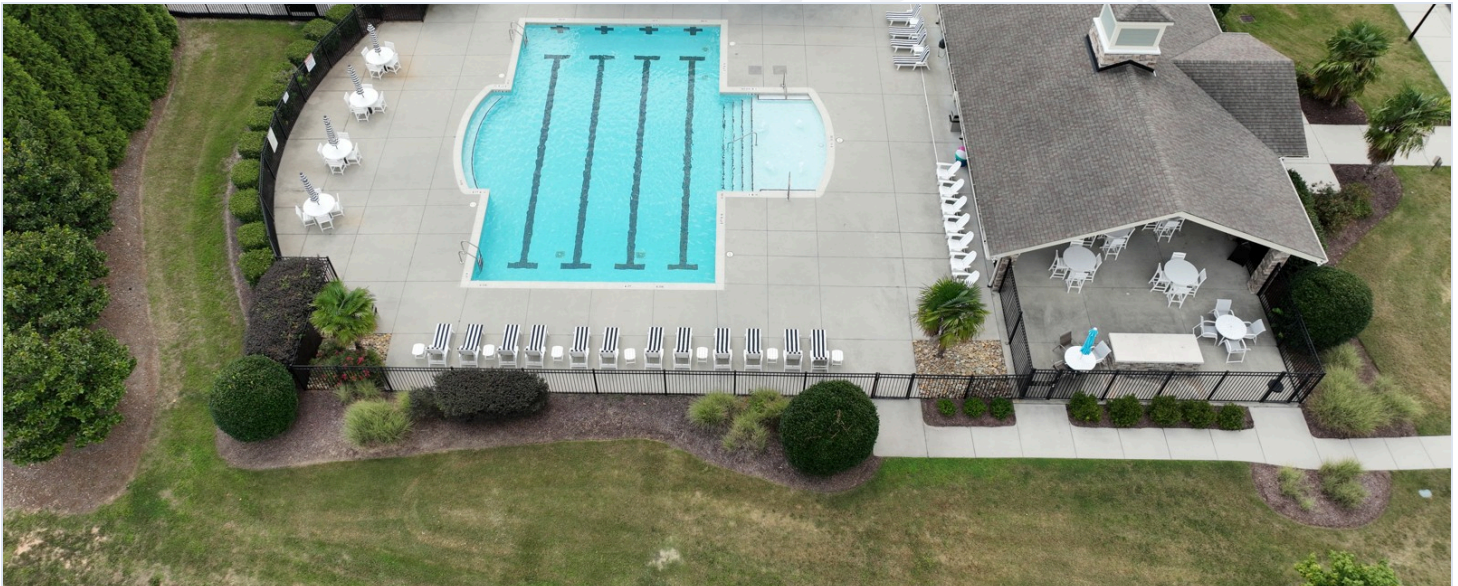


Fig. 1 — Amenity center and pool deck on the date of flight. Roof, shade structures, deck, perimeter fencing and furniture in a single orienting frame.



Fig. 2 — Pool enclosure and clubhouse approach; deck surface, walkway and landscape beds.



Fig. 3 — Picnic pavilion, photographed from directly overhead; roof surface, walkway and surrounding beds.



Fig. 4 — Common turf area. Bare and thinning patches across the central maintained section, with established edge planting on both banks.



Fig. 5 — Second common turf area; mown surface condition and tree line at the boundary.



Fig. 6 — Stormwater control measure. Forebay with sediment accumulation, permanent pool, outlet structure and rip-rap emergency spillway.



Fig. 7 — Outlet structure and channel at closer altitude; grate clear, surrounding vegetation established.



Fig. 8 — Maintained path; graded running surface and defined shoulders.



Fig. 9 — Access drive and parking serving the amenity center; surface, striping and curb line.

Recommendations / next steps

Retain this capture as the dated baseline for the association's common areas. Repeat the same flight positions at the next survey so two dates can be compared without argument about the angle — that comparison is what turns a photograph into evidence for a reserve study or a capital request. The forebay sediment and the turf areas are the two items most likely to change measurably between visits and are the reason to hold a dated record now.

Where compliance, conformance or quantity is in question, refer to the association's engineer or a qualified stormwater professional; this report records condition only.

Flight record

Aircraft	DJI Mavic 3 · DJI RC Pro RM510
Airspace / LAANC	Class G — no authorization required
Weather at capture	Clear, light wind

Verification



VERIFIED CHAIN OF CUSTODY

Every image, video and report in this package was fingerprinted (SHA-256) at the mission and sealed into a signed, published manifest recording GPS position, capture time, pilot certification, aircraft and custody events. Scan the code, or go to mwairlift.com/verify and enter the mission ID, then drop in the file you received. Your file is checked in your own browser and never uploaded. A re-saved, re-exported or re-compressed copy will not match — verify the exact file we delivered.

The code on this sample has been deactivated.

Certification. This aerial documentation was captured under FAA Part 107 by a certified Remote Pilot using a registered aircraft. This report is visual documentation only — it is not an engineering, structural, code or stormwater compliance certification, and it is not a survey. Findings reflect only the visible, accessible conditions present at the time of flight; areas not visible from the air are not assessed. Conditions may change after the capture date. A licensed professional is recommended where certification is required.

RPIC: Part 107 Certified Remote Pilot · pilot name and date withheld on this sample · prepared by MW AIRLIFT™ · sales@mwairlift.com · (919) 306-1695 · mwairlift.com · Raleigh, NC

SAMPLE
NOT A CLIENT DELIVERABLE