



QUARTERLY PROPERTY SURVEY

OVERALL: ONE EXCEPTION

Managed residential community · four structures under one owner · quarter 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 client 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	Property manager — client name withheld	Service	Quarterly portfolio survey
Portfolio	3 residential buildings + clubhouse · one community	Report ID	MWA-SMP-0008
Location	Wake & Johnston counties, NC	Cadence	Quarterly · 3-month minimum agreement
Survey quarter	Q2 (Apr–Jun)	Prior survey	Q1 baseline

Executive summary

This survey covers a single managed residential community under one ownership and one management company — three multi-unit residential buildings and a shared clubhouse, not individually owned homes in a subdivision. That distinction matters: one approval covers every structure, and the exception list goes to one person. Four structures were flown across two survey days this quarter. Three show no material change from the Q1 baseline. Building C shows new displaced shingles on the west elevation and is flagged for the client's contractor to price. The clubhouse is marked MONITOR — a minor observation carried forward rather than actioned. Nothing observed this quarter requires emergency action.

What this package contains

Per structure, every quarter: a nadir plan frame of the full roof, obliques on each elevation flown from the same positions as the prior quarter, close frames on any area flagged, and perimeter coverage of gutter and fascia. **Per portfolio:** a site plan fixing the structure labels, a one-page exception list, and a quarter-over-quarter comparison for anything that changed. Typical volume is 25 to 40 frames per structure. **The status labels are fixed:** NO CHANGE, MONITOR, REVIEW, ACTION. A structure only moves up a level when the imagery supports it, which is what makes the label worth reading. The whole quarter seals into one manifest, so a board or an owner can verify the record was not assembled after the fact. The diagrams in this sample are reference sketches showing how observations are located and labelled. A delivered report carries the annotated aerial frames themselves in the same positions.

ACCURACY & INTENDED USE

This report is produced from small-UAS aerial imagery and records the **visible, accessible condition of the roof surfaces at the time of flight**. It is provided for documentation, maintenance planning, and decision support. **This deliverable is not an engineering, structural, or code certification** and is not a warranty or estimate of remaining service life. It does not assess anything beneath the roof covering — decking, underlayment, fasteners below capture resolution, flashing concealed by material, interior, or obstructed areas — and it does not establish the cause, age, or full extent of any condition. Findings are observations, not determinations. Comparison against the prior quarter is made from imagery captured at matched positions. **Change attribution — what caused a difference between quarters — is not determined in this report.**

HOW FINDINGS ARE TIERED

Every image from the flight is reviewed in sequence — full perimeter, then each plane or elevation, then targeted close-ups of any area flagged during the flight. Observations are tiered by what is visible in the imagery.

HIGH — active damage visible: missing material, exposed underlayment or decking, evidence of water intrusion.

MEDIUM — wear warranting attention: lifted or curling edges, granule loss, flashing separation.

LOW — cosmetic observations: staining, debris, organic growth.

The overall assessment is governed by the most significant tier observed. Findings at MEDIUM or above include a referral to a licensed professional.

Findings — visible, accessible conditions at time of flight

LOCATION	OBSERVATION	SEVERITY
Building C — west elevation	New displaced shingles relative to the Q1 baseline; flagged REVIEW for contractor pricing. Cause not determined (Fig. 1)	MEDIUM
Clubhouse	Minor observation carried forward from Q1; flagged MONITOR, no action indicated this quarter (Fig. 1)	LOW
Buildings A and B	No material change observed from the Q1 baseline across roof planes and perimeter (Fig. 1)	LOW
Community-wide	Nothing observed this quarter requires emergency action	LOW

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

Aerial evidence — selected frames

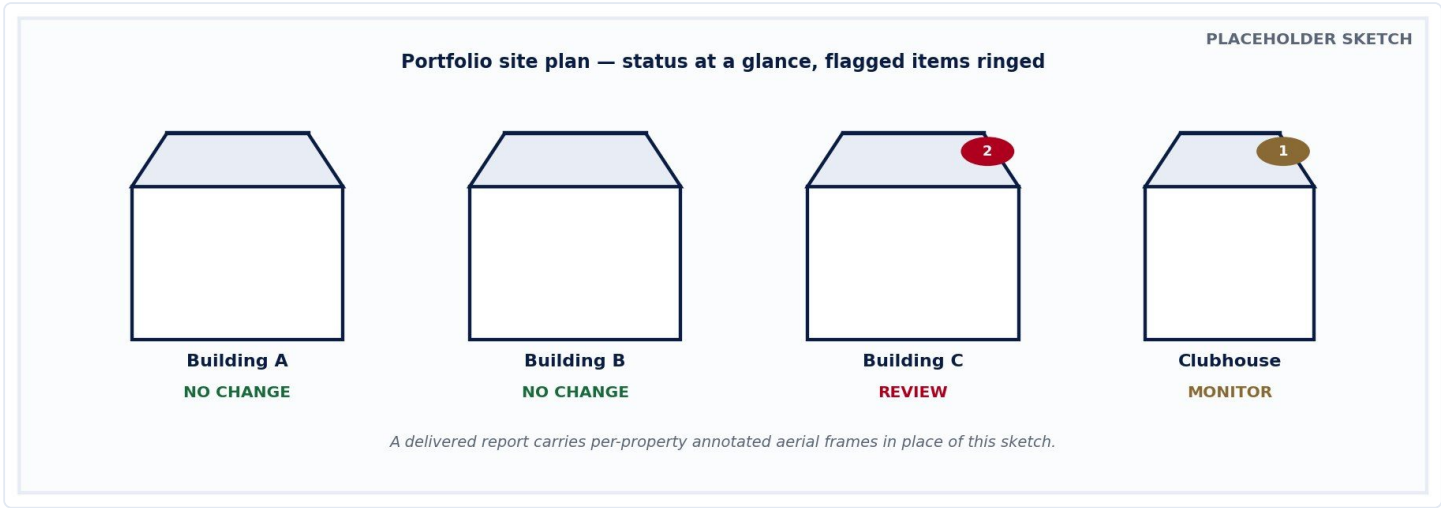


Fig. 1 — Portfolio site plan — status at a glance across the four structures, flagged items ringed. A delivered report carries the annotated aerial frames per structure in place of this sketch.

Recommendations / next steps

Building C west elevation should be priced by the client's roofing contractor. The clubhouse observation is carried to Q3 for comparison rather than actioned. Buildings A and B require no action this quarter. Retain this survey as the Q2 reference; Q3 is flown from the same positions and compared against it.

Flight record

Aircraft	DJI Mavic 3 · DJI RC Pro RM510
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Airspace / LAANC	Class G — no authorization required
Remote PIC	Part 107 certified · name withheld on this sample
Survey days	Two
Structures flown	4 — three residential buildings and a clubhouse
Capture consistency	Same positions as the Q1 baseline



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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, or code 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

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