



Drone roof inspection report

Tillerman Logistics distribution centre, Ridgeway Industrial Estate

Client	Tillerman Logistics Ltd
Site	Tillerman Logistics, Unit 3 Ridgeway Industrial Estate, Kiln Lane, Marlbury
Reference	RK-2026-0433
Survey date	26 Mar 2026
Remote pilot	Marcus Feld
Prepared by	Marcus Feld

Red: 4 Amber: 4 Green: 1

Sample report

Document control

Status code: S2

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P01	28 Mar 2026	Draft	Draft for internal check	MF	EW	
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Distribution

Name	Organisation	Copies
Tillerman Logistics Ltd	Tillerman Logistics Ltd	1

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1 Executive summary

The roofs of the 9,400 m² distribution centre were surveyed by drone on 26 March 2026. The main warehouse roof (built-up metal with GRP roof-lights) is in fair condition for its 14 years; the office block's flat roof shows persistent ponding. 23 items were recorded: 3 red, 11 amber and 9 green. The red items are a displaced ridge capping at gridline 7 (risk of water ingress and wind damage), a blocked valley gutter outlet above the loading bay and a cracked roof-light sheet that is fragile. These should be dealt with within one month; the amber items can be programmed into the next maintenance window.

Red: 4 Amber: 4 Green: 1 Highlight: 0

2 Site and asset details

Site

Site address	Tillerman Logistics, Unit 3 Ridgeway Industrial Estate, Kiln Lane, Marlbury	Postcode	MB8 2VK
Asset surveyed	Main warehouse roof, office block flat roof and loading canopy	Asset type / construction	Built-up metal roof with GRP roof- lights; single-ply membrane flat roof
Approximate area or extent	9,400 m ²	Client contact	Gareth Pell



Figure 2.1 — Site location / overview

3 Methodology

Flight and capture

Aircraft (make / model)	DJI Mavic 3 Enterprise	Sensor(s)	20 MP 4/3 CMOS, 24 mm equivalent
Ground sample distance (cm/px)	1.4	Flight altitude (m AGL)	45
Image overlap (front / side)	80% / 70%	Ground control points	RTK positioning; 4 check points
Coordinate reference system	OSGB36 / British National Grid (EPSG:27700)	Survey date and time	26 Mar 2026
Weather	Dry, 7 °C, wind 4 m/s westerly, visibility over 10 km		

The survey was flown as a series of planned and manual flights to capture oblique and nadir imagery of the asset. Images were reviewed by the surveyor named on the cover; observations were rated using the scheme printed in this report.

Flights were flown as planned. Imagery was processed in Pix4Dmatic 1.60 to produce a 1.4 cm/px orthomosaic and a digital surface model; the point cloud and 3D model are supplied with the raw imagery. No thermal capture was made on this visit.

Imagery captured by unmanned aircraft shows the external surfaces visible from the air at the time of the flight. It cannot confirm the structural capacity of any element, the composition of materials, the condition of concealed layers or substrates, or whether an area can be accessed safely for works. Where an area was not captured (for example because of weather, airspace limits, obstructions or glare) this is stated in the coverage section.

4 Compliance evidence

Operator and authorisation

Operator ID	GBR-OP-EXAMPLE1234	Operational authorisation / GVC reference	OA-EX-2041 (GVC)
Remote pilot name	Marcus Feld	Flyer ID	FLY-EX-204871
Insurance (policy / expiry)	Policy EX-UAS-77812, expires 2026-11-30	Site-specific risk assessment reference	RA-TL-2026-03
Airspace / NOTAM check	Checked on NATS drone assist; no NOTAMs	Landowner / occupier permission	Written permission from Tillerman Logistics Ltd

Table 4.1 — Flight log (retain for at least three years)

Date	Take-off / landing	Start	Duration	Day / night	Aircraft make / model / serial	Remote pilot	Occurrences
2026-03-26	Yard, north-west corner	09:40	18 min	Day	DJI Mavic 3 Enterprise	Marcus Feld	None

Pre-flight checks

Item	Result	Note
Weather within limits	 Pass	
Airspace and NOTAMs checked	 Pass	
Site risk assessment reviewed	 Pass	
Aircraft pre-flight inspection completed	 Pass	
Batteries and firmware checked	 Pass	
Emergency procedures briefed	 Pass	

5 Extent of coverage

All roof areas were captured at nadir and at 45° obliques. The 3 m strip along the eastern boundary was flown at reduced height because of the adjacent overhead line; the gutter detail there is from obliques only. No areas were excluded.



Figure 5.1 — Coverage plan

Rating guide

Observations are rated Red (critical — immediate action), Amber (monitor — scheduled maintenance) or Green (baseline maintenance).

Colour	Rating	Meaning
	Red	Serious defect requiring urgent attention: a critical safety, structural or compliance risk. Immediate repair or specialist investigation is needed.
	Amber	Defect requiring attention; plan remedial works. Not immediately dangerous but likely to worsen if left. Schedule and monitor.
	Green	Minor observation; no immediate action. Low risk with no current impact; address within routine maintenance cycles.
	Highlight Counted separately	Non-RAG highlight, counted separately: advisory notes, best-practice recommendations and enhancement opportunities rather than defects.

6 Defect register

Ref	Element	Location	Condition / description	Rating	Photo	Measurement	Recommended action	Timescale
1	Ridge capping	Gridline 7, main roof	Capping displaced 300 mm; fixings missing.	Red			Refix with new stitching screws; check adjacent cappings	Within 1 month
2	Valley gutter outlet	Above loading bay	Outlet blocked with debris; water standing 60 mm deep.	Red			Clear and fit leaf guards	Within 1 month
3	Roof-light	Bay 12	Outer GRP sheet cracked; fragile.	Red			Replace; fit fragile-roof signage	Within 1 month
4	Sheet cut edges	Eaves, south slope	Cut-edge corrosion along about 40 m of eaves.	Amber			Prepare and treat with a cut-edge coating	Next maintenance window
5	Flat roof	Office block	Ponding over about 30% of the area; membrane sound.	Amber			Monitor; consider additional outlets	12 months
6	Gutter joints	North eaves gutter	Three joints weeping; staining on the cladding below.	Amber			Reseal the joints	Next maintenance window
7	Canopy	Loading canopy	Light moss growth; otherwise sound.	Green			Clean at the next maintenance visit	Routine

Measurements are taken from the photogrammetric model where stated and are approximate.

7 Photograph

Photograph 1 — Ridge capping at gridline 7 (Main roof)



#	Rating	Detail	Fault type	Tags
#1	Red		Displaced capping	Wind damage Fixings issue
Defect: ridge capping displaced about 300 mm with missing fixings. Risk: water ingress and further wind damage; the loose capping could fall. Recommendation: refix with new stitching screws and check the remaining cappings within one month.				
#2	Amber		Cut-edge corrosion	Cut end corrosion
Edge corrosion to the adjacent sheet; treat with a cut-edge coating in the next maintenance window.				

8 Recommendations

1. Refix the ridge capping at gridline 7 and check the remaining cappings (roofing contractor, within one month). 2. Clear the valley gutter outlets and fit leaf guards (within one month). 3. Replace the cracked roof-light and fit fragile-roof signage at the access ladder (within one month). 4. Programme the amber items (sealant renewal, cut-edge corrosion treatment, gutter joint repairs) for the summer maintenance window. 5. Re-survey in 24 months or after any storm event.

The findings describe the condition observed on the inspection date. Buildings and assets change with time, weather and use; if a decision is to be made more than three months after the inspection date we recommend that the relevant areas are re-inspected.

Appendix A — Raw data manifest

Deliverable	Format	Files / size	Location / link
Raw imagery	JPEG	612	Project share, folder 01_raw
Orthomosaic	GeoTIFF	1	Folder 02_ortho
Point cloud	LAS / LAZ	1	Folder 03_cloud
3D model	OBJ	1	Folder 04_model
Flight logs	CSV	3	Folder 05_logs

Appendix B — Weather record

Conditions at time of flight

Wind speed / gusts	4 m/s, gusts 6 m/s	Direction	West
Precipitation	None	Visibility	Over 10 km
Temperature	7 °C	Source	Met Office observation, Marlbury, 09:00

Declaration

I confirm the flights were conducted in accordance with the operator's operations manual and the authorisations stated, and that the observations represent my professional opinion of the condition visible at the time.

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Report Kit 360
Date: 31 Mar 2026

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