

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.

Findings — visible, accessible conditions at time of flight

LOCATION	OBSERVATION	SEVERITY
Stormwater control measure	Sediment accumulation across the forebay, surface dry and exposed on date of flight. Outlet structure and grate clear; rip-rap emergency spillway in place. (Figs. 1–2)	MEDIUM
Common turf	Bare and thinning patches across central maintained area, mower striping visible, established edge planting on both banks. (Figs. 6–7)	MEDIUM
Amenity center and pool deck	Roof, shade structures, deck, perimeter fencing and furniture recorded as found; no displaced material or standing water observed. (Figs. 3–4)	LOW
Pavilion	Roof, columns and surrounding walkway and beds recorded overhead for the reserve file. (Fig. 5)	LOW



LOCATION	OBSERVATION	SEVERITY
Access drive and parking	Surface, striping and curb line recorded; no ponding visible. (Fig. 9)	LOW
Maintained path	Graded section with 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.

VERIFIED CHAIN OF CUSTODY. Every image and page in this report was fingerprinted (SHA-256) at the mission and sealed into a signed, published manifest. Scan the code on the final page or go to mwairlift.com/verify — check runs in your browser, no upload, no account.

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.



Aerial evidence — selected frames



Fig. 1 — Stormwater control measure outfall. Reinforced concrete pipe with riprap stone apron discharging to the permitted pond. Riprap coverage extends approximately eight feet from pipe outlet; grass cover along bank established, no debris blocking outlet.

Observation:

Reinforced concrete outfall pipe with riprap stone apron discharging to permitted stormwater pond. Riprap coverage extends approximately eight feet from pipe outlet; some displacement of smaller stones toward the downstream edge is visible. Grass cover along the pond bank is established. Water level at capture sits within the normal operating range for the pond. Sediment accumulation at the base of the riprap is minor and consistent with routine seasonal conditions. No debris blocking the outlet.

For the association's file:

This frame provides a dated overhead-adjacent record of one stormwater control measure outfall on the date of flight. It sits alongside — never in place of — the annual professional stormwater inspection required for permitted SCMs in North Carolina (NCDEQ requires certified inspection annually with reports due 30 June). MW AIRLIFT does not perform the engineering inspection; we produce the visual record the engineer, the reserve analyst, the board, and the carrier can all work from.



ABOVE. BEYOND. ON MISSION.



Fig. 2 — Stormwater control measure aerial view: forebay with sediment accumulation, permanent pool, outlet structure and rip-rap emergency spillway.



Fig. 3 — Amenity center and pool deck on the date of flight. Roof, shade structures, deck, perimeter fencing and furniture in a single orienting frame.



ABOVE. BEYOND. ON MISSION.



Fig. 4 — Pool enclosure and clubhouse approach; deck surface, walkway and landscape beds.



Fig. 5 — Picnic pavilion, photographed from directly overhead; roof surface, walkway and surrounding beds.



ABOVE. BEYOND. ON MISSION.



Fig. 6 — Common turf area. Bare and thinning patches across the central maintained section, with established edge planting on both banks.



Fig. 7 — Second common turf area; mown surface condition and tree line at the boundary.



ABOVE. BEYOND. ON MISSION.



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

Actions this dated capture supports:

- **Retain as the dated baseline** for the association's common areas.
- **Repeat the same flight positions on the next visit** so two dates compare directly — that comparison is what turns photographs into evidence for a reserve study or a capital request.
- **Share with your engineer** for the annual SCM inspection (NCDEQ, reports due 30 June).
- **Attach to reserve study updates** and any capital-request memos to the board.
- **Retain for insurance claims and carrier communication** — a dated pre-loss record is worth more than any post-loss reconstruction.

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
Coverage	Amenity center, pavilion, common turf, SCM, access and parking

Verified Chain of Custody



Every image 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 above is deactivated on this sample.**

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