



DRONE ROOF INSPECTION REPORT

FILE 1 OF 4 – INTRODUCTION &
INSPECTION OVERVIEW

Client: John M Paterson Ltd

Site Location: Kirkoswald Sawmill, Blawearire Road, Maybole, KA19 8HX

Inspection Dates: 19th February – 20th February 2026

Inspection Company: DroneWise

Inspector: Austin Wise



SITE OVERVIEW IMAGE



1. Introduction

This document forms File 1 of 4 within the complete drone roof inspection package for the three commercial buildings located at Kirkoswald Sawmill.

This file provides:

- An outline of the inspection works carried out
- Confirmation of the buildings inspected
- Clarification of what is included within the report package

The remaining three files contain detailed written observations and photographic evidence for each individual building.

2. Inspection Overview

This was a visual aerial roof inspection carried out using UAV (drone) technology.

This report is an inspection record only and does not constitute a structural survey or certification of compliance. It documents visible external roof conditions at the time of attendance.

No intrusive investigation, dismantling, load testing, or internal inspection was undertaken.

3. Scope of Inspection

DroneWise was instructed by John M Paterson Ltd to carry out a visual inspection of three commercial buildings constructed with:

- Profiled metal sheet roofing systems
- Integrated roof skylights
- Metal guttering and rainwater goods
- Roof penetrations where present

The inspection included close visual review of roof sheets, fixings, laps, flashings, skylights, gutter systems, and associated roof details.

Three metal chimneys located on Building 2 were also inspected as part of this commission.

4. Inspection Methodology

The inspection was carried out on 19th and 20th February 2026 under suitable weather conditions for aerial operations.

The methodology included:

- Full aerial perimeter assessment of each building
- Close-up visual inspection of roof surfaces and details
- Inspection of skylights for visible damage or deterioration
- Inspection of chimneys located on Building 2

- Visual assessment of guttering systems for blockages, misalignment, or visible defects
- High-resolution photographic documentation of all relevant areas.

All imagery has been organised and referenced within the individual building files.

5. File Structure

The inspection package is structured as follows:

File 1 – Introduction & Inspection Overview (This Document)

File 2 – Building 1: Roof & Gutters

File 3 – Building 2: Roof, Chimneys & Gutters

File 4 – Building 3: Roof & Gutters

Each building file provides a clear breakdown of observed roof condition and highlights any areas that may require monitoring or maintenance.

6. Conclusion

DroneWise completed a full aerial roof inspection of three commercial buildings at Kirkoswald Sawmill between 19th and 20th February 2026 on behalf of John M Paterson Ltd.

This document provides the framework for understanding the detailed findings contained within Files 2–4.

Report Prepared By:

Austin Wise

DroneWise

Date: 20th February 2026