



Mid-Atlantic Drone Services  
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# SAMPLE

## Property Inspection Report



50.84 Acres Raw Land

Parcel #: 5 [redacted] D

Completed by: Scott D. Walter  
Mid-Atlantic Drone Services LLC



## Scope and Limitations of the Inspection

This inspection was completed by an FAA certified drone pilot and experienced aerial photographic inspector. **The inspector/pilot is not a licensed surveyor, contractor or Realtor.** The scope of the inspection is limited to what is observable via drone and/or ground photography.

The report, photos and video provided to the Client are for Client's sole use in evaluating and marketing the property listed. All contents of this report (including commentary) are **solely the opinion** of the pilot/author. Mid-Atlantic Drone Services LLC makes no guarantee of the accuracy of the report. Nothing in the report should be construed as a certification of compliance with any governing entity's requirements (including, but not limited to building codes, environmental regulations, impact studies, utilities, permitting procedures, etc.).

This report is coupled with media (photos, video) uploaded separately.

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## Background

Client requests photos, video and commentary on above named property for sales and marketing purposes. The data gathering portion of the inspection was performed on [REDACTED] between the hours of 1:15 p.m. and 2:30 p.m. The weather was clear and sunny with an ambient temperature of approximately 70 degrees.

## Overview

The property is a vacant land parcel located in Bradford County, PA. It is directly adjacent to a previous parcel that was inspected by Mid-Atlantic Drone Services LLC about three weeks prior ([REDACTED])

The area is rural and scenic. There are lush meadows, trees, and rolling hills...as well as beautiful mountain views. There are private residences to the left and right of the property [REDACTED] Unlike the aforementioned parcel, this property has more suitable land for building and a wider access profile.



## Observations

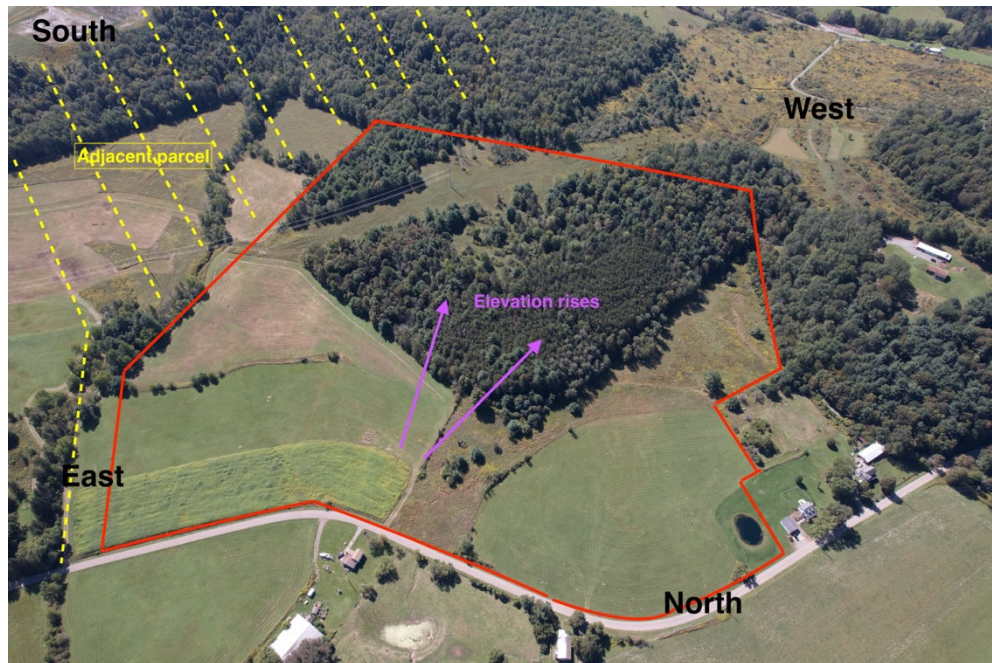


Photo: Mid-Atlantic Drone Services LLC



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The above annotated photo is also provided in full resolution within the media deliverables. Please note that all cardinal directions, lot boundaries, access points and utility markings are **approximate** depictions to be used in marketing and client evaluation only. These annotations are not the product of a licensed surveyor and cannot be used to support any legal proceeding or official purpose (including property boundary or ownership disputes, tax assessments, and the like). **Mid-Atlantic Drone Services LLC assumes no responsibility for, and makes no guarantee of the accuracy of these annotations.**



### Access

The property has a wide access profile on [REDACTED]. Unlike the neighboring parcel (mentioned above), there is ample room for an access driveway and more clearing space for development.

# SAMPLE

### Topography

At the access point, the property is approximately 1,000 FT in elevation. The elevation increases gradually as one proceeds WSW, across the clearings and back to the power lines and wooded area. The top elevation is estimated to be approximately 1,250 ft, near the WSW boundary.



### Aesthetics

The property and its surroundings are quite scenic, with rolling hills, trees, farms and meadows. The view as one looks to the WNW is stunning, with the sky and mountains being abundant features. There are wooded areas, meadows with wild flowers, etc. The included media demonstrates the beautiful views and landscape.



### General Positives

- Scenic views
- Wide road access profile
- Pro [REDACTED] neighboring properties have access via pole service)
- Suitable clearings and topography for residential development

### General Negatives

- High tension power lines dissect the property toward the Southern tip (wooded area). This may in effect cut off that area to development.
- Unknown sewer access
- Neighboring property appears to be maintaining a pond which may fall within this parcel's actual lot borders

**SAMPLE**

### Potential Building Sites

These meadows and cleared areas appear to lend themselves to development. There is ample access, with some wooded areas that could serve as recreational features (e.g., walking trails). The property appears to be about 65% meadows/clearings, with the remaining areas being [REDACTED] tension lines may again present some obstacle to development.

### Utilities

There are utility lines via pole running perpendicular to [REDACTED] servicing the neighboring properties. There is no evidence of public sewer, though this is unknown. Other utilities are unknown and/or not evident.

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[attachments included]

Submitted: [REDACTED]

**SAMPLE**

Scott D. Walter  
Part 107 FAA Certified Drone Pilot  
Aerial Inspector  
Mid-Atlantic Drone Services LLC

**Thank you for your business!**