Example Survey Practice

reports@example.invalid | Fictional contact only

Example office address — demonstration

HOUSING SURVEYOR / FICTIONAL DEMONSTRATION

Remedial works schedule

24 Willow House, Exampletown, EX0 0AA



Licensed stock property photograph — not the fictional surveyed property. See website image credits.

Report reference	DEMO-LARGE-001
Client / housing provider	Example Housing Association
Inspection date	1 Nov 2026
Document status	Approved revision 1 · Morgan Lee — fictional reviewer
Prepared by	Alex Morgan
Instruction reference	EXAMPLE-WO-2048

Fictional prototype output. No statutory compliance determination. Read the scope, evidence and limitations together.

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Report overview

Document control

Report type	Remedial works schedule
Revision	Approved revision 1 · Morgan Lee — fictional reviewer
Inspection	1 Nov 2026
Instruction	Independent visual damp, mould and timber inspection for a social housing instruction.
Surveyor	Alex Morgan
Qualifications / capacity	Demonstration only; no professional accreditation claimed

This document uses the selected live record or approved snapshot shown above. Approved report revision means record review; it does not certify statutory compliance or completion of all recommended works.

Programme overview

Actions recorded	12
Open / in progress / complete	Open: 8 / In progress: 3 / Complete: 1

Read each recommendation with its linked technical finding and access limitations. Dates are manually entered programme targets. Status and completion notes are the recorded position, not an independent completion certificate.

Linked remedial schedule

A01 · Front elevation

Repair defective rainwater components, clear the receiving gully and inspect the adjacent masonry after wet weather. Record the completed repair and any remaining staining.

Linked finding	F01
Responsible team	Repairs coordination
Target / status	4 Nov 2026 / Complete

Recorded completion evidence
Fictional follow-up: replacement rainwater component represented as installed; post-rainfall verification still required.

A02 · Rear elevation

Inspect the render junction and opening, establish the intended ventilation provision and repair using a specification compatible with the wall construction. Do not prescribe a damp-proof course from these observations alone.

Linked finding	F02
Responsible team	Building survey team
Target / status	5 Nov 2026 / Open

A03 · Entrance hall

Check adjacent service routes and the rear of accessible finishes. Agree targeted opening only if the visual and service checks do not resolve the source. Reassess before specifying a moisture treatment.

Linked finding	F03
Responsible team	Mechanical / ventilation team
Target / status	6 Nov 2026 / Open

A04 · Living room

A04 · Living room

Arrange suitable mould treatment by competent operatives, assess the ventilation and heating provisions, and review the external corner and any insulation discontinuity. Confirm the underlying cause and give practical advice without attributing blame.

Linked finding	F04
Responsible team	Repairs coordination
Target / status	7 Nov 2026 / In progress

A05 · Kitchen

Clean and inspect the extract system, confirm the discharge route and measure performance using an appropriate method. Check accessible pipework and only then consider a targeted opening if the reported odour persists.

Linked finding	F05
Responsible team	Building survey team
Target / status	8 Nov 2026 / Open

A06 · Bathroom

Arrange an electrical inspection of the extract installation and restore verified operation. Inspect the perimeter seal and substrate for a leakage route before resealing. Revisit affected finishes after the cause is addressed.

Linked finding	F06
Responsible team	Mechanical / ventilation team
Target / status	9 Nov 2026 / Open

A07 · Bedroom 1

A07 · Bedroom 1

Agree safe access to the obscured wall, investigate the window-head junction and review background ventilation. Include the household circumstances in the landlord risk review, arrange treatment and monitor the outcome.

Linked finding	F07
Responsible team	Repairs coordination
Target / status	10 Nov 2026 / In progress

A08 · Bedroom 3

Inspect the window perimeter and sill detail at close range. Check the room conditions and compare the affected area with nearby dry reference areas. Record the cause and agreed repair after these checks.

Linked finding	F09
Responsible team	Mechanical / ventilation team
Target / status	4 Nov 2026 / Open

A09 · Roof space

Provide safe access for a competent close inspection. Check for roof leakage and ventilation restrictions, identify the timber condition and obtain specialist advice where warranted before any treatment is specified.

Linked finding	F11
Responsible team	Building survey team
Target / status	6 Nov 2026 / Open

A10 · Utility room

A10 · Utility room

Have the accessible supply and waste connections tested by a competent plumber, repair any leak and check the floor edge once dry. Investigate concealed damage only if the evidence supports it.

Linked finding	F12
Responsible team	Mechanical / ventilation team
Target / status	7 Nov 2026 / Open

A11 · Under-stair cupboard

Clear the agreed inspection area and investigate the service penetration and accessible timber. Specify repair or replacement only after the cause and extent are established.

Linked finding	F13
Responsible team	Repairs coordination
Target / status	8 Nov 2026 / In progress

A12 · Communal entrance

Notify the responsible team promptly, arrange appropriate interim protection and inspect the discharge route. Complete a competent assessment of the entrance risk and record the resulting actions.

Linked finding	F14
Responsible team	Building survey team
Target / status	2 Nov 2026 / Open

Declaration and limitations

Declaration and limitations

Declaration

This report records the observations, limitations and professional assessment entered for the stated inspection. Concealed construction and untested services remain subject to the stated exclusions. The findings and recommendations should be read together; a recorded priority does not by itself establish a statutory hazard category.

Declaration recorded by	Alex Morgan — demonstration only
Declaration date	1 Nov 2026

A typed name records the entered declaration; it is not a verified digital signature. Approval of a record revision is separate from statutory compliance and final works verification.

FICTIONAL DEMONSTRATION — synthetic illustrations and example data only. Not for a real property, resident or instruction.