Example Survey Practice

reports@example.invalid | Fictional contact only

Example office address — demonstration

HOUSING SURVEYOR / FICTIONAL DEMONSTRATION

Technical inspection report

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.

Contents

Document control 3
Executive summary 3
Inspection scope and limitations 4
Finding register 5
External observations 6
F01 · Front elevation 6
F02 · Rear elevation 7
F14 · Communal entrance 8
Internal and other findings 9
F03 · Entrance hall 9
F04 · Living room 10
F05 · Kitchen 11
F06 · Bathroom 12
F07 · Bedroom 1 13
F08 · Bedroom 2 14
F09 · Bedroom 3 15
F10 · Landing 16
F11 · Roof space 17
F12 · Utility room 18
F13 · Under-stair cupboard 19
Environmental and moisture schedule 20
Social Housing risk assessment 24
Case dates and legal context 25
Selected legal references 26
Recommended work programme 28
Declaration and limitations 31

Report overview

Document control

Report type	Technical inspection report
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.

Executive summary

The fictional inspection records localised mould, ventilation defects, possible rainwater and plumbing wetting routes, and access limitations requiring further investigation. The evidence supports a coordinated response focused on source identification, safe treatment and verified repairs. The shared entrance concern should be referred promptly. No single mechanism is assumed across all rooms, and the comparative meter responses do not establish moisture content or a diagnosis.

The proposed programme separates immediate referral and interim safety decisions from investigation, remedial work and later verification. The landlord should confirm the household risk, governing legal duties and case dates against the complete history. This report does not certify that statutory deadlines have been met.

Inspection scope and limitations

Inspection scope and limitations

Inspection basis

A substantial fictional visual inspection of accessible internal rooms, front and rear elevations, selected communal access and the roof space from the hatch. Comparative moisture responses and environmental spot readings were included where recorded. Fourteen findings are intentionally varied to exercise longer report layouts. No real property or resident is represented.

Limitations and exclusions

Non-invasive visual inspection only. No removal of fitted units, floor coverings, wall linings or stored contents. Roof space viewed from the hatch. Electrical, gas, structural and asbestos assessments are excluded. No laboratory sampling or continuous environmental monitoring. Photographs are licensed stock images from different properties, used to show the report layout. They are not evidence of the fictional findings or of defects at the photographed properties.

Weather and conditions

Fictional conditions: overcast, 12°C externally, with rainfall represented in the preceding 36 hours.

Property reference / UPRN	Fictional reference only
Tenure as recorded	Social rent

Finding register

Finding register

F01 · Front elevation	External defect / Priority
F02 · Rear elevation	External defect / Priority
F03 · Entrance hall	Damp / Routine
F04 · Living room	Mould / Priority
F05 · Kitchen	Ventilation / Priority
F06 · Bathroom	Ventilation / Priority
F07 · Bedroom 1	Mould / Priority
F08 · Bedroom 2	No visible issue / Routine
F09 · Bedroom 3	Damp / Routine
F10 · Landing	No visible issue / Routine
F11 · Roof space	Access limited / Priority
F12 · Utility room	Leak / Priority
F13 · Under-stair cupboard	Timber / Routine
F14 · Communal entrance	External defect / Urgent

External observations

External observations

F01 · Front elevation

Finding type	External defect
Recorded priority	Priority

Surveyor observation

Localised open mortar joints and a fractured rainwater shoe were represented in the fictional inspection. The junction between the downpipe and gully showed a potential route for water to discharge against the wall. This visual evidence supports further inspection of rainwater disposal; it does not establish the extent of concealed moisture.

Recommended next step

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



F01-P01 · Licensed stock photograph — layout illustration only; not evidence of this fictional finding. See website image credits.

F02 · Rear elevation

F02 · Rear elevation

Finding type	External defect
Recorded priority	Priority

Surveyor observation

The simulated rear wall includes a patch of failed render and a sealed-over air opening. Staining is concentrated below the junction rather than evenly distributed across the elevation. The visible pattern is consistent with a possible local wetting route, but concealed construction and the condition behind the finish were not verified.

Recommended next step

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.



F02-P01 · Licensed stock photograph — layout illustration only; not evidence of this fictional finding. See website image credits.

F14 · Communal entrance

F14 · Communal entrance

Finding type	External defect
Recorded priority	Urgent

Surveyor observation

The example includes water discharge onto the common entrance approach during the represented wet-weather condition. The route may affect more than one household. A damp survey is not a complete slip-resistance or structural assessment; the identified concern should be referred promptly to the responsible landlord team.

Recommended next step

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.



F14-P01 · Licensed stock photograph — layout illustration only; not evidence of this fictional finding. See website image credits.

Internal and other findings

Internal and other findings

F03 · Entrance hall

Finding type	Damp
Recorded priority	Routine

Surveyor observation

Low-level decorative disruption was recorded on the party-wall return in this synthetic case. A non-invasive meter response was higher in the affected patch than at the adjacent comparison area. The result is comparative and is not a measurement of moisture content; salts, embedded metal and the finish can affect the response.

Recommended next step

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.

F04 · Living room

F04 · Living room

Finding type	Mould
Recorded priority	Priority

Surveyor observation

The example includes scattered spotting at the external corner and behind a large item of furniture. The accessible wall surface felt cooler than the centre of the room; spot temperatures and humidity are set out in the environmental schedule. One visit cannot establish seasonal conditions or the frequency of moisture production.

Recommended next step

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.



F04-P01 · Licensed stock photograph — layout illustration only; not evidence of this fictional finding. See website image credits.

F05 · Kitchen

F05 · Kitchen

Finding type	Ventilation
Recorded priority	Priority

Surveyor observation

The simulated extract grille contained substantial debris and there was no verified external discharge route. Operation was audible, but no calibrated airflow measurement was obtained. Stored items restricted access below the sink and the rear corner of the base unit; no conclusion is offered about concealed pipe joints.

Recommended next step

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.



F05-P01 · Licensed stock photograph — layout illustration only; not evidence of this fictional finding. See website image credits.

F06 · Bathroom

F06 · Bathroom

Finding type	Ventilation
Recorded priority	Priority

Surveyor observation

Surface spotting was represented around the window reveal and at the ceiling junction. The extractor failed to operate during the simulated switched test. The test does not establish whether the fault is in the fan, isolator, control circuit or supply. Sealant at the bath perimeter was locally separated.

Recommended next step

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.



F06-P01 · Licensed stock photograph — layout illustration only; not evidence of this fictional finding. See website image credits.

F07 · Bedroom 1

F07 · Bedroom 1

Finding type	Mould
Recorded priority	Priority

Surveyor observation

The principal bedroom includes recurrent spotting behind the wardrobe and staining at the window head. Furniture prevented a full view of the lower external wall. The occupant account is recorded as an account, not as an independently verified history. No invasive investigation or air sampling was undertaken.

Recommended next step

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.



F07-P01 · Licensed stock photograph — layout illustration only; not evidence of this fictional finding. See website image credits.

F08 · Bedroom 2

F08 · Bedroom 2

Finding type	No visible issue
Recorded priority	Routine

Surveyor observation

Accessible wall and ceiling surfaces showed no visible damp staining, mould growth or decorative disruption in this fictional example. Comparative readings at the accessible locations were not elevated relative to nearby reference areas. Hidden surfaces and seasonal conditions were outside the inspection scope.



F08-P01 · Licensed stock photograph — layout illustration only; not evidence of this fictional finding. See website image credits.

F09 · Bedroom 3

F09 · Bedroom 3

Finding type	Damp
Recorded priority	Routine

Surveyor observation

A local patch beneath the sill was represented with edge staining. The external seal and drip detail were only viewed from ground level. The visual pattern warrants checking the window installation, but it does not demonstrate whether the source is external wetting, local condensation or an earlier resolved leak.

Recommended next step

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.



F09-P01 · Licensed stock photograph — layout illustration only; not evidence of this fictional finding. See website image credits.

F10 · Landing

F10 · Landing

Finding type	No visible issue
Recorded priority	Routine

Surveyor observation

No visible moisture-related defect was represented on the accessible landing walls and ceiling. The ceiling perimeter was visually inspected from floor level only. This observation is limited to the areas and conditions available at the visit and is not a guarantee about concealed voids.

F11 · Roof space

F11 · Roof space

Finding type	Access limited
Recorded priority	Priority

Surveyor observation

The roof void was viewed from the hatch only because safe boarded access was unavailable. Darkening was represented on a short length of timber near the eaves; no probing, timber moisture measurement or close inspection was possible. The example does not establish active decay, insect attack or structural loss.

Recommended next step

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.

Timber assessment

Access limited

Fictional accessible-face observation only; extent and underlying condition require further investigation.

F12 · Utility room

F12 · Utility room

Finding type	Leak
Recorded priority	Priority

Surveyor observation

A small area of staining was represented below the washing-machine connection. The appliance was not operated or disconnected during the simulated visit. The stain may be associated with the supply connection, waste route or an earlier spill; the source was not tested.

Recommended next step

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.

F13 · Under-stair cupboard

F13 · Under-stair cupboard

Finding type	Timber
Recorded priority	Routine

Surveyor observation

The skirting in the simulated cupboard shows a softened decorative edge beside a previous service penetration. Access was limited by stored contents. No conclusion about the condition of the wall plate or joist ends is possible from the accessible face. A preservative specification would be premature.

Recommended next step

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.

Timber assessment

Timber finding

Fictional accessible-face observation only; extent and underlying condition require further investigation.

Environmental and moisture schedule

Environmental and moisture schedule

One spot record per room. Comparative meter responses and a single environmental reading do not establish the cause or absence of damp. Dew point is calculated using a Magnus approximation.

Entrance hall

Air / RH / surface	18.4 °C / 53 % / 14.2 °C
Dew point / surface margin	8.6 °C / 5.6 °C

Moisture response and method

Comparative response elevated locally
Synthetic RH / temperature instrument and non-invasive comparative meter

One fictional spot record per room. Values do not establish concealed moisture, seasonal performance or the cause of the defect.

Living room

Air / RH / surface	19.1 °C / 58 % / 15.3 °C
Dew point / surface margin	10.6 °C / 4.7 °C

Moisture response and method

No elevated comparative response at recorded spot
Synthetic RH / temperature instrument and non-invasive comparative meter

One fictional spot record per room. Values do not establish concealed moisture, seasonal performance or the cause of the defect.

Kitchen

Air / RH / surface	19.8 °C / 63 % / 16.4 °C
Dew point / surface margin	12.5 °C / 3.9 °C

Moisture response and method

No elevated comparative response at recorded spot
Synthetic RH / temperature instrument and non-invasive comparative meter

One fictional spot record per room. Values do not establish concealed moisture, seasonal performance or the cause of the defect.

Bathroom

Bathroom

Air / RH / surface	20.5 °C / 68 % / 14.2 °C
Dew point / surface margin	14.4 °C / -0.2 °C

Moisture response and method

No elevated comparative response at recorded spot
Synthetic RH / temperature instrument and non-invasive comparative meter

One fictional spot record per room. Values do not establish concealed moisture, seasonal performance or the cause of the defect.

Bedroom 1

Air / RH / surface	18.4 °C / 53 % / 15.3 °C
Dew point / surface margin	8.6 °C / 6.7 °C

Moisture response and method

No elevated comparative response at recorded spot
Synthetic RH / temperature instrument and non-invasive comparative meter

One fictional spot record per room. Values do not establish concealed moisture, seasonal performance or the cause of the defect.

Bedroom 2

Air / RH / surface	19.1 °C / 58 % / 16.4 °C
Dew point / surface margin	10.6 °C / 5.8 °C

Moisture response and method

No elevated comparative response at recorded spot
Synthetic RH / temperature instrument and non-invasive comparative meter

One fictional spot record per room. Values do not establish concealed moisture, seasonal performance or the cause of the defect.

Bedroom 3

Bedroom 3

Air / RH / surface	19.8 °C / 63 % / 14.2 °C
Dew point / surface margin	12.5 °C / 1.7 °C

Moisture response and method
No elevated comparative response at recorded spot
Synthetic RH / temperature instrument and non-invasive comparative meter

One fictional spot record per room. Values do not establish concealed moisture, seasonal performance or the cause of the defect.

Landing

Air / RH / surface	20.5 °C / 68 % / 15.3 °C
Dew point / surface margin	14.4 °C / 0.9 °C

Moisture response and method
No elevated comparative response at recorded spot
Synthetic RH / temperature instrument and non-invasive comparative meter

One fictional spot record per room. Values do not establish concealed moisture, seasonal performance or the cause of the defect.

Utility room

Air / RH / surface	18.4 °C / 53 % / 16.4 °C
Dew point / surface margin	8.6 °C / 7.8 °C

Moisture response and method
No elevated comparative response at recorded spot
Synthetic RH / temperature instrument and non-invasive comparative meter

One fictional spot record per room. Values do not establish concealed moisture, seasonal performance or the cause of the defect.

Under-stair cupboard

Under-stair cupboard

Air / RH / surface	19.1 °C / 58 % / 14.2 °C
Dew point / surface margin	10.6 °C / 3.6 °C

Moisture response and method

No elevated comparative response at recorded spot

Synthetic RH / temperature instrument and non-invasive comparative meter

One fictional spot record per room. Values do not establish concealed moisture, seasonal performance or the cause of the defect.

Social Housing risk assessment

Social Housing risk assessment

Jurisdiction / tenancy	England / Qualifying social tenancy confirmed
Assessment	1 Nov 2026 / Alex Morgan

Recorded hazard assessment

Potential significant hazard — further investigation

Evidence and reasoning

Fictional recorded recurrence, visible spotting, extract defects and restricted access support further investigation. The example does not contain a formal HHSRS calculation or a confirmed emergency classification. The communal entrance concern requires prompt referral to the appropriate competent team.

Occupant circumstances — technical report only

Fictional household circumstances: access arrangements, room use and the reported recurrence should be discussed sensitively with the household and landlord. This technical context is excluded from the resident summary; no medical history is represented.

Immediate safety action / escalation

Refer the shared entrance concern and the recurring mould reports promptly to the responsible landlord team. Ask the landlord to determine and record any immediate protective measures using the full circumstances.

Case dates and legal context

Case dates and legal context

Landlord awareness	2026-10-30 09:15
Investigation concluded	2026-11-01 14:30
Written summary due	Not recorded / confirm manually
Safety works due	Not recorded / confirm manually
Preventative work start / steps due	Not recorded / confirm manually

Dates above are recorded case inputs. Programme targets are not calculated statutory deadlines. No HHSRS category, breach determination or legal certification is generated.

Applicability and additional references

Fictional case: qualifying English social tenancy assumed solely for demonstration. Phase 1 is selected for the recorded assessment date. Confirm landlord responsibility, awareness history, any renewed investigation and transitional provisions. Work dates in the schedule are example programme targets; statutory deadlines are not calculated or certified.

Selected legal references

Selected legal references

Awaab’s Law — England, Phase 1

Regulations / implementation guidance · reviewed 4 Nov 2026

For qualifying English social homes, the 2025 Regulations govern emergency action, damp/mould investigation, written findings, safety and preventative work, keeping tenants informed and alternative accommodation where required. Confirm awareness history, statutory triggers and exceptions.

https://www.gov.uk/government/publications/awaabs-law-guidance-for-social-landlords/awaabs-law-guidance-for-social-landlords-timeframes-for-repairs-in-the-social-rented-sector

https://www.legislation.gov.uk/uksi/2025/1042/made

Landlord and Tenant Act 1985 — section 11

Legislation · reviewed 4 Nov 2026

Repairing obligations can cover the structure, exterior and specified water, sanitation, gas, electricity and heating installations under qualifying leases. Establish notice, landlord responsibility, tenancy scope and exclusions.

https://www.legislation.gov.uk/ukpga/1985/70/section/11

Landlord and Tenant Act 1985 — sections 9A and 10

Legislation, amended by the Homes (Fitness for Human Habitation) Act 2018 · reviewed 4 Nov 2026

Fitness obligations apply to qualifying English dwellings at the start of and during the tenancy. Damp, ventilation and relevant hazards inform case assessment; a spot reading does not itself establish unfitness.

https://www.legislation.gov.uk/ukpga/1985/70/section/9A

Housing Act 2004 — Part 1 / HHSRS

Legislation / hazard assessment framework · reviewed 4 Nov 2026

Provides the housing-hazard assessment and enforcement framework. Record evidence and professional judgement separately from formal HHSRS scoring. No statutory category or breach is calculated by this application.

https://www.legislation.gov.uk/ukpga/2004/34/part/1

Environmental Protection Act 1990 — section 79

Legislation · reviewed 4 Nov 2026

Selected legal references

Statutory nuisance provisions may be relevant where premises conditions prejudice health or amount to a nuisance. Check the applicable national provisions and case facts; no nuisance determination is generated here.

https://www.legislation.gov.uk/ukpga/1990/43/section/79

RSH Safety and Quality Standard

Regulatory standard · reviewed 4 Nov 2026

English registered providers are expected to understand stock condition and deliver safe, decent homes and effective repairs. This regulatory standard is distinct from a statute or an individual statutory hazard finding.

https://www.gov.uk/government/publications/safety-and-quality-standard

Building Regulations — Approved Documents C and F (England)

Technical guidance · reviewed 4 Nov 2026

Moisture and ventilation guidance may inform relevant building work. Confirm the work, edition and transitional provisions; current guidance does not automatically apply retrospectively to all existing fabric.

https://www.gov.uk/government/collections/approved-documents

Reference catalogue reviewed: 4 Nov 2026. Verify scope, current amendments and transitional provisions against the case history.

Recommended work programme

Recommended work programme

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.

Responsibility / target	Repairs coordination / 4 Nov 2026
Recorded status	Complete

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.

Responsibility / target	Building survey team / 5 Nov 2026
Recorded status	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.

Responsibility / target	Mechanical / ventilation team / 6 Nov 2026
Recorded status	Open

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.

Responsibility / target	Repairs coordination / 7 Nov 2026
Recorded status	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.

Responsibility / target	Building survey team / 8 Nov 2026
Recorded status	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.

Responsibility / target	Mechanical / ventilation team / 9 Nov 2026
Recorded status	Open

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.

Responsibility / target	Repairs coordination / 10 Nov 2026
Recorded status	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.

Responsibility / target	Mechanical / ventilation team / 4 Nov 2026
Recorded status	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.

Responsibility / target	Building survey team / 6 Nov 2026
Recorded status	Open

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.

Responsibility / target	Mechanical / ventilation team / 7 Nov 2026
Recorded status	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.

Responsibility / target	Repairs coordination / 8 Nov 2026
Recorded status	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.

Responsibility / target	Building survey team / 2 Nov 2026
Recorded status	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.