SURVEY SMARTER

Independent property survey reporting

Home Survey Level 2 — DEMONSTRATION - FICTIONAL PROPERTY - NOT FOR RELIANCE

Draft report — not for issue



Fictional property overview — AI-generated sample illustration — not an inspection photograph

Property	14 Demonstration Close, Canterbury, Kent	**Inspection date**	14 September 2026
Client	Alex Example (fictional client)	**Report reference**	DEMO-L2-0001
Surveyor	Demonstration surveyor (fictional — no real inspection)		
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This report is confidential and is prepared for the named client only. It should be read in full; no single section stands alone.

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About the inspection and this report

Purpose of the inspection	DEMONSTRATION - FICTIONAL PROPERTY - NOT FOR RELIANCE. This document shows how a Survey Smarter Home Survey Level 2 report is laid out. It describes an invented property and a notional inspection that did not take place. No person, purchase or lender may rely on any part of it.
Inspection date	14 September 2026
Date of issue	16 September 2026
Weather at the time of inspection	Fictional: dry and overcast following light overnight rain.
Occupancy	Occupied and furnished (fictional)
Report type	Home Survey Level 2 (draft independent survey)
Report reference	DEMO-L2-0001

Access arrangements

Fictional: the roof space was viewed from the hatch only because of boarded insulation and stored items. The subfloor void beneath the suspended timber ground floor could not be entered: there is no access hatch and fitted floor coverings were in place throughout.

Agreed scope

Fictional scope: a visual, non-intrusive inspection of accessible parts of the main dwelling, grounds and visible service installations, reported using the Level 2 condition rating format. The notional inspection followed a normal room-by-room route. Furniture, fixed floor coverings and stored items were not moved; no opening-up was undertaken; services were not operated or tested.

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Documents provided by the client
None. No guarantees, certificates, planning documents or service records were supplied for this fictional example.

General inspection limitations
Concealed areas—including roof slopes beyond the hatch, the subfloor void, wall cavities, buried drains and enclosed pipework—were not inspected. Condition ratings apply to the parts seen and the evidence available. Where the concealed condition could materially affect the purchase, the report identifies the limit and recommends proportionate further investigation.

Specific exclusions
No inspection photographs exist. AI-generated sample illustrations demonstrate report layout only and are not evidence from an inspection. Services were not tested; the subfloor void, concealed roof areas and other enclosed components were not inspected.

Survey-wide limitations

Limitation
Fictional example — no inspection took place.
No inspection photographs exist. Four AI-generated sample illustrations are included solely to demonstrate the report layout and are explicitly labelled as not being inspection photographs or inspection evidence.
Services were not tested.
Roof space viewed from the hatch only.
Subfloor void not accessible.

This report records the surveyor's own observations of the parts of the property that were reasonably accessible on the day of the inspection. It is an independent Survey Smarter report prepared for the named client and should be read in full.

Condition ratings used in this report

Rating	Meaning
CR1	No repair is currently needed. Normal maintenance applies.
CR2	Repair or replacement is needed but is not considered urgent.
CR3	Defects that are serious or need repairing, replacing or investigating urgently.
NI	Not inspected — record the reason in the limitation field.
NA	Not applicable — this element or component is not present at the property.

Executive summary

Overall opinion
In this fictional example the house appears broadly consistent with its 1930s age and traditional construction. The main purchase considerations are the leaking rear gutter joint, restricted subfloor ventilation and local roof-tile defects; see the CR3 and CR2 entries below and their detailed findings. The concealed ground-floor timbers need targeted inspection after ventilation is restored. Electrical and gas safety also remain unverified because these installations were not tested.

Health and safety concerns

Health and safety: The matters below were recorded as health and safety concerns. They are listed separately from the condition ratings.

Concern	Severity	Action and timing	Source
Obtain an electrical installation condition report.	MEDIUM	Obtain an EICR from a registered electrician and act on its coded observations. — Before legal commitment	Consumer unit and visible wiring — No electrical test record
Obtain a gas safety check and boiler service.	MEDIUM	Instruct a Gas Safe registered engineer to carry out a safety check and service, including the flue, ventilation, controls and hot-water function, and provide a written report and quotation for any work. — Before legal commitment	Combination boiler and radiators — No gas safety or service record
Relay uneven rear paving slabs to remove trip points.	LOW	Ask a competent paving contractor to lift the affected slabs, prepare a stable bed, relay them flush with adjoining surfaces and form a fall away from the wall without bridging ventilation openings or the damp-proof course. Keep joints clear and review levels if further settlement develops. — Within the next 6 months; keep the route clear and take care until repaired	Rear path — Uneven paving

Urgent matters (CR3)

Matter	Rating	Action and timing	Source
Repair and test the leaking rear gutter joint.	CR3	Obtain a quotation to repair and flow-test the rear gutter joint. — As soon as possible	Rear gutters and downpipe — Leaking gutter joint
Restore subfloor ventilation and inspect concealed timbers.	CR3	Clear the vents, correct local ground levels and inspect the subfloor. — As soon as possible	External walls and air bricks — Obstructed subfloor air bricks

Repair matters (CR2)

Matter	Rating	Action and timing	Source
Replace slipped and cracked rear roof tiles.	CR2	Obtain a roofing quotation and replace the affected tiles. — Within the next 6 months	Main hipped roof — Slipped and cracked tiles

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Elements not inspected or not applicable

Element	Component	Rating	Reason
Services — Gas or oil	Gas meter and visible supply pipe	NI	NI — gas tightness, pressure, ventilation, flues and concealed pipework were not tested or inspected.
Services — Drainage	Rear inspection chamber	NI	The cover could not be lifted safely in the fictional scenario. The chamber, below-ground pipework, route, gradients and connections were not inspected or tested.
Grounds — Permanent outbuildings	Timber garden shed	NI	NI — the shed was locked in this fictional scenario and is outside the agreed main-building scope.

Documents required

Matter	Rating	Action and timing	Source
Guarantees for earlier remedial work	—	Before exchange	Required document (register entry)

Principal further investigations

Matter	Rating	Action and timing	Source
Restore subfloor ventilation and inspect concealed timbers.	CR3	Clear the vents, correct local ground levels and inspect the subfloor. — As soon as possible	External walls and air bricks — Obstructed subfloor air bricks
Inspect concealed ground-floor timbers after restoring ventilation.	CR2	After clearing the air bricks, instruct a competent timber and damp specialist to inspect through an existing or owner-approved access opening and provide a written scope and quotation for any necessary work. — Before legal commitment	Ground floor (suspended timber) — Subfloor not inspected
Obtain an electrical installation condition report.	CR3	Obtain an EICR from a registered electrician and act on its coded observations. — Before legal commitment	Consumer unit and visible wiring — No electrical test record
Obtain a gas safety check and boiler service.	CR3	Instruct a Gas Safe registered engineer to carry out a safety check and service, including the flue, ventilation, controls and hot-water function, and provide a written report and quotation for any work. — Before legal commitment	Combination boiler and radiators — No gas safety or service record
Check the boiler-supplied hot-water function with the gas installation.	CR3	Include the hot-water function in the recommended Gas Safe boiler service and safety check. — Before legal commitment	Hot water supplied by combination boiler — Hot-water safety and performance unverified

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Matter	Rating	Action and timing	Source
Drainage inspection	—	If drainage condition is material to the purchase, instruct a competent drainage contractor to carry out a CCTV survey and provide a written report and quotation before legal commitment. Obtain the owner's consent for access and any lifting or opening work. — Before legal commitment	Further investigation (register entry)

Property information

Client	Alex Example (fictional client)
Property address	14 Demonstration Close, Canterbury, Kent
Property type	Semi-detached house, three bedrooms (fictional)
Approximate age	Circa 1930s
Tenure	Assumed freehold (fictional)
Number of floors	Two
Heating	Gas combination boiler with radiators
EPC current rating	NOT PROVIDED — no rating stated
EPC potential rating	NOT PROVIDED — no rating stated

Accommodation
Ground floor: entrance hall, front reception room, rear dining room, kitchen. First floor: three bedrooms and a bathroom with WC. No accommodation in the roof space.

Construction
Cavity brick external walls under a pitched, hipped roof covered with clay plain tiles. Suspended timber ground floor ventilated by air bricks; first floor of timber joists. Replacement uPVC double-glazed windows.

Main service connections
Mains gas, electricity, water and drainage assumed (fictional).

Known alterations or extensions
Kitchen appears to have been refitted. No extensions were identified.

EPC reference or source
No EPC certificate or recommendation report was supplied or checked for this fictional sample. Obtain the current EPC from the seller, legal adviser or the official register and verify that it relates to the property.

General description
A fictional three-bedroom 1930s semi-detached house of traditional construction, set back from the road behind a small front garden with a longer rear garden. The property is described as broadly typical of its age and type, with the defects noted below.

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Illustration 1 — Principal property photograph — Fictional property overview — AI-generated sample illustration — not an inspection photograph
Property information

Energy and EPC information

EPC current rating	NOT PROVIDED — no rating stated
EPC potential rating	NOT PROVIDED — no rating stated
EPC reference or source	No EPC certificate or recommendation report was supplied or checked for this fictional sample. Obtain the current EPC from the seller, legal adviser or the official register and verify that it relates to the property.

Energy information supplied or observed

EPC NOT PROVIDED. No Energy Performance Certificate, recommendation report, energy bills or installation certificates were supplied for this fictional example. The comments below are limited to visible features represented in the sample and are not an energy assessment.

Visible insulation

Mineral-wool insulation is represented near the roof hatch, but restricted access prevented measurement of its depth, continuity or condition. Wall-cavity insulation and floor insulation are concealed and no installation records were supplied.

Heating and controls

A gas-fired combination boiler and panel radiators are represented. The system was not operated and no current service record was supplied, so efficiency, controls, safe operation and hot-water performance are unverified.

Ventilation

Background window vents and mechanical extract points are represented in the kitchen and bathroom, but airflow was not measured. Subfloor ventilation is materially restricted by raised soil and a planter and is addressed separately as a CR3 matter.

Energy evidence limitations and next steps

This visual survey is not an EPC assessment or energy audit. No U-values, air permeability, fuel use, running costs, savings or improvement payback are stated. A current EPC and its recommendation report should be obtained and checked alongside competent heating and ventilation advice where these matters affect the purchase.

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Outside

Condition of the external elements inspected from ground level and accessible areas.

Section limitation
Roof slopes and chimney viewed from ground level and from the public footpath only.

Chimney stacks

Shared chimney stack (party wall)

Location	Party wall at the roof ridge
Construction	Facing brick stack with clay pots and visible metal flashings
Inspection method	Binocular-assisted view from ground level

CR1	No repair is currently needed. Normal maintenance applies.

Limitation
The upper surfaces, flaunching, concealed flue linings and rear face were not closely inspected.

General condition
The visible brick faces appear reasonably plumb, with no open joints or displaced pots represented. The accessible edges of the flashings appear seated. No repair is identified from this limited view; keep mortar joints, pots and flashings under routine observation because high-level weathering can progress between inspections.

Roof coverings

Main hipped roof

Location	Main house, front and rear slopes
Construction	Clay plain tiles on timber battens over a pitched cut-timber roof
Inspection method	Ground-level and public-footpath view

CR2	Repair or replacement is needed but is not considered urgent.

General condition
The covering appears broadly even from ground level, but three localised slipped or cracked tiles are shown in this fictional scenario. CR2 is selected because repair is needed, although no active internal leakage is represented.

Finding 1: Slipped and cracked tiles

Location	Rear slope, near hip
Category	Repair
Condition rating	CR2 — Repair or replacement is needed but is not considered urgent.

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Summary
Replace slipped and cracked rear roof tiles.

Observation
The notional ground-level view identifies two slipped clay tiles and one cracked tile close to the rear hip. The underlay and battens are concealed.

Evidence
Synthetic illustration 4 marks the fictional location; it is not an inspection photograph.

Implications
Wind-driven rain could pass the defective covering and wet concealed battens or roof timbers. No corresponding staining is represented on the visible roof-space timbers.

Recommended action
Ask a competent roofing contractor to replace matching tiles and check adjacent fixings and the hip detail from safe access.

Timing
Within the next 6 months

Specialist referral
Competent roofing contractor

Limitation
Viewed only from ground level in the fictional scenario; concealed underlay and fixings are not rated.



Illustration 2 — Defect evidence — Slipped and cracked clay roof tiles near the hip — AI-generated sample illustration — not an inspection photograph
Outside — Roof coverings · Main hipped roof

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Rainwater goods

Rear gutters and downpipe

Location	Rear eaves above dining room
Construction	Black uPVC half-round gutter with uPVC downpipe
Inspection method	Ground-level visual inspection after overnight rain; not flow-tested

CR3	Defects that are serious or need repairing, replacing or investigating urgently.

General condition
The rear run is aligned, but staining below one joint indicates repeated leakage. CR3 is selected because ongoing concentrated wetting needs prompt action to reduce the risk to the wall and concealed timber ends.

Finding 1: Leaking gutter joint

Location	Rear elevation above dining room
Category	Repair
Condition rating	CR3 — Defects that are serious or need repairing, replacing or investigating urgently.

Summary
Repair and test the leaking rear gutter joint.

Observation
A dark vertical stain and local algae are represented directly below the union between two gutter lengths. No overflow test was undertaken.

Evidence
Synthetic illustration 2 identifies the fictional joint and staining pattern; it is not an inspection photograph.

Implications
Repeated saturation can drive moisture through the masonry and may affect concealed floor or roof timbers bearing into the wall.

Recommended action
Have a competent contractor clean the run, reseal or replace the union, confirm the falls and discharge, and inspect the wall after drying.

Consequences if not addressed
Continued wetting could cause internal dampness, salt contamination and concealed timber deterioration.

Timing
As soon as possible

Specialist referral
Competent guttering or roofing contractor

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Limitation
The gutter was viewed from ground level and not water-tested.



Illustration 3 — Defect evidence — Rear gutter joint defect and associated staining — AI-generated sample illustration — not an inspection photograph
Outside — Rainwater goods · Rear gutters and downpipe

Front gutters and downpipe

Location	Front eaves and left-hand corner
Construction	Black uPVC half-round gutter discharging to a uPVC downpipe
Inspection method	Ground-level visual inspection after overnight rain; not flow-tested

CR1	No repair is currently needed. Normal maintenance applies.

General condition
The front gutter run is represented as level at the joints, securely clipped and free from visible staining or vegetation. The downpipe connection appears intact and no damp marking is shown on the brickwork below. CR1 applies to the visible external surfaces only; hidden seals and discharge performance were not tested. Clear leaves annually and check joints during rainfall.

Main walls

External walls and air bricks

Location	Front, side and rear elevations
Construction	Facing cavity brickwork with low-level terracotta air bricks
Inspection method	Visual inspection from accessible ground level

CR3	Defects that are serious or need repairing, replacing or investigating urgently.

General condition
Visible brick faces and mortar are generally even, but three low-level vents are restricted. CR3 is selected because restoring ventilation and investigating concealed timbers should not be deferred.

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Finding 1: Obstructed subfloor air bricks

Location	Front and side elevations
Category	Repair
Condition rating	CR3 — Defects that are serious or need repairing, replacing or investigating urgently.

Summary
Restore subfloor ventilation and inspect concealed timbers.

Observation
In the fictional arrangement, two air bricks are partly below raised soil and a third is obstructed by a planter, leaving only part of the ventilation area open.

Evidence
Synthetic illustration 3 shows the fictional obstruction; it is not an inspection photograph.

Implications
Reduced cross-ventilation can raise humidity beneath a suspended timber floor and increase the likelihood of fungal decay or beetle activity in concealed joists and wall plates.

Recommended action
Remove the planter, reduce external ground levels without bridging the damp-proof course, clear all vents and verify a through-flow of air.

Timing
As soon as possible

Further investigation
After ventilation is restored, arrange targeted inspection of joists, wall plates and sleeper walls through a suitable access opening. Opening-up requires the owner's consent.

Specialist referral
Competent timber and damp surveyor

Limitation
The subfloor void was not accessible, so the concealed structure is NI rather than assumed sound.

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Illustration 4 — Access limitation — Obstructed subfloor air brick at raised ground and planter — AI-generated sample illustration — not an inspection photograph
Outside — Main walls · External walls and air bricks

Windows

uPVC double-glazed windows

Location	All elevations
Construction	White uPVC frames with sealed double-glazed units
Inspection method	Visual inspection and operation of an accessible sample

CR1	No repair is currently needed. Normal maintenance applies.

General condition
The sampled casements are represented as opening, closing and latching without binding. Visible perimeter seals are continuous and no failed glazing units are represented. CR1 applies to the sampled visible parts only; maintain seals, hinges and drainage slots and obtain the installation certificate through the legal adviser.

External doors

Front and rear doors

Location	Front entrance and rear kitchen
Construction	Composite front door and uPVC glazed rear door
Inspection method	Visual inspection and operation

CR1	No repair is currently needed. Normal maintenance applies.

General condition
Both fictional doors are represented as opening, closing and latching normally, with no visible distortion or failed glazing. Keep thresholds, seals, hinges and locks maintained; security performance and compliance were not tested.

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External joinery and finishes

Fascias and soffits

Location	Main eaves
Construction	Painted timber fascia and soffit boards
Inspection method	Ground-level visual inspection

CR2	Repair or replacement is needed but is not considered urgent.

General condition
The boards remain aligned, but the finish is locally thin and flaking at the rear eaves. Exposed timber can absorb moisture and decay if decoration is deferred.

Finding 1: Flaking paintwork

Location	Rear fascia
Category	Maintenance
Condition rating	CR2 — Repair or replacement is needed but is not considered urgent.

Summary
Prepare and redecorate the rear fascia.

Observation
The fictional finish is cracked and flaking in local patches, exposing weathered timber beneath; the board is not represented as structurally failed.

Implications
Loss of the protective coating permits repeated wetting and can lead to local timber decay.

Recommended action
Ask a competent external decorator or joiner to prepare the timber, cut out any softened areas discovered and redecorate with a compatible exterior system.

Timing
Within the next 12 months

Limitation
Close-up condition behind the gutter could not be seen from ground level.

Maintenance
Inspect annually and redecorate before the coating breaks down; a fixed interval cannot account for exposure and paint system.

Inside

Condition of the internal elements seen during the inspection.

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Roof structure

Main roof space

Location	Above first floor
Construction	Traditional cut softwood rafters, purlins and ceiling joists
Inspection method	Torch-assisted view from the access hatch

CR1	No repair is currently needed. Normal maintenance applies.

Limitation
The roof space was not entered. Boarded insulation, stored items and distance from the hatch obscured eaves, rafter feet, much of the underlay and the rear of the roof slopes.

General condition
The limited visible timbers are represented as straight, dry-looking and free from obvious staining or recent movement. Mineral-wool insulation is visible between ceiling joists near the hatch, but its depth and continuity could not be established. CR1 applies only to the visible sample.

Ceilings

Ceilings throughout

Construction	A mixture of lath-and-plaster and later plasterboard finishes
Inspection method	Visual inspection from floor level

CR1	No repair is currently needed. Normal maintenance applies.

General condition
The visible surfaces are represented as generally even, with minor hairline age-related cracking but no pronounced sagging, active staining or detachment. Decorative finishes conceal the substrate and fixings; monitor cracks and staining during normal redecoration.

Internal walls and partitions

Internal walls

Construction	Plastered masonry and lightweight partitions with painted or papered finishes
Inspection method	Visual inspection of exposed areas

CR1	No repair is currently needed. Normal maintenance applies.

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General condition
Accessible wall faces are represented as reasonably even, with minor decorative wear only and no obvious active damp staining. Damp-meter readings were not taken in this fictional example. Furniture, fitted units and finishes restricted the inspection, so concealed moisture or cracking cannot be excluded.

Floors

Ground floor (suspended timber)

Location	Reception rooms, hall and dining room
Construction	Suspended timber floor beneath fixed coverings
Inspection method	Walked surfaces only

CR2	Repair or replacement is needed but is not considered urgent.

Limitation
Fixed finishes were not lifted and no subfloor access hatch was available.

General condition
The accessible floor feels generally firm under normal footfall, without a represented local collapse or pronounced spring. This does not establish the condition of joist ends, sleeper walls or wall plates because the void was inaccessible and external ventilation is restricted.

Finding 1: Subfloor not inspected

Condition rating	CR2 — Repair or replacement is needed but is not considered urgent.

Summary
Inspect concealed ground-floor timbers after restoring ventilation.

Observation
No access hatch and fitted floor coverings prevented inspection of the void; restricted external ventilation increases the relevance of the concealed condition in this fictional scenario.

Implications
Local decay can remain concealed at timber bearings even where the walked surface feels firm.

Recommended action
After clearing the air bricks, instruct a competent timber and damp specialist to inspect through an existing or owner-approved access opening and provide a written scope and quotation for any necessary work.

Timing
Before legal commitment

Further investigation
Establish the condition and ventilation of joists, wall plates and sleeper walls. Opening-up requires the owner's written consent and may still leave some areas unseen.

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Specialist referral
Competent timber and damp specialist

First floor

Location	Bedrooms, landing and bathroom
Construction	Timber joists beneath fixed floor finishes
Inspection method	Walked surfaces only

CR1	No repair is currently needed. Normal maintenance applies.

General condition
The walked areas are represented as generally level and firm, with no undue deflection under normal footfall. Fixed finishes prevented inspection of the boards, joists and service penetrations; CR1 is limited to the visible and felt surface condition.

Fireplaces, chimney breasts and flues

Chimney breasts

Location	Front and rear reception rooms
Construction	Plastered masonry breasts with blocked fireplace openings
Inspection method	Visual inspection

CR1	No repair is currently needed. Normal maintenance applies.

General condition
The visible breast faces are represented as free from significant cracking or staining. The fireplace openings are blocked, so the flues were not inspected; maintain effective ventilation to redundant flues and seek specialist advice before reuse.

Built-in fittings

Kitchen fittings

Location	Rear kitchen
Construction	Laminated base and wall units with composite worktops
Inspection method	Visual inspection of readily accessible faces and interiors

CR1	No repair is currently needed. Normal maintenance applies.

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General condition
Doors, drawers and worktops are represented as aligned and usable, with no visible swelling or leakage in the accessible sink unit. Appliances, concealed service connections and areas behind fixed units were not tested or inspected.

Internal joinery

Doors, stairs and skirtings

CR1	No repair is currently needed. Normal maintenance applies.

General condition
The sampled doors are represented as opening without binding, the stair flight as firm underfoot, and visible skirtings as securely fixed. CR1 applies only to these visible and operated examples; concealed fixings were not inspected.

Bathroom fittings

Bathroom

Location	First floor rear
Construction	Acrylic bath with tiled surround, WC and wash basin
Inspection method	Visual inspection only; fittings not flow-tested

CR2	Repair or replacement is needed but is not considered urgent.

General condition
The sanitary fittings are represented as securely positioned, but the flexible seal at the bath edge is discoloured and locally parted. Continued use before renewal could allow water behind the finish.

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Finding 1: Failed bath sealant

Location	Junction between bath rim and tiled wall
Category	Maintenance
Condition rating	CR2 — Repair or replacement is needed but is not considered urgent.

Summary
Renew the failed bath-edge sealant.

Observation
Short gaps and loss of adhesion are represented in the flexible sealant at the bath edge; the wall behind was not exposed.

Implications
Water passing behind the seal can damage concealed finishes or the adjoining floor and may support mould growth.

Recommended action
Have a competent bathroom installer remove the failed sealant, allow the junction to dry, check for concealed damage and apply a sanitary-grade replacement.

Timing
Within the next 3 months and before routine shower use if leakage is evident

Limitation
The bath panel and wall finish were not removed.

Services

Visual observations of the services. Services are not tested during this inspection.

Section limitation
All services were inspected visually only. No tests were carried out.

Electricity

Consumer unit and visible wiring

CR3	Defects that are serious or need repairing, replacing or investigating urgently.

Limitation
No circuits, protective devices, sockets or earthing arrangements were tested; concealed wiring is NI.

General condition
The plastic consumer unit and sampled visible wiring show no represented scorching or loose covers, but visual appearance cannot establish electrical safety. CR3 reflects the absence of test evidence and the need for a competent safety assessment before commitment, not a diagnosis of a specific electrical defect.

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Finding 1: No electrical test record

Condition rating	CR3 — Defects that are serious or need repairing, replacing or investigating urgently.

Health and safety: Health and safety concern — severity: medium.

Summary
Obtain an electrical installation condition report.

Observation
No evidence of a recent electrical installation condition report is available in this fictional scenario.

Implications
Electrical defects can be concealed and may present fire or shock risks even where visible fittings appear orderly.

Recommended action
Obtain an EICR from a registered electrician and act on its coded observations.

Timing
Before legal commitment

Further investigation
Safety and compliance cannot be confirmed by a visual survey.

Specialist referral
Registered electrician

Gas or oil

Gas meter and visible supply pipe

NI	Not inspected — record the reason in the limitation field.

Limitation
NI — gas tightness, pressure, ventilation, flues and concealed pipework were not tested or inspected.

General condition
The external meter position and a short visible pipe run are represented, with no obvious physical damage. The installation's safety and operation are not rated because no test was undertaken.

Water

Visible mains-water installation

CR1	No repair is currently needed. Normal maintenance applies.

Limitation
Concealed pipework is NI and the supply was not performance-tested.

General condition
The accessible stopcock and sampled visible pipework show no represented leakage or corrosion. CR1 relates only to visible condition; flow, pressure, water quality and concealed pipework were not tested.

Heating

Combination boiler and radiators

Location	Wall-mounted boiler in kitchen; panel radiators throughout
Construction	Gas-fired combination boiler with wet central-heating distribution
Inspection method	Visual inspection only; system not operated

CR3	Defects that are serious or need repairing, replacing or investigating urgently.

Limitation
Combustion, flue performance, controls, pumps, valves, heat output and concealed pipework were not tested.

General condition
The boiler casing and accessible radiator surfaces show no represented impact damage or active leakage, but the boiler appears approximately ten years old and no current service or safety record was supplied. CR3 reflects the need for prompt competent testing before reliance, not a conclusion that the appliance is defective.

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Finding 1: No gas safety or service record

Condition rating	CR3 — Defects that are serious or need repairing, replacing or investigating urgently.

Health and safety: Health and safety concern — severity: medium.

Summary
Obtain a gas safety check and boiler service.

Observation
No current service label, commissioning information or Gas Safe safety record is available in this fictional scenario.

Implications
Visual condition cannot establish safe combustion, effective flueing, reliable operation or remaining service life.

Recommended action
Instruct a Gas Safe registered engineer to carry out a safety check and service, including the flue, ventilation, controls and hot-water function, and provide a written report and quotation for any work.

Timing
Before legal commitment

Further investigation
Safe operation and repair requirements cannot be confirmed without competent testing.

Specialist referral
Gas Safe registered engineer

Water heating

Hot water supplied by combination boiler

CR3	Defects that are serious or need repairing, replacing or investigating urgently.

Limitation
No taps were run for performance, temperature or flow checks; internal boiler components and concealed distribution pipework are NI.

General condition
Hot water is supplied by the same untested combination boiler for which no current service or safety record is represented. CR3 is therefore consistent with the heating assessment: competent checking is required before the installation can be relied upon.

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Finding 1: Hot-water safety and performance unverified

Condition rating	CR3 — Defects that are serious or need repairing, replacing or investigating urgently.

Summary
Check the boiler-supplied hot-water function with the gas installation.

Observation
The combination boiler is the sole represented hot-water source, but it was not operated and no current service record is available.

Implications
Safe combustion, water temperature, flow and reliable operation cannot be established from visual inspection.

Recommended action
Include the hot-water function in the recommended Gas Safe boiler service and safety check.

Timing
Before legal commitment

Further investigation
Ask the engineer to report on hot-water operation and any repairs required.

Specialist referral
Gas Safe registered engineer

Drainage

Rear inspection chamber

Location	Rear path beside the kitchen
Construction	Small metal cover over assumed below-ground drainage
Inspection method	External visual inspection only

NI	Not inspected — record the reason in the limitation field.

Limitation
The cover could not be lifted safely in the fictional scenario. The chamber, below-ground pipework, route, gradients and connections were not inspected or tested.

General condition
The cover and surrounding paving are represented as intact, without visible sewage discharge or localised collapse. These surface observations do not establish free flow or the concealed drain condition; refer to the separate investigation entry if drainage condition is material to the purchase.

Grounds

Condition of garages, outbuildings, boundaries and the wider site.

Permanent outbuildings

Timber garden shed

NI	Not inspected — record the reason in the limitation field.

Limitation
NI — the shed was locked in this fictional scenario and is outside the agreed main-building scope.

General condition
Only the exterior position is represented; no condition opinion is given.

Boundaries

Rear and side fences

Location	Side boundary and rear garden
Construction	Close-boarded timber panels between timber posts
Inspection method	Visual inspection from within the garden

CR2	Repair or replacement is needed but is not considered urgent.

General condition
Most panels remain upright, but two panels on the side boundary lean towards the garden and the adjacent posts appear weathered at ground level. No collapse is represented. Repair is needed to restore stability; ownership and repair responsibility should be confirmed by the legal adviser before work.

Finding 1: Leaning fence panels

Location	Two adjoining panels on the side boundary
Category	Repair
Condition rating	CR2 — Repair or replacement is needed but is not considered urgent.

Summary
Stabilise two leaning side-boundary fence panels.

Observation
Two close-boarded panels lean into the fictional garden. The timber posts at their junction show surface weathering close to ground level, while the remaining visible panels are broadly aligned.

Implications
Further movement could loosen the panels in strong winds and eventually lead to local collapse or a boundary dispute if responsibility is unclear.

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Recommended action
Ask a competent fencing contractor to check the affected posts and footings, replace decayed sections where found, and realign and secure the two panels. Keep soil and dense planting away from post bases and inspect after severe weather. Confirm boundary responsibility before instructing work.

Timing
Within the next 12 months, sooner if movement increases

Limitation
The bases of the posts and the adjoining owner's side were not exposed or inspected.

Paths and hardstanding

Rear path

Location	From the kitchen door along the rear elevation
Construction	Precast concrete paving slabs on an unconfirmed bedding layer
Inspection method	Visual inspection and normal foot traffic

CR2	Repair or replacement is needed but is not considered urgent.

General condition
Several slabs beside the rear wall are represented as locally lifted and uneven, with open joints that can retain debris. The path remains usable with care, but repair is required to remove the trip points and direct surface water away from the building rather than towards the wall.

Finding 1: Uneven paving

Location	Rear path outside the dining room and kitchen
Category	Repair
Condition rating	CR2 — Repair or replacement is needed but is not considered urgent.

> **Health and safety: Health and safety concern — severity: low.**

Summary
Relay uneven rear paving slabs to remove trip points.

Observation
Three adjoining slabs are represented with raised edges of approximately 15–25 mm and slight settlement towards the rear wall. No widespread breakup of the concrete is shown.

Implications
The raised edges present a trip risk. Falls towards the wall may also concentrate rainwater near the masonry and should be corrected when the slabs are relaid.

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Recommended action
Ask a competent paving contractor to lift the affected slabs, prepare a stable bed, relay them flush with adjoining surfaces and form a fall away from the wall without bridging ventilation openings or the damp-proof course. Keep joints clear and review levels if further settlement develops.

Timing
Within the next 6 months; keep the route clear and take care until repaired

Specialist referral
Competent paving contractor

Limitation
The bedding, nearby below-ground drainage and cause of movement were not exposed.

Trees and vegetation

Trees, shrubs and garden vegetation

Location	Front and rear gardens
Construction	Planted borders, shrubs and one small ornamental tree
Inspection method	Visual inspection from accessible garden areas; no arboricultural assessment

CR1	No repair is currently needed. Normal maintenance applies.

Limitation
Roots, species health, soil influence and off-site vegetation were not assessed. This is not an arboricultural or subsidence-risk appraisal.

General condition
The fictional gardens contain low shrubs and an ornamental tree approximately 8 m from the rear wall. No large tree is represented close to the house, and no obvious branch contact with the roof or wall is shown. Trim shrubs clear of air bricks, walls and rainwater goods so inspection and ventilation remain possible; monitor growth and seek arboricultural advice if a tree becomes unstable or causes concern.

Further investigations

Matter	Reason	Specialist	Timing	Source
Restore subfloor ventilation and inspect concealed timbers.	In the fictional arrangement, two air bricks are partly below raised soil and a third is obstructed by a planter, leaving only part of the ventilation area open.	Competent timber and damp surveyor	As soon as possible	External walls and air bricks — Obstructed subfloor air bricks

Matter	Reason	Specialist	Timing	Source
Inspect concealed ground-floor timbers after restoring ventilation.	No access hatch and fitted floor coverings prevented inspection of the void; restricted external ventilation increases the relevance of the concealed condition in this fictional scenario.	Competent timber and damp specialist	Before legal commitment	Ground floor (suspended timber) — Subfloor not inspected
Obtain an electrical installation condition report.	No evidence of a recent electrical installation condition report is available in this fictional scenario.	Registered electrician	Before legal commitment	Consumer unit and visible wiring — No electrical test record
Obtain a gas safety check and boiler service.	No current service label, commissioning information or Gas Safe safety record is available in this fictional scenario.	Gas Safe registered engineer	Before legal commitment	Combination boiler and radiators — No gas safety or service record
Check the boiler-supplied hot-water function with the gas installation.	The combination boiler is the sole represented hot-water source, but it was not operated and no current service record is available.	Gas Safe registered engineer	Before legal commitment	Hot water supplied by combination boiler — Hot-water safety and performance unverified
Drainage inspection	The inspection chamber could not be opened, so the condition, route and free flow of the below-ground drainage remain unknown. — Concealed leakage or obstruction cannot be excluded from a visual inspection. — Competent drainage contractor	Competent drainage contractor	Before legal commitment	Register entry

Legal enquiries and required documents

Legal enquiries

Matter	Rating	Action and timing	Source
Window installation certification	—	Raise with the legal adviser. — Before exchange	Legal enquiry (register entry)

Planning and building regulations
No alterations requiring consent were identified. Ask the legal adviser to confirm whether the replacement windows were installed under a competent person scheme (FENSA or similar).

Guarantees and warranties
Ask whether any guarantees exist for previous damp-proofing, timber treatment or roofing work, and whether they are transferable.

Rights, access and boundaries
The legal adviser should confirm responsibility for the boundaries and any shared drainage serving this and the adjoining property.

Leasehold matters
Not applicable — the property is assumed to be freehold.

Matters for the client's legal adviser
Confirm tenure; window installation certification; any guarantees; boundary responsibilities; and whether a recent electrical installation condition report and gas safety record are available.

Documents required

Matter	Rating	Action and timing	Source
Guarantees for earlier remedial work	—	Before exchange	Required document (register entry)

Further documents
Window installation certificate; any electrical and gas test records; guarantees for earlier remedial work.

Risks

Risks to the building

Matter	Rating	Action and timing	Source
Repair and test the leaking rear gutter joint.	CR3	Obtain a quotation to repair and flow-test the rear gutter joint. — As soon as possible	Rear gutters and downpipe — Leaking gutter joint
Restore subfloor ventilation and inspect concealed timbers.	CR3	Clear the vents, correct local ground levels and inspect the subfloor. — As soon as possible	External walls and air bricks — Obstructed subfloor air bricks

Persistent leakage at the rear gutter joint and obstructed subfloor ventilation increase the risk of dampness and timber decay if left unattended.

Risks to the grounds
Uneven paving slabs on the rear path present a minor trip risk.

Risks to people

Matter	Rating	Action and timing	Source
Obtain an electrical installation condition report.	CR3	Obtain an EICR from a registered electrician and act on its coded observations. — Before legal commitment	Consumer unit and visible wiring — No electrical test record
Obtain a gas safety check and boiler service.	CR3	Instruct a Gas Safe registered engineer to carry out a safety check and service, including the flue, ventilation, controls and hot-water function, and provide a written report and quotation for any work. — Before legal commitment	Combination boiler and radiators — No gas safety or service record
Relay uneven rear paving slabs to remove trip points.	CR2	Ask a competent paving contractor to lift the affected slabs, prepare a stable bed, relay them flush with adjoining surfaces and form a fall away from the wall without bridging ventilation openings or the damp-proof course. Keep joints clear and review levels if further settlement develops. — Within the next 6 months; keep the route clear and take care until repaired	Rear path — Uneven paving

Electrical and gas installations have not been tested; safety cannot be confirmed until tests are carried out.

Environmental risks

No environmental searches were reviewed for this fictional example. The legal adviser should obtain the usual searches.

Buyer action checklist

Use this checklist with the detailed findings. Obtain written investigation results and quotations before legal commitment where the outcome could affect the purchase. Any opening-up or invasive work requires the owner's consent and suitable access. Investigation may reduce uncertainty but cannot guarantee that every concealed defect will be found.

Matter	Action	When	Who
Restore subfloor ventilation and inspect concealed timbers.	Clear the vents, correct local ground levels and inspect the subfloor.	As soon as possible	Competent timber and damp surveyor
Inspect concealed ground-floor timbers after restoring ventilation.	After clearing the air bricks, instruct a competent timber and damp specialist to inspect through an existing or owner-approved access opening and provide a written scope and quotation for any necessary work.	Before legal commitment	Competent timber and damp specialist
Obtain an electrical installation condition report.	Obtain an EICR from a registered electrician and act on its coded observations.	Before legal commitment	Registered electrician

Matter	Action	When	Who
Obtain a gas safety check and boiler service.	Instruct a Gas Safe registered engineer to carry out a safety check and service, including the flue, ventilation, controls and hot-water function, and provide a written report and quotation for any work.	Before legal commitment	Gas Safe registered engineer
Check the boiler-supplied hot-water function with the gas installation.	Include the hot-water function in the recommended Gas Safe boiler service and safety check.	Before legal commitment	Gas Safe registered engineer
Repair and test the leaking rear gutter joint.	Obtain a quotation to repair and flow-test the rear gutter joint.	As soon as possible	Competent guttering or roofing contractor
Replace slipped and cracked rear roof tiles.	Obtain a roofing quotation and replace the affected tiles.	Within the next 6 months	Competent roofing contractor
Relay uneven rear paving slabs to remove trip points.	Ask a competent paving contractor to lift the affected slabs, prepare a stable bed, relay them flush with adjoining surfaces and form a fall away from the wall without bridging ventilation openings or the damp-proof course. Keep joints clear and review levels if further settlement develops.	Within the next 6 months; keep the route clear and take care until repaired	Competent paving contractor

This is survey advice only. No market valuation or reinstatement cost assessment is included.

Overall opinion

Overall property condition

In this fictional example the house appears broadly consistent with its 1930s age and traditional construction. The main purchase considerations are the leaking rear gutter joint, restricted subfloor ventilation and local roof-tile defects; see the CR3 and CR2 entries below and their detailed findings. The concealed ground-floor timbers need targeted inspection after ventilation is restored. Electrical and gas safety also remain unverified because these installations were not tested.

Principal defects

Leaking rear gutter joint; obstructed air bricks to the subfloor; localised slipped and cracked roof tiles.

Urgent matters

Clear the obstructed air bricks and repair the leaking gutter joint promptly, then arrange a subfloor inspection.

Recommended further investigations

Subfloor timber inspection; electrical test; gas safety check.

Repair priorities

1. Air bricks and subfloor ventilation. 2. Rear gutter joint. 3. Roof tile repairs. 4. Routine external decoration and paving.

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Advice to the client

DEMONSTRATION - FICTIONAL PROPERTY - NOT FOR RELIANCE. Before legal commitment in an equivalent purchase, complete the investigations and legal enquiries listed in this report and use their results to review the proposed works and written quotations. Obtain the owner's consent before opening-up. This is survey advice only: no market valuation or reinstatement cost assessment is included.

Surveyor's declaration

Sample declaration — DEMONSTRATION - FICTIONAL PROPERTY - NOT FOR RELIANCE. This sample was produced from fictional data to demonstrate the Survey Smarter report format. No inspection was carried out, no surveyor signed this document and no professional opinion is given.

Surveyor	Demonstration surveyor (fictional — no real inspection)
Company	DAMP SURVEY PRO LTD
Company address	3rd Floor, 86–90 Paul Street, London EC2A 4NE, Registered in England and Wales, company number 17029975
Telephone	0800 2888 728
Email	jason@dampsurvey-pro.co.uk
Website	https://surveysmarter.co.uk
Property inspected	14 Demonstration Close, Canterbury, Kent
Client	Alex Example (fictional client)
Report reference	DEMO-L2-0001
Inspection date	14 September 2026
Date of issue	16 September 2026
Declaration date	16 September 2026

This is a fictional sample declaration only. It is not issued in any surveyor's name and no signature is applied.

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Maintenance and recommendations

Matter	Rating	Action and timing	Source
Prepare and redecorate the rear fascia.	CR2	Prepare, repair where necessary and redecorate the rear fascia. — Within the next 12 months	Fascias and soffits — Flaking paintwork
Annual gutter clearance	—	Annually	Maintenance item (register entry)
Keep air bricks clear	—	Every six months	Maintenance item (register entry)