

Visual Home Inspection

Reference: SAMPLE-HIR-001

Property: Example House, Fictional Lane, Greater Manchester (not a real address)

Prepared for: Example customer

Visit: Fictional example - no visit took place

Original survey: Illustrative RICS Level 2 Home Survey

Inspection summary

This example shows how Casa records a visual follow-up to building concerns raised in a survey. The fictional observations below illustrate limited external cracking and rainwater maintenance. They do not establish the condition of any real property.

Findings and observations

01 - Cracking above a rear opening. Limited cracking is recorded in the example render and adjacent mortar joints. The lintel is concealed. Its condition, dimensions and bearings cannot be confirmed. Movement may be historic, but a single visual visit cannot establish this.

02 - Rainwater goods. An example gutter joint shows staining below the connection. This suggests a possible leak requiring checking during rainfall or a controlled water test. No test has been undertaken in this example.

Recommended building work

Photograph the cracks with a scale and record the date before any surface repairs. Subject to safe access, loose or flaking render could be scraped back and visible brickwork cracks repointed. Keep a dated record and compare it after repairs. Investigate and repair the gutter joint once the source of leakage is confirmed.

Priority actions

Further investigation: Retain the original surveyor's Condition Rating 3 advice for the opening and arrange the recommended investigation. Monitoring is not a substitute for that investigation.

Short term: Check the gutter joint and address confirmed leakage.

Monitor: Photograph and compare cracks; seek prompt advice if they widen, recur or new distortion appears.

Evidence and next steps

Example evidence record

Customer reports can include dated photographs of the accessible areas recorded during the visit. This fictional sample uses an evidence log rather than photographs from a customer property.

Image record 01: Overall view of rear opening and surrounding masonry.

Image record 02: Close-up of cracking with scale, location and date.

Image record 03: Gutter joint and staining beneath it.

Baseline: Record before scraping render or repointing; retain comparable follow-up views.

Indicative repair budget

For this fictional example, the scope of crack repairs is not sufficiently established to give a useful allowance. Access, quantities, render finish and the investigation findings must be confirmed first. Gutter work also requires a defined scope before pricing. A report may recommend obtaining more information instead of supplying a speculative figure.

Further investigation

No opening-up or structural assessment has been carried out. The concealed lintel has not been confirmed sound. If cracking or movement worsens or reappears, obtain further advice from a structural engineer and reconsider whether lintel replacement is needed. This example does not state that replacement is required.

Scope and limitations

A Casa visual inspection is non-invasive and limited to reasonably accessible, visible areas within the agreed scope. It does not replace a RICS Home Survey, structural engineer's assessment, valuation or specialist testing. Concealed defects cannot be ruled out. The original surveyor's recommendations remain applicable.

What varies in your report: Findings, photographs, priorities and any budget guidance depend on the property, agreed inspection scope and evidence available. This sample illustrates the report sections, not a promised outcome.

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