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BUYER PROPERTY INSPECTION REPORT

Pre-Purchase Visual Property Inspection

Visual pre-purchase inspection to identify visible property condition, key risks, further investigation needs and recommended next steps before commitment.

SAMPLE REPORT - FOR DEMONSTRATION PURPOSES ONLY

Important: This is a sample visual pre-purchase inspection report. It is not a RICS Home Survey, structural survey, valuation or specialist report. The property, client and findings are fictional for website demonstration only.

Property address	Example Property, Leeds, West Yorkshire
Client details	Name: Example Client Contact: website demonstration only
Date of inspection	06 May 2026
Inspector / Report prepared by	St Clair Property Services
Report reference	SAMPLE-BP-001
Report status	Sample / Demonstration Copy
Issued to	Website demonstration only

SAMPLE REPORT - FOR DEMONSTRATION PURPOSES ONLY

Survey. Manage. Build. | Property projects managed properly. | Clear advice first.

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A. EXECUTIVE SUMMARY

Item	Sample finding
Overall opinion	Proceed with caution. The property appears suitable for purchase consideration, but several visible repair and further investigation items should be addressed before legal commitment.
Urgent action required	No immediate safety hazard was identified from the limited visual inspection. Further electrical and damp checks are recommended before exchange.
Top findings	1. Localised damp staining to front bay wall. 2. Blocked/overflowing rainwater goods. 3. Older consumer unit visible. 4. Weathered chimney flashings.
Further investigations	Electrical Installation Condition Report, damp/timber specialist check, roofer/guttering contractor review and solicitor document checks.

B. ABOUT THE INSPECTION

This sample demonstrates the style and level of information a client may receive following a visual pre-purchase inspection. It is intended to help a buyer understand visible condition, likely risks and recommended next steps before legal commitment.

- Visual inspection of accessible areas only.
- No opening up, lifting of floor coverings or specialist testing was carried out.
- Services comments are visual only and do not replace certification or testing.
- Photo references are included as examples and do not relate to a real property.

C. OVERALL OPINION

The property shows typical age-related wear, external maintenance needs and some matters requiring further investigation. No single issue is presented as a reason not to proceed, but the buyer should obtain further checks and quotations before exchange where recommended.

Priority	Area	Recommended next step
Red	Electrical installation - older consumer unit visible	Arrange EICR by competent electrician before commitment.
Amber	Front bay wall - damp staining below window	Specialist damp/defect review and contractor quotation.
Amber	Rainwater goods - staining and blockage indicators	Guttering contractor to clear, test falls and quote repairs.
Amber	Chimney/flashings - weathered visible condition	Roofer to inspect high-level areas and quote maintenance.

D. ABOUT THE PROPERTY

Item	Sample detail
Property type	Two-storey semi-detached house
Approximate age	1930s, assumed from style and visible construction
Construction type	Traditional masonry walls with pitched tiled roof
Weather at inspection	Dry, overcast, light wind
Occupancy status	Occupied at time of inspection
Access limitations	Loft partially viewed from hatch only; no floor coverings lifted.

E. EXTERNAL FINDINGS

Ref	Area	Rating	Observation	Recommendation
P-001	Roof coverings	Amber	Moss build-up and isolated weathered tiles visible from ground level.	Roofer to inspect and quote localised maintenance.
P-002	Gutters	Amber	Staining to masonry below gutter line suggests possible overflow or poor falls.	Clear, test and repair rainwater goods.
P-003	External walls	Green/Amber	Brickwork generally serviceable with local pointing wear.	Allow for local repointing where defective.
P-004	Windows/doors	Amber	Some sealant and timber finish deterioration noted.	Budget for overhaul and local repairs.

F. INTERNAL FINDINGS

Ref	Area	Rating	Observation	Recommendation
P-005	Living room front bay	Amber	Localised staining and elevated surface moisture indication below window	Check external detailing and obtain damp/timber review.

Ref	Area	Rating	Observation	Recommendation
P-006	Kitchen	Amber	area. Older finishes and signs of wear to worktop junctions and sealants.	Budget for repairs or refurbishment depending on purchase plan.
P-007	Bathroom	Amber	Sealants aged and local staining at bath edge.	Renew sealants and check for leaks during refurbishment.
P-008	Loft hatch view	Nl/Amber	Loft only partially viewed; insulation and roof void not fully inspected.	Inspect fully if safe access is provided.

G. SERVICES - VISUAL ONLY

Service	Visual note	Recommended action
Electrical	Older consumer unit visible; no testing carried out.	Arrange EICR before exchange.
Gas/heating	Boiler present but age/service record not verified.	Ask solicitor for service record and arrange Gas Safe check.
Plumbing/drainage	Visual-only checks; no drainage test or CCTV carried out.	Consider drainage survey if history of blockage or movement is suspected.
Ventilation	Extractor fans visually present in wet areas; operation not confirmed.	Test/upgrade as part of works if inadequate.

H. LEGAL / DOCUMENT CHECKS

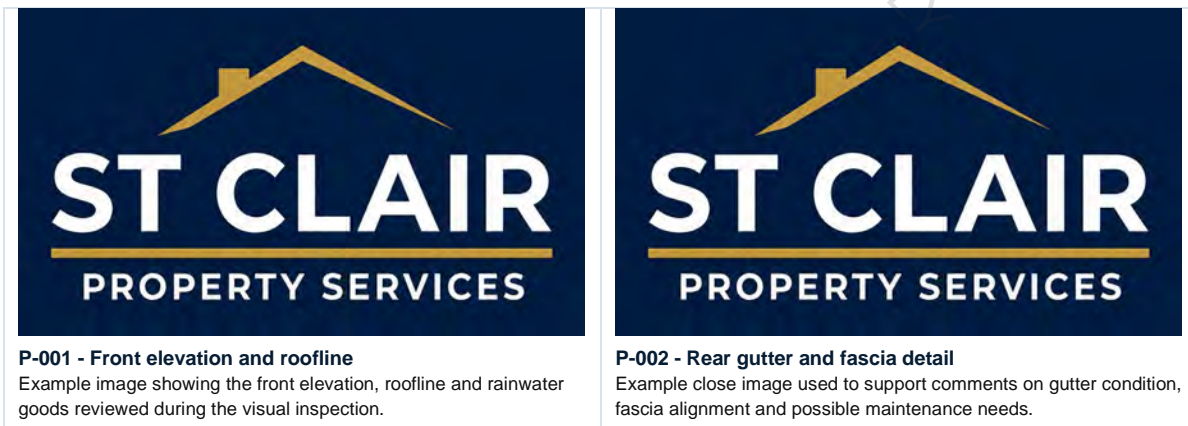
Item	Sample action for legal adviser
Planning / Building Control	Confirm any approvals for extensions, structural alterations or historic works.
Guarantees/warranties	Request paperwork for windows, roof works, damp works and boiler.
Boundaries / access	Confirm boundary ownership and shared access responsibilities.
Certificates	Request gas, electrical and FENSA/window records where applicable.

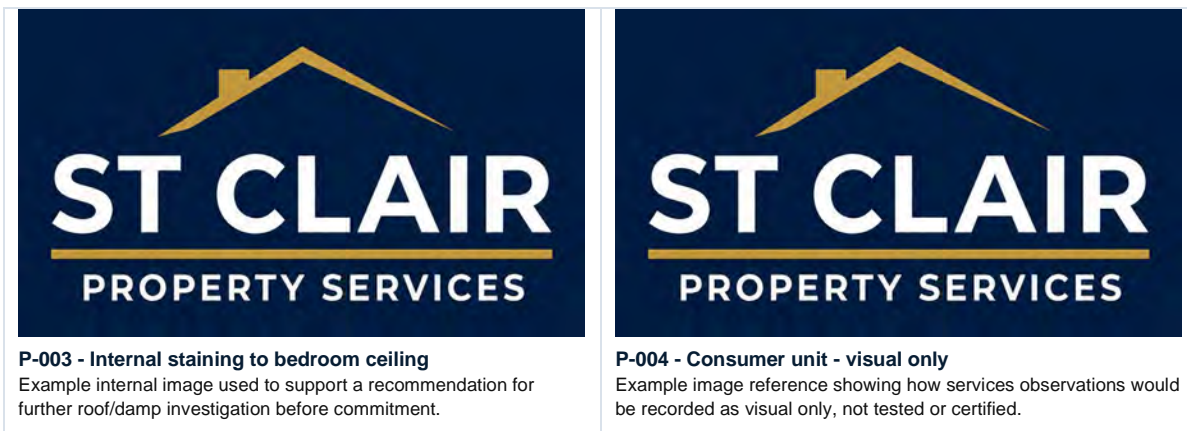
I. RISKS

Risk area	Sample concern	Further action
Damp/moisture	Localised staining at bay wall.	Damp/timber review and check rainwater goods.
Roof/weather-tightness	Weathered high-level details.	Roofer review before commitment.
Services	No certification reviewed.	Client/solicitor to obtain records and commission testing.
Budget	Several maintenance items likely.	Obtain quotations before final commitment where possible.

J. SAMPLE PHOTO / IMAGE EVIDENCE

The images below are demonstration placeholders showing how photographs, drone images, thermal images or supporting evidence can be cross-referenced in the final issued report. They do not relate to a real client or property.





Final issue note: actual reports should use clear, dated images with matching photo references in the relevant observation, defect, work item or finding section.

- Prepared for website demonstration only; not a real client report.
- Visual inspection only; concealed defects may exist.
- No valuation, structural calculations, specialist testing or legal advice is provided.
- Any urgent hazard should be made safe by an appropriate competent professional.

- Review the Executive Summary and priority items.
- Arrange recommended further investigations before exchange/legal commitment.
- Ask the legal adviser to confirm certificates, approvals and guarantees.
- Obtain quotations for key repairs to inform decision-making.