

SITE SURVEY REPORT

Quarterly Asset Inspection

Prepared for	Harbour House Management (sample client)
Date	25 Sep 2026
Site	Harbour House
Prepared by	D. Walsh, Building Services Engineer

Sample report. The property, people and organisations are fictional. The photographs are stills taken from the Walk Cam clips shown on sitesurvey.app. A report records what was found and when. It does not certify that any legal duty has been met.

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1. Inspection details

Report reference	AI-2026-Q3-017 (sample)
Site	Harbour House. Roof plant area, Riser 2 and basement plant room
Type of inspection	Quarterly condition inspection. Visual, with readings taken from fitted gauges and hand instruments
Round	Round 3 of 4 for 2026
Date and time	Fri 25 Sep 2026, 11:40 to 13:05
Previous inspection	Fri 26 Jun 2026
Next inspection due	December 2026. Planned for Fri 18 Dec 2026
Inspector	D. Walsh, Building Services Engineer. Appointed by the contractor as having the knowledge and experience for this inspection
Weather	Overcast, dry during the visit. Roof surface wet from earlier rain
Limits of this inspection	No covers removed, no live work and no electrical testing. This is not a thorough examination, a leak check or a periodic electrical inspection. Those are recorded separately and their dates are noted here

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2. Assets inspected and condition

CU-01, roof condenser	Good. Rust staining on plinth noted
CU-02, roof condenser	Good
CU-03, roof condenser	Fair. Coil dirty
CU-04, roof condenser	Good
DB2, distribution board, Riser 2	Good
BS-01, cold water booster set, basement	Good
Assets inspected	6 of 6 on the round
Graded good	5 of 6 (83%)

Graded fair	1 of 6 (17%)
Graded poor or failed	None
Condition scale used	Good, fair, poor, failed. This is the contractor's own scale

3. Asset by asset record

WALK CAM

Quarterly asset round, Harbour House

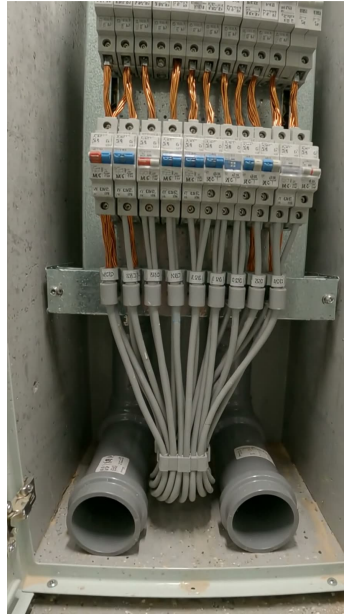
Roof plant area, riser and basement plant room · Asset inspection

1. Condensers
Roof condensers 1 to 4. Fins clean on 1 and 2, 3 needs a wash. Fixings and anti-vibration mounts sound. Fan guards in place on all four. Standing water on the roof ballast beside the plinths, and rust staining on the plinth under unit 1.



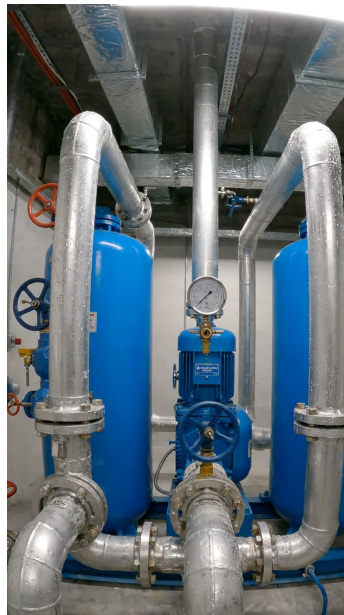
2. Distribution boards

Riser DB2. No signs of heat, covers secure. No scorching or discolouration on the devices or the cable ends. Circuits and cables are labelled. Cupboard is dry and clear of stored items. Looked at only, nothing touched and nothing tested.



3. Booster set

Booster pumps running, no leaks. Condition good. Gauge reads 4.2 bar. No unusual noise or vibration. Flanges and valves dry, floor dry under the set. Control panel shows no fault lamps.



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4. Condensers CU-01 to CU-04

Identified by	Asset tag on each unit, matched to the register
Coils and fins	CU-01, CU-02 and CU-04 clean. CU-03 coil face dirty, about a third of the face covered
Fans and guards	All fans turning freely. Guards in place and secure
Fixings and mounts	Fixings tight. Anti-vibration mounts sound
Casings and isolators	Casings sound, no damage. Local isolators in place and labelled
Pipework insulation	Intact where seen
Air on and air off, CU-01	16.0 °C on, 24.5 °C off. Difference 8.5 °C
Air on and air off, CU-03	16.0 °C on, 26.0 °C off. Difference 10.0 °C
Refrigerant, from the unit labels	R32 (HFC-32), 9.0 kg in each unit. Not labelled as hermetically sealed
Carbon dioxide equivalent	$9.0 \text{ kg} \times 675 / 1,000 = 6.08 \text{ tonnes}$ for each unit
Leak check interval	At least once every 12 months, as each unit holds 5 tonnes or more and less than 50 tonnes. No leak detection system fitted
Last leak check, from the F gas record	Thu 12 Mar 2026, by a certified engineer. No leak found. Next due by 12 Mar 2027
Signs of a leak seen on this visit	None. No oil staining at joints or valves

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5. Distribution board DB2

Location	Riser 2 cupboard
How it was inspected	Looked at with the cupboard door open. Nothing touched
Signs of heat	None. No scorching, discolouration or smell
Damage	None seen to devices, cables or the enclosure
Covers and door	Secure. Cupboard door locks
Circuit labels	Present and legible
Surface temperature	27.0 °C at the warmest device, 21.0 °C in the cupboard. Difference 6.0 °C. Taken with a hand held infrared thermometer

Same reading at the last round	26.5 °C, with 21.5 °C in the cupboard. Difference 5.0 °C
Cupboard	Dry, clear of stored items
Last periodic inspection and test, from the label	14 Jan 2025. Not part of this inspection

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6. Booster set BS-01

Location	Basement plant room
Pumps	Running. No unusual noise or vibration
Leaks	None. Flanges, valves and pump seals dry. Floor dry
Pressure on the gauge	4.2 bar. Set range 4.0 to 4.5 bar
Same reading at the last round	4.3 bar
Control panel	No fault lamps. Display working
Pipework and supports	Sound. Insulation intact
Pressure vessels	Two, 300 litres each, holding a gas charge. 300 litres x 4.2 bar = 1,260 bar litres each
Written scheme of examination	In place, held by the client. Last examination by the competent person 12 Mar 2026. Not part of this inspection

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7. Defects and actions

Defect 1	CU-03 coil dirty. Fair
Effect	Less air through the coil. The air leaves 1.5 °C warmer than at CU-01
Action	Coil wash at the next visit
Priority	Routine
Who will put it right, and by when	D. Walsh, Quayside Facilities Services, at the next planned visit. By Fri 18 Dec 2026
Observation 1	Rust staining on the plinth under CU-01. Steelwork sound
Action	Monitor. Photograph again at the next round
Observation 2	Standing water on the roof ballast beside the plinths

Action	Reported to the client to check the roof outlets. Owner: building manager, Harbour House Management
Made safe or taken out of use	Nothing. No defect found that is a danger to people

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8. Condition history

CU-01, CU-02, CU-04, DB2, BS-01	Good in March, good in June, good in September
CU-03	Good in March, good in June, fair in September
Change since the last round	CU-03 has moved from good to fair. No other change

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9. Records and next due

This record	Kept against each asset. Where the inspection duty in the work equipment regulations applies, the result must be kept until the next inspection is recorded
F gas records	Kept by the client for the condensers. The law requires them to be kept for at least 5 years
Next F gas leak check	By 12 Mar 2027
Report sent to	Building manager, Harbour House Management. Email facilities@harbourhouse.example. Phone 0300 000 0000

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Inspector sign-off

Name	D. Walsh, Building Services Engineer
Signed	D. Walsh
Date and time	25 Sep 2026, 13:05