

SITE SURVEY REPORT

Stock Condition Survey

Prepared for	Hawthorn Vale Homes (sample landlord)
Date	25 Sep 2026
Site	14 Hawthorn Road
Prepared by	S. Okafor, Stock Condition Surveyor

Sample report. The property, people and landlord 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 score hazards. The landlord decides whether a home meets the Decent Homes Standard.

FORM

1. Survey details

Survey reference	SCS-2026-0914 (sample)
Property address	14 Hawthorn Road (sample address)
Survey date	Fri 25 Sep 2026
Surveyor name and role	S. Okafor, Stock Condition Surveyor, Hawthorn Vale Homes
Property type	House. Two storey mid terrace, two bedrooms
Year built	About 1972
Construction	Cavity brick walls, pitched roof with concrete tiles, uPVC double glazed windows
Access on the day	Full access
Limits	Roof covering viewed from ground level. Loft viewed from the hatch. Floor voids and drains not inspected

WALK CAM

Stock condition walk, 14 Hawthorn Road

Kitchen, bathroom, bedroom and stairs · Stock condition survey

1. Kitchen and heating

Kitchen fitted around 2008, units fair. Combi boiler, no leaks on the pipework. Worktop edge lifting by the sink, doors and hinges all working. Wall tiles sound. No carbon monoxide alarm seen in this room.

**2. Bathroom**

Bath and basin fair. Grout failing on the splashback, mould on the ceiling. Staining and flaking paint around the ceiling vent. Sealant at the bath edge is black and coming away. Wall fan is fitted, to be tested.



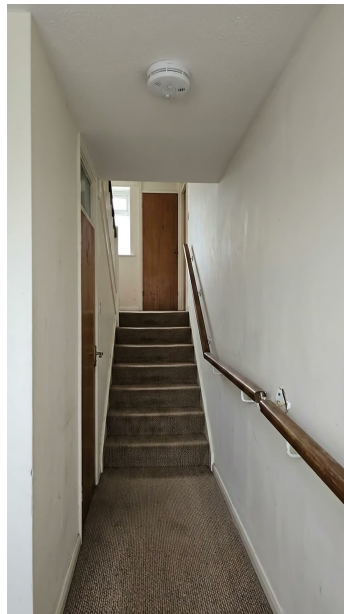
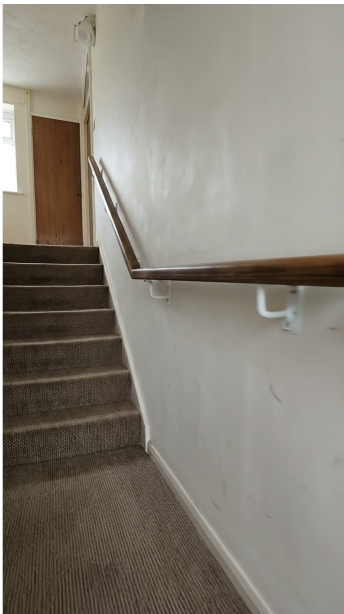
3. Windows

Bedroom window, sealed unit misted. Mould on the sealant at the corner. Frame is sound and the window opens and locks. Condensation on the inside of the glass.



4. Safety and hazards

Smoke alarm fitted in the hall. Check the stair handrail fixings, possible falls hazard. One bracket on the lower rail has come away from the wall. Stair carpet is secure, no loose edges.



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2. Hazards

Did you find any hazards?	Yes, three. Recorded against the 21 HHSRS hazards. None was scored on this survey
Scoring	Scoring a hazard under the HHSRS should only be done by someone trained in it. If you are not, record what you found and ask for a scored assessment
Hazard 1	11. Damp and mould growth. Bathroom ceiling around the vent. About 0.4 m ² of mould and staining, grout failing on the splashback
Hazard 1, outcome	Needs making safe within 24 hours: No. Scored: No. Reported to the repairs team on the day, repair reference R-604118
Hazard 2	11. Damp and mould growth. Back bedroom window, mould on the sealant at the corner of a misted sealed unit
Hazard 2, outcome	Needs making safe within 24 hours: No. Scored: No. Reported on the day with hazard 1, repair reference R-604118
Damp and mould	Damp and mould is reported to the repairs team on the day, not left for the survey to be processed
Hazard 3	2. Falling on stairs etc. Handrail loose or missing: one bracket on the lower stair handrail has come away from the wall. Stair carpet secure
Hazard 3, outcome	Needs making safe within 24 hours: No. Scored: No, scored assessment requested. Reported to the repairs team on the day, repair reference R-604119

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3. Elements and lifecycles

How to read this	Under the Decent Homes guidance a component fails the repair test only if it is both old and in poor condition. Age alone is not a failure. Remaining life is the surveyor's estimate from what was seen, not the standard lifetime less the age
External walls	Inspected up close. Good. Original, about 1972. No cracking, pointing sound. Estimated remaining life 25 years
Roof covering	Viewed from a distance. Fair. Original, about 1972, age 54. Standard lifetime 50 years. No slipped tiles seen. Estimated remaining life 8 years, replace about 2034

Roof covering, note	Older than the standard lifetime entered. It is old, but it only counts against the repair test if it is also in poor condition
Windows	Inspected up close. Fair. uPVC double glazed, 2004, age 22. Standard lifetime 40 years. One sealed unit misted in the back bedroom. Estimated remaining life 12 years, replace about 2038
External doors	Inspected up close. Good. Composite front door and uPVC back door, 2015. Estimated remaining life 25 years
Kitchen	Inspected up close. Fair. 2008, age 18. Standard lifetime 30 years. Worktop edge lifting by the sink. Estimated remaining life 6 years, replace about 2032
Bathroom	Inspected up close. Fair. 2005, age 21. Standard lifetime 40 years. Bath, basin and WC working. Grout and bath sealant failing. Estimated remaining life 10 years, replace about 2036
Gas boiler	Inspected up close. Good. Combination boiler, 2016, age 10. Standard lifetime 15 years. No leaks. Estimated remaining life 5 years, replace about 2031
Heating distribution	Inspected up close. Good. Radiators in all rooms, thermostatic valves working. Estimated remaining life 15 years
Electrical system	Inspected up close. Fair. Consumer unit with RCD protection, rewired about 2001. Estimated remaining life 5 years, subject to the next electrical report

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4. Kitchen and bathroom

Year the kitchen was fitted	2008. Kitchen age 18 years
Does the kitchen have adequate space and layout?	Yes
Year the bathroom was fitted	2005. Bathroom age 21 years
Are the bathroom and WC appropriately located?	Yes
Is external noise a problem at this home?	No
Listed facilities lacking	0
Result	Two or fewer lacking. Under the guidance the home still meets the facilities test

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5. Heating, electrics and alarms

Main heating	Gas central heating
Can the resident control the timing and temperature?	Yes. Programmer and room thermostat
Are there gas appliances provided by the landlord?	Yes. Combination boiler in the kitchen
Date of the last gas safety check	12 Mar 2026, from the landlord's records
Gas	Landlords must have gas appliances and flues checked for safety at intervals of not more than 12 months
Date of the last electrical installation report	8 Nov 2022, from the landlord's records
Electrical	Electrical installations must be inspected and tested at intervals of no more than 5 years, or sooner if the last report says so
Storeys with a room used as living accommodation	2
Storeys with a smoke alarm	2. Hall ceiling and landing ceiling
Did every smoke alarm sound when tested?	Yes
Fixed combustion appliance, other than a gas cooker	Gas boiler in the kitchen
Carbon monoxide alarm in that room?	No. Fitting one is raised as urgent work below

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6. Recommended work

Is any urgent work needed?	Yes
What urgent work, and who was told?	Damp and mould in the bathroom and at the back bedroom window, R-604118, raised with the repairs team on the day as a damp and mould hazard. For a social landlord, Awaab's Law requires a standard investigation within 10 working days, starting the day after the landlord became aware, so by Fri 9 Oct 2026. Refix the stair handrail bracket and check all fixings, R-604119. Fit a carbon monoxide alarm in the kitchen. Resident told
Work in the next 12 months	Replace the misted sealed unit in the back bedroom. Renew the bathroom grout and bath sealant. Refix the kitchen worktop edge

Work in years 2 to 5	Electrical inspection by Nov 2027. Replace the gas boiler about 2031
Work in years 6 to 10	Replace the kitchen about 2032. Renew the roof covering about 2034. Replace the bathroom about 2036
Decent Homes outcome from this survey	Possible Category 1 hazard (criterion a), until hazards 1 to 3 have a scored assessment. No key component is both old and in poor condition (b). No listed facilities lacking (c). Programmable gas central heating with cavity wall and about 270 mm loft insulation (d)
Overall condition of the home	3 of 5
Next survey	Due in 2031, on a five year programme

FORM

7. Sign-off

Surveyor name S. Okafor, Stock Condition Surveyor

Signed

S. Okafor

Time completed Fri 25 Sep 2026, 11:15