

Decking inspection visual route

Walk the deck from the lawn to the boards, the balustrade and underneath, stopping wherever something is split, loose or soft.

REPORT REFERENCE

DEMO-DECKING-CONDITION-001

EXAMPLE SITE

Illustrative house garden / four separate scenes

VISIT STAGE

Illustrative annual deck check

DATE

17 October 2026

FICTIONAL SAMPLE

The footage was generated in Google Flow. The observations and organisation are scripted examples, not a real inspection.

About this inspection

Record the property, deck location, date and weather. Show the height above ground, then boards, fixings, balustrade and supports. The four AI-generated clips illustrate one route, not a real deck.

1. Site and visit details

Report reference	DEMO-DECKING-CONDITION-001
Site or asset	Illustrative house garden / four separate scenes
Visit stage	Illustrative annual deck check
Visit date	17 October 2026
Organisation	Example Lettings (fictional)
Inspector	Demo property inspector (fictional)
Evidence	Four portrait clips; three still frames per point

VISIBLE RECORD

Four AI-generated clips illustrate the deck overview, a split board with a raised screw, a cracked balustrade post and the supports underneath.

SCOPE LIMIT

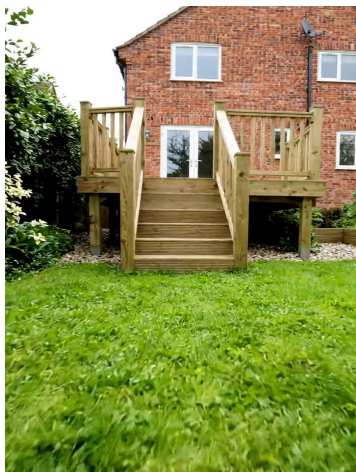
Video shows visible condition only. It cannot confirm a deck is safe to use, test balustrade strength or show rot hidden inside timber.

Visual evidence from the four clips

The stills below are taken from the same Flow clips shown on the landing page.

01 Whole deck and access

WALK CAM · RECORDED EXAMPLE · 8-SECOND CLIP



01s



04s



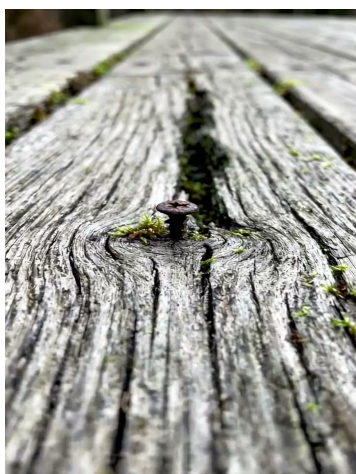
07s

SCRIPTED OBSERVATION

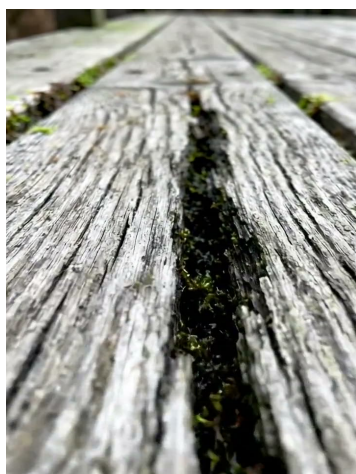
A raised timber garden deck with steps and a balustrade is shown from the lawn.

02 Boards and fixings

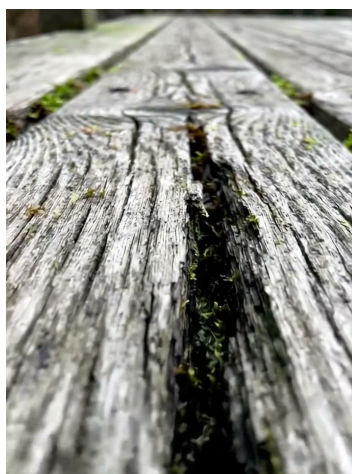
WALK CAM · RECORDED EXAMPLE · 8-SECOND CLIP



01s



04s



07s

SCRIPTED OBSERVATION

A split and darkened deck board with a raised screw head is visible.

Visual evidence from the four clips

The stills below are taken from the same Flow clips shown on the landing page.

03 Balustrade and handrail

WALK CAM · RECORDED EXAMPLE · 8-SECOND CLIP



01s



04s



07s

SCRIPTED OBSERVATION

A timber balustrade post shows a crack near its base.

04 Underside and supports

WALK CAM · RECORDED EXAMPLE · 8-SECOND CLIP



01s



04s



07s

SCRIPTED OBSERVATION

Timber joists and posts are visible under the deck, with damp ground beneath.

2. Point-by-point follow-up

01 Whole deck and access

Note the deck height above ground and who uses it.

02 Boards and fixings

Replace the split board and refix any raised screws.

03 Balustrade and handrail

Have the cracked post checked before the deck is used.

04 Underside and supports

Look for soft or rotten joists and posts at the next hands-on check.

OVERALL NEXT ACTION

Replace or fix the split board, have the cracked post checked, and keep people off any area that feels soft until it is inspected.

NOT EVIDENCED

Balustrade strength, hidden rot inside joists and posts, fixing pull-out and ground conditions were not established from video.

This example describes what appears in fictional footage. Actual findings, actions and sign-off must be made by the people responsible for the real asset or premises.

3. Example terms

SCOPE OF EXAMPLE

This fictional record shows what appears in AI-generated footage. Real findings, actions and sign-off belong to the people responsible for the asset.

Retain original clips, timestamps and comments under the organisation's actual privacy and retention policy. An acknowledgement of this visual record is not automatic acceptance of condition or a waiver of rights.

4. Sources used for scope notes

GOV.UK · Approved Document K: protection from falling

England guidance on guarding against falls, including guarding where a dwelling has a drop of more than 600mm.

assets.publishing.service.gov.uk/media/60d5bdcde90e07716f516cfd/Approved_...

TDCA · Planning and building regulations for decking

Trade body guidance on when a deck needs planning permission and how building regulations apply.

www.tdca.org.uk/timber-decking/planning-building-regulations/

5. Example sign-off

Recorded by	Demo property inspector (fictional)
Review status	Fictional demonstration only; no real-site approval
Reviewed on	17 October 2026