

Pre-works condition visual inspection

Walk the accessible areas before refurbishment begins. Film each existing visible mark in its zone context so the later team can locate and compare it.

REPORT REFERENCE

DEMO-PREWORKS-001

EXAMPLE SITE

Illustrative commercial unit / separate example zones

VISIT STAGE

Illustrative pre-refurbishment baseline

DATE

09 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 reference, visit date, access limits and planned work area. Start with a wide zone view; keep each close-up tied to a fixed feature and a spoken location. The four AI clips illustrate separate zones, not a continuous camera walk.

1. Site and visit details

Report reference	DEMO-PREWORKS-001
Site or asset	Illustrative commercial unit / separate example zones
Visit stage	Illustrative pre-refurbishment baseline
Visit date	09 October 2026
Organisation	Example Property Works Ltd (fictional)
Inspector	Demo condition recorder (fictional)
Evidence	Four portrait clips; three still frames per point

VISIBLE RECORD

Four AI-generated clips illustrate separate zones: open area, office wall, floor area and entrance threshold. They do not document one real property.

SCOPE LIMIT

This is a video record of accessible visible condition. It is not a formal agreed schedule of condition, structural diagnosis or proof of when a mark arose. Where a lease or contract requires a schedule, agree its author, scope and status separately.

Visual evidence from the four clips

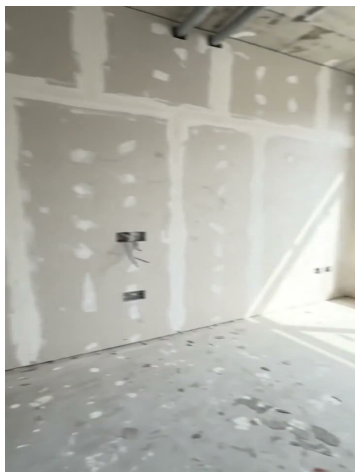
The stills below are taken from the same Flow clips shown on the landing page.

01 Open area and access

WALK CAM · RECORDED EXAMPLE · 8-SECOND CLIP



01s



04s



07s

SCRIPTED OBSERVATION

An unfinished open area is shown from its entrance, with exposed ceiling services and floor in view.

02 Office wall beside the window

WALK CAM · RECORDED EXAMPLE · 8-SECOND CLIP



01s



04s



07s

SCRIPTED OBSERVATION

A branching crack-like line is visible beside the window in a separate example office zone; its depth and cause are unknown.

Visual evidence from the four clips

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

03 Floor surface and skirting

WALK CAM · RECORDED EXAMPLE · 8-SECOND CLIP



01s



04s



07s

SCRIPTED OBSERVATION

A grey floor with surface marks and skirting along a separate example room wall is visible.

04 Doorway and external threshold

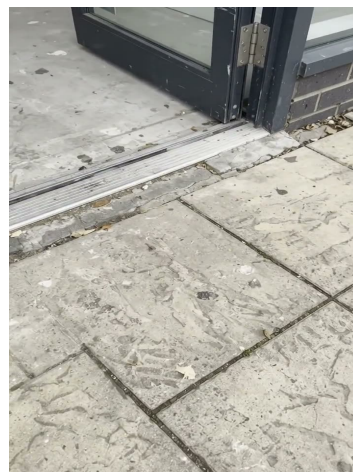
WALK CAM · RECORDED EXAMPLE · 8-SECOND CLIP



01s



04s



07s

SCRIPTED OBSERVATION

The entrance frame has visible scuffs and the adjacent threshold and paving are recorded.

2. Point-by-point follow-up

01 Open area and access

Record the real zone reference and any areas blocked from view.

02 Office wall beside the window

Locate and measure any real crack separately where the scope requires.

03 Floor surface and skirting

Retain the clip for a like-for-like post-works comparison.

04 Doorway and external threshold

Document any confirmed mark and check it against the agreed works scope.

OVERALL NEXT ACTION

Keep the original dated clips with the works record; request a qualified survey and agreed schedule if the contract requires one.

NOT EVIDENCED

Crack depth or cause, concealed fabric, exact dimensions, prior repair history, legal allocation of damage and the condition of inaccessible areas were not established.

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 example does not become an agreed schedule of condition or alter lease, works or liability terms. A real report needs its actual site identifiers, date, access record and reviewer.

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

RICS · Code for leasing business premises, England and Wales

Explains that a lease schedule of condition may contain written descriptions or photographs and should be prepared and agreed before the lease where required.

www.rics.org/content/dam/ricsglobal/documents/standards/February_2020_Cod...

RICS · An A-Z of inspection for APC

Explains the separate professional scope of schedules of condition and why an inspection must identify inaccessible areas and limits.

ww3.rics.org/uk/en/journals/built-environment-journal/apc-inspection-core...

5. Example sign-off

Recorded by	Demo condition recorder (fictional)
Review status	Fictional demonstration only; no real-site approval
Reviewed on	09 October 2026