SAMPLE REPORT: illustrative example. The owner, address, readings and photos are made up to show what you'll receive.

nimda
SITE CHECK REPORT

Job **NSC-2611-014** · Construction check
Prepared for **Grace W.** (Manchester, UK)
Report sent **Tue 17 Nov 2026, 18:40 EAT**

**AMBER**

The walls are finished up to roof level, as you were told. But no roof timber is on site yet, so roofing can't start next week as planned. Worth asking before you send the roofing payment.

| VISIT | ON SITE | LOCATION | WEATHER |
|---|---|---|---|
| Tue 17 Nov 2026 | 10:12 – 10:58 EAT | Kitengela, off Namanga Rd | Overcast, dry |

✓ Arrival GPS 18 m from your pin ✓ Code word "mango" said at 10:12 and 10:57
✓ 26 photos + 1 unbroken video (6 min 40 s) ✓ Every file fingerprinted (p. 3)

## 1 What you were told vs what we saw

| | WHAT YOU WERE TOLD (YOUR MESSAGE, 14 NOV) | WHAT WE SAW ON 17 NOV | MATCH |
|---|---|---|---|
| **Walls** | "All walls are up to wall-plate (roof level)." | All four outside walls and inside walls are up to roof level. Window and door openings are in place, no frames yet. Photos P01–P10. | YES |
| **Roof timber** | "Roof timber has been bought and delivered." | No roof timber (trusses or rafters) anywhere on the plot. Short timber ends stick out of the wall top, but these are not roof timbers. P09, P11. | NO |
| **Iron sheets** | "Sheets delivered." | 12 new iron sheets stacked on timber offcuts near the gate. Whether 12 is the full order: we can't tell. P11. | PARTLY |
| **Workers** | "Team of 5 on site this week." | Nobody on site during our visit (10:12–10:58, a Tuesday). Gate was closed but not locked. | ASK |
| **Next step** | "Roofing starts next week. Please send KES 180,000 for roofing labour." | Roofing would first need the roof timber on site. | ASK |

## 2 Things that need your attention

| # | WHAT WE SAW | WHERE | LEVEL |
|---|---|---|---|
| 1 | No roof timber on site, although you were told it was delivered. | Whole plot · P09, P11 | Needs attention |
| 2 | A crack about 40 cm long down the side of the water-tank stand, running from the top edge. | Back of house · P05 | Needs attention |
| 3 | Blue tarpaulin over the front wall top is loose at one end; rain can reach the wall top. | Front wall · P01 | Minor |
| 4 | Water meter: not found at the gate or boundary. | Boundary | Not seen |

## 3 Photos from fixed points

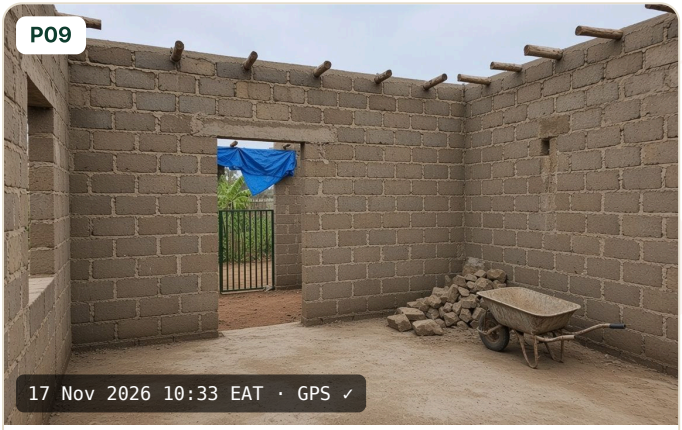
Taken in-app on Tue 17 Nov 2026. Same points every visit, so next month's photos line up with these. 4 of 26 shown; all 26 are in your download.




**Front and gate**
Walls at roof level, openings in place. Tarpaulin loose at the right end (issue 3).




**Back wall and water tank**
Tank in place on its stand. Crack about 40 cm on the stand's front face (issue 2).




**Inside, main room**
Walls complete to roof level; open to the sky. Floor slab in place. No roof timber stored inside.




**Materials on site**
12 new iron sheets on timber offcuts. No trusses, rafters or roof timber anywhere on the plot.




**Walk-through video (one take, no cuts)**
Starts at the gate: "Tuesday 17 November, 10:12, plot off Namanga Road, code word mango." Walks all four sides, then inside.

## 4 Readings and measurements

| | |
|---|---|
| **Electricity meter** | Not installed yet (no meter box on site) |
| **Water meter** | Not seen (issue 4) |
| **Water tank** | Present; level not checked (we don't climb) |
| **Wall height, front** | About 2.9 m (tape from ground at P01) |
| **Crack, tank stand** | About 40 cm long (tape at P05) |

## 5 What we were told on site

Nobody was on site, so there were no conversations. A neighbour at the next gate said, unprompted, that "they haven't worked for about two weeks." *Told to us, not verified.*

## 6 Your options from here

1. **Ask your contractor** where the roof timber is and when it will arrive, and ask for a photo of it on site with today's date before sending the roofing payment. We can ask for you, if you'd prefer it doesn't come from you.
2. **Ask about the tank-stand crack.** If you want a professional view on whether it matters, a registered engineer can look at it; we can help you find one.
3. **Book a quick re-check** once the timber arrives, so you see it before you pay. Re-check on Build Monitor: included. One-off: £53 / USD 69.

If you start Build Monitor within 14 days of this report, we take this Site Check off the first month. That would leave £96 (USD 126) for month one, and visits start from the plan start date.

We describe what we saw. We don't say whether to pay, guess causes or costs, or blame anyone. The decision is always yours.

### Visited by

**Peter M.**, Nimda Site Check inspector (sample name)
Vetted by Nimda: ID, KRA PIN, police clearance, references, paid trial visit.
Independent: has no link to your contractor.

### Checked by

**Nimda Site Check QC** (sample)
Evidence complete · verdict matches issues · every photo captioned.
Questions? Reply on WhatsApp to the number on your invoice.

## 7 How this visit was recorded

### Location

Arrival photo GPS was 18 m from the pin you sent. All 26 photos were taken within 70 m of each other between 10:12 and 10:58 EAT. Exact coordinates are kept off this report for your privacy.

### Fingerprints

Each file got a SHA-256 fingerprint when it was taken (ProofMode). If any file were edited later, its fingerprint would no longer match the list below.

| FILE | TAKEN (EAT) | SHA-256 FINGERPRINT (SAMPLE VALUES) |
|---|---|---|
| VID01 | 10:12:04 | 9f2c4e1a7b0d3c58e6f1a92b4d7c0e3f5a8b1c2d4e6f7089a1b2c3d4e5f60718 |
| P01 | 10:14:37 | 3b7e9a12c4d5f6e70819a2b3c4d5e6f7a8b9c0d1e2f3a4b5c6d7e8f9a0b1c2d3 |
| P05 | 10:21:10 | c81d0e2f3a4b5c6d7e8f90a1b2c3d4e5f6a7b8c9d0e1f2a3b4c5d6e7f8091a2b |
| P09 | 10:33:52 | 5e6f7a8b9c0d1e2f3a4b5c6d7e8f9a0b1c2d3e4f5a6b7c8d9e0f1a2b3c4d5e6f |
| P11 | 10:41:26 | a0b1c2d3e4f5a6b7c8d9e0f1a2b3c4d5e6f7a8b9c0d1e2f3a4b5c6d7e8f9a0b1 |

Full list of 27 files and the original photos and video are in your download link. No faces or number plates appear in this report.

**What this report is, and isn't.** A visual record of what could be seen on Tue 17 Nov 2026 between 10:12 and 10:58 EAT. It is not a valuation, land survey, structural or engineering assessment, certificate, or a recommendation to pay or not pay anyone. Nimda Site Check is paid only by you and takes no fees from contractors, suppliers or agents.