HaliSite

PROPERTY VERIFICATION REPORT

SAMPLE REPORT — FOR DEMONSTRATION ONLY

Fictional details used to demonstrate the type of evidence and reporting a HaliSite customer may receive.

ASSIGNMENT	Residential Property Verification	**REFERENCE**	HS-PV-2026-0017
VISIT DATE	12 October 2026	**LOCATION**	Kiambu County, Kenya
STATUS	VISIT COMPLETED — FLAGS RAISED	**REPORT YEAR**	2026

1. Executive Summary

A field verifier visited the specified residential property to confirm its physical existence, visible condition, location and selected site details. The property was located and the requested external checks were completed. Two issues require follow-up: a tenant was present although this had not been disclosed by the seller, and only two of the four expected boundary beacons were visible during the visit.

2. Key Findings

CHECK	OBSERVATION	RESULT
Property located	Property was located in the supplied area and identified using visible site features.	**PASS**
Physical existence	A residential structure was observed on the site.	**PASS**
Occupancy	A tenant was present. The customer indicated this occupancy had not been disclosed by the seller.	**FLAG — FOLLOW UP**
Boundary beacons	Two of the four expected beacons were visible during the visit.	**PARTIAL — VERIFY**
Boundary consistency	Visible boundary features appeared broadly consistent with the plot description supplied. This is not a formal boundary survey.	**OBSERVED; NOT SURVEYED**
General appearance	Two-storey residential building with perimeter wall and gated entrance.	**OBSERVED**
Title / ownership	Title, ownership, encumbrances and official land records were not independently verified.	**NOT IN SCOPE**

3. Flags Requiring Follow-up

FLAG	DETAILS / RECOMMENDED NEXT STEP
Undisclosed tenant	Occupancy was observed but reportedly had not been disclosed by the seller. Ask the seller for written clarification of the tenancy and any related obligations before proceeding.
Only 2 of 4 beacons visible	Two expected boundary beacons were not visible during the visit. Arrange confirmation by a qualified land surveyor and do not rely on this visual check as proof of the legal boundary.

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4. Location Evidence

GPS LATITUDE	-1.171234	**GPS LONGITUDE**	36.835678
COUNTY	Kiambu	**VISIT TIMESTAMP**	08 Oct 2026, 10:42 EAT
EVIDENCE CAPTURED	Photographs and short site-context video		

5. Site Observations

Exterior: The building appeared substantially complete from the exterior, with finished walls, windows, a perimeter wall and a gated entrance.

Access and surroundings: The site was accessible from a public road and appeared to be in a developed residential neighbourhood.

Boundary note: The verifier recorded only what was visible at the time. Visibility of two beacons does not establish the legal boundary or replace a survey.

Limitations: No title search, legal due diligence, valuation, structural survey or formal land survey was conducted. Observations reflect the site at the time.

6. Evidence Register

EVIDENCE	QUANTITY	DESCRIPTION
Photographs	12	Exterior, entrance, visible boundary features and surroundings
Video	1	Short site-context video
GPS record	1	Location recorded during the visit
Field report	1	Structured observations, findings and flags

7. Important Note

This sample illustrates physical field verification only. It does not confirm ownership, title validity, absence of encumbrances, planning approvals, legal boundary position or structural integrity. Any flagged issue should be independently checked by the appropriate qualified professional before a purchase decision.

Prepared by HaliSite

Reality verified on site.

SAMPLE DOCUMENT — FICTIONAL DETAILS; NOT A REAL PROPERTY REPORT