

SPECIMEN — ILLUSTRATIVE DOCUMENT

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GREYLINE INVESTIGATIONS LIMITED
Private Intelligence and Investigations

Greyline Verify

Independent On-Site Verification Report

Construction & Development · Monthly monitoring · Visit 07 of 12

Field	Detail
Case reference	GIL-2026-SP-V01 (specimen)
Client	Client name withheld from this copy
Engagement	Monthly construction monitoring, 12-visit schedule, commenced November 2025
Site	Plot 14, street name withheld, Lokogoma District, Abuja, Nigeria
Visit number	07 of 12
Previous attendance	Visit 06, 16 April 2026
Date of attendance	Thursday 14 May 2026
Time on site	09:12 to 11:48 WAT (2 hours 36 minutes)
Conditions on site	Overcast, dry during attendance; heavy rainfall recorded overnight 13–14 May
Field investigator	Reference GL-NG-04 (vetted associate; identity held on case file)
Report prepared	15 May 2026
Reviewed and released by	Principal Investigator, Greyline Investigations Limited, 16 May 2026
Next attendance due	Week commencing 15 June 2026
Classification	Confidential — named recipient only

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How to read this report

Every observation carries a basis marker stating how it was obtained, so that what the investigator saw is never confused with what the investigator was told.

Marker	Meaning
[OBSERVED]	The field investigator saw this directly on the date of attendance and it is supported by the photographic record.
[DOCUMENTARY]	Taken from a document or public record examined. The record is identified; its accuracy is not warranted.
[REPORTED]	Stated to the investigator by a person on site or nearby. This is hearsay. It is recorded because it may be useful, not because it has been verified.

Findings that diverge from what the client has been told are marked as EXCEPTIONS. An exception is a difference between what was represented and what was observed. It is not an allegation of dishonesty, and nothing in this report should be read as one.

Section 12 sets out the boundaries of this work and should be read before any decision is taken on the strength of this report.

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1. Executive summary

1. Attendance was made at the site on 14 May 2026 between 09:12 and 11:48 WAT, the seventh visit of a twelve-visit monitoring schedule. Access was granted without difficulty and all four fixed vantage points were captured. Work has advanced since the previous attendance on 16 April 2026: the roof structure is now complete and roof covering is partially installed. Two exceptions were identified and are set out at Section 4.
2. The first exception is material to a payment decision. The client has been informed that Stage 5, described in the build schedule as "roofing complete", has been reached and that the associated payment is due. Roof covering was observed to be partially installed, with fascia and guttering not commenced. On the definition of Stage 5 set out in the schedule provided to this firm, the stage does not appear to have been reached on the date of attendance. The second exception concerns a shortfall between materials invoiced and materials observed on site, addressed at paragraphs 17 to 20. Both exceptions are matters of observation. Neither is an allegation of wrongdoing, and both may have explanations not available to the investigator on the day.

2. Scope of verification

3. This firm was instructed to attend the site monthly for twelve months and to record, on each attendance, progress against the agreed build schedule, materials present, contractor attendance, and the physical condition of the works, to a fixed protocol agreed at the outset.
4. The instruction for this engagement covers the following, and nothing else:
 - Stage completion against the build schedule supplied by the client.
 - Materials present on site, recorded against the schedule and the contractor invoices supplied by the client.
 - Labour presence and activity during the period of attendance.
 - Physical condition of the works, including visible finish and defects, photographed for the client's own engineer.
 - Site security, storage of materials, and evidence of stoppage or deterioration.
5. Fixed vantage points VP1 to VP4 were established on the first attendance and are used on every subsequent visit, so that images from different months are directly comparable.
6. No structural, engineering, valuation or quantity-surveying opinion is offered anywhere in this report. Where the standard of visible work is described, it is described as photographed for review by a qualified professional instructed by the client, and not as an assessment of adequacy.

3. Methodology

7. Attendance was made by a vetted field investigator working to the standing Verify capture protocol. The investigator's identity is withheld from the report and held on the case file.
8. Capture sequence: arrival and site-wide orientation; the four fixed vantage points in fixed order; a walk-through of each floor in fixed sequence; materials storage areas; the site perimeter; and a closing site-wide frame. Every frame is captured with location services enabled and the device clock synchronised before departure.

9. Images were transferred from the capture device to encrypted storage on the same day, without editing, cropping or adjustment of any kind. Each image was hashed on transfer. The hash set is at Section 13 and can be verified against the delivered image set.
10. The contractor's site supervisor was present and was informed that the attendance was taking place. Attendance is announced. Nothing in this engagement is covert.
11. The report was drafted from the capture record and the investigator's field notes, and was reviewed against the image set by the principal before release. Where the field notes and the image set diverged, the image set was preferred and the divergence recorded.

4. Findings

4.1 Progress against schedule

12. [OBSERVED] The roof structure is complete across the full footprint. Timber trusses are installed, braced and fixed, and the ridge is continuous. This represents the principal change since the attendance of 16 April 2026, at which the structure was approximately 40 per cent installed. Recorded at VP1 and VP2, Figures 1 and 2.
13. [OBSERVED] Roof covering is partially installed. Sheeting is laid over the rear elevation and approximately half of the eastern pitch. The western pitch and the front elevation are uncovered, with underlay exposed. Estimated coverage across the full roof area is between 65 and 75 per cent. The estimate is derived from the photographic record and is not a measured figure.
14. [OBSERVED] Fascia boards, soffits and guttering have not been commenced. No materials for these elements were present on site.

EXCEPTION 1 — Payment stage

15. [DOCUMENTARY] The build schedule supplied by the client defines Stage 5 as "roofing complete, including covering, fascia and rainwater goods". [REPORTED] The site supervisor stated that Stage 5 had been reached and that the client had been notified accordingly. [OBSERVED] Roof covering is partially installed and fascia and rainwater goods have not been commenced. On the definition in the schedule provided, Stage 5 does not appear to have been reached on the date of attendance.
16. This finding is a comparison between a document and an observation. It does not establish why the stage was reported as complete, and the investigator did not put the discrepancy to the supervisor, in accordance with the standing protocol for this engagement. Whether to raise it, and how, is a matter for the client.

4.2 Materials on site

17. [OBSERVED] Materials present and counted at the storage area and around the works: 42 bags of cement, stacked under cover; 6 bundles of roofing sheets, of which 2 unopened; approximately 180 lengths of timber batten; 1 partially used roll of roofing underlay; 3 drums of preservative. Counts are of what was visible and accessible at the time of attendance. Figures 5 and 6.
18. [DOCUMENTARY] The contractor invoices supplied by the client for the period 17 April to 13 May 2026 record 120 bags of cement and 9 bundles of roofing sheets delivered to site.

EXCEPTION 2 — Materials shortfall

19. The quantities observed are below the quantities invoiced for the period, by 78 bags of cement and 3 bundles of roofing sheets. Material consumed in the works during the period would account for part of any difference, and this report offers no estimate of consumption, which is a quantity-

surveying question outside the scope of this engagement and of this firm's competence. The observation is recorded so that the client can put it to a professional able to answer it.

20. [REPORTED] The site supervisor stated, unprompted, that a delivery had been split between this site and another project run by the same contractor. This is recorded as stated. It has not been verified and no attempt was made to verify it.

4.3 Labour and attendance

21. [OBSERVED] Four persons were present and working during the period of attendance: two on the eastern pitch, one at ground level handling materials, and the site supervisor. Numbers were consistent throughout the two hours and thirty-six minutes on site.
22. [DOCUMENTARY] The programme supplied by the client anticipates a roofing crew of eight to ten for this stage.
23. A single attendance records labour on one morning only and is not a measure of average staffing across the month. This observation is recorded as context for the pace of progress, not as a finding of understaffing.

4.4 Condition, workmanship and site

24. [OBSERVED] Blockwork and structure appear intact with no visible cracking, displacement or water ingress at any point recorded. Figures 3 and 4.
25. [OBSERVED] Two areas of visible finish are photographed for the client's own engineer: a mortar joint at the north-east corner of the first-floor parapet showing incomplete filling over approximately 400 mm, and rainwater staining on the internal face of the western wall below the uncovered pitch. Figures 4 and 8. Both are recorded as photographed observations. No view is offered on whether either is defective, significant, or requires remedy. That is a matter for a qualified engineer instructed by the client.
26. [OBSERVED] The uncovered western pitch leaves the first floor exposed to rainfall. Heavy rainfall was recorded overnight on 13 to 14 May. Standing water was present across an area of approximately 6 square metres on the first-floor slab at the time of attendance, with water tracking to the stairwell opening. Figure 7.
27. [OBSERVED] Cement is stored under cover on pallets, clear of the ground. Roofing sheets are stacked in the open without covering.
28. [OBSERVED] The site perimeter is fenced with corrugated sheeting on three sides. The northern boundary is open to the adjoining plot for approximately 12 metres. Figure 9. The gate was unsecured on arrival and remained so throughout the attendance.

5. Photographic evidence

29. Forty-one images and two video sequences were captured. All are supplied with this report in their original form, unedited, with capture metadata intact. Every image referenced in the report appears in the delivered set under the reference given, and every image in the delivered set appears in the manifest at Section 13.
30. Any identifiable third party appearing incidentally is obscured before release. Four images in this set required obscuring; the unobscured originals are retained on the case file.

Figure	Image reference	Subject	Caption as delivered
1	VP1-0714-001	VP1, site-wide, north elevation	Roof structure complete across the full footprint; covering laid to the rear elevation only. 14 May 2026, 09:14 WAT.
2	VP1-0416-001 / VP1-0714-001	VP1 comparison pair	Same vantage, 16 April and 14 May 2026. Structure at approximately 40 per cent in April; complete in May.
3	VP2-0714-006	VP2, structure, west	Western pitch uncovered, underlay exposed. No visible displacement or cracking to structure.
4	VP3-0714-011	VP3, blockwork, north-east	Blockwork intact. Parapet joint at paragraph 25 visible at upper right.
5	MAT-0714-023	Materials store, wide	Cement stacked under cover on pallets. Roofing sheets stacked in the open, uncovered.
6	MAT-0714-024	Cement stack, count detail	Captured at a distance and angle permitting an independent count. 42 bags visible and accessible.
7	CON-0714-031	First-floor slab	Standing water on the slab below the uncovered western pitch, following overnight rainfall.
8	CON-0714-034	Parapet joint, north-east	Mortar joint incompletely filled over approximately 400 mm. Photographed for the client's engineer.
9	PER-0714-039	North boundary	Boundary open to the adjoining plot for approximately 12 metres. Gate unsecured at time of capture.

31. Each delivered frame carries the fixed-vantage index, bearing, scale reference, capture timestamp, coordinates and file hash in the standing capture-frame format, so that any frame can be checked independently of this report.

6. GPS coordinates

32. Coordinates were recorded by the capture device at each fixed vantage point and at each material observation. In this specimen the final decimal places are redacted, as they are in any specimen released outside a live engagement.

Point	Latitude	Longitude	Bearing	Accuracy
VP1	9.05●●° N	7.44●●° E	178° (S)	±4 m
VP2	9.05●●° N	7.44●●° E	265° (W)	±4 m
VP3	9.05●●° N	7.44●●° E	012° (N)	±5 m
VP4	9.05●●° N	7.44●●° E	090° (E)	±4 m
Materials store	9.05●●° N	7.44●●° E	203° (SSW)	±6 m
North boundary	9.05●●° N	7.44●●° E	005° (N)	±5 m

33. Coordinates recorded at VP1 to VP4 are within 6 metres of those recorded on every previous attendance in this engagement, which confirms that the fixed vantage protocol was followed and that the comparison images are taken from the same positions.
34. Satellite positioning is subject to error in the range indicated and is affected by structures and tree cover. The coordinates locate the vantage points, not the boundary of the plot, and are not a survey.

7. Timestamp verification

35. The capture device clock was synchronised to network time before departure and checked against network time on return. No drift was recorded.

Element	Record
First frame captured	14 May 2026, 09:12:41 WAT (UTC+1)
Last frame captured	14 May 2026, 11:47:58 WAT
Capture window	02:35:17
Device clock check on return	No drift against network time
Embedded capture metadata	Present and intact on all 41 images and both video sequences
Transfer to encrypted storage	14 May 2026, 15:04 WAT
Hash set generated	14 May 2026, 15:09 WAT
Upload to case file	14 May 2026, 15:22 WAT

36. Capture timestamps are recorded by the capture device. They evidence when each frame was written by that device. Read together with the coordinates, the continuous capture window and the fixed-vantage match, they support the conclusion that attendance took place at the stated location on the stated date.

8. Document review

37. Two documents supplied by the client were reviewed against the observations. No public record search was instructed for this attendance and none was carried out.

Document	Supplied by	Purpose of review
Build schedule, revision C, dated 4 February 2026	Client	Definition of stage boundaries, including Stage 5
Contractor invoices, 17 April to 13 May 2026	Client	Materials recorded as delivered in the period

38. The review compared what these documents state against what was observed on site. It is not an audit, a valuation, or a verification that the documents are authentic, complete or accurate. Their authenticity has not been examined and this firm expresses no view on it.

9. Observations

39. [OBSERVED] Progress in this period is the largest recorded in the engagement to date. The structure moved from partial to complete and covering commenced, against three periods of limited movement between January and March.
40. [OBSERVED] The uncovered western pitch is the principal exposure on site. Standing water on the first-floor slab during the rainy season carries a risk of damage to work already paid for. This is an observation of a physical condition, not an engineering assessment of consequence.
41. [OBSERVED] Roofing sheets stored uncovered in the open are exposed to weather and to removal. The site gate was unsecured throughout the attendance.

42. [REPORTED] A neighbouring occupier, approached in the course of the perimeter walk, stated that work had been continuous on weekdays over the past three weeks. Recorded as stated, from a single source, unverified.
43. [OBSERVED] No change was recorded in the neighbourhood context: access road, adjoining plots and utility connections are as recorded on previous attendances.

10. Risk assessment

44. The risks below are those apparent from what was observed on the date of attendance. Severity is a judgement about the observation, not a prediction, and the assessment does not extend to matters outside the scope at Section 2.

Risk	Severity	Basis	Bears on
Payment released against a stage not reached	High	Exception 1 — schedule definition against observed state of roofing	The immediate payment decision
Water damage to completed work	Medium	Uncovered western pitch; standing water observed on the first-floor slab	Cost and programme
Loss or damage to stored materials	Medium	Roofing sheets stored uncovered; gate unsecured; northern boundary open for approximately 12 m	Cost
Materials shortfall unexplained	Medium	Exception 2 — invoiced quantities against observed quantities, consumption not assessed	Cost; requires a quantity surveyor
Pace of work below programme	Low	Four operatives observed against a programme figure of eight to ten, on one morning	Programme

11. Conclusion

45. Against the verification objective for this attendance, the position on 14 May 2026 was as follows.
46. Work has advanced materially since the previous attendance. The roof structure is complete and covering is partially installed.
47. Stage 5, as defined in the build schedule supplied, does not appear to have been reached, because roof covering is incomplete and fascia and rainwater goods have not been commenced. The client is advised to satisfy itself on this point before releasing a payment tied to that stage. This report does not determine whether the payment is contractually due; that depends on the contract, which this firm has not seen and on which it offers no view.
48. Materials observed on site are below the quantities invoiced for the period. Consumption during the period has not been assessed and would account for part of any difference. The client is advised to put the observation to a quantity surveyor or its own project professional.
49. Two areas of visible finish and one condition exposure are photographed for review by the client's engineer. No view is offered on their significance.
50. Nothing observed on this attendance indicates abandonment, stoppage, or deterioration of completed work beyond the water exposure recorded at paragraph 26.
51. The next attendance under the schedule falls in the week commencing 15 June 2026. The client may wish to instruct that the two exceptions above are specifically re-examined on that attendance.

12. Limitations and scope

52. Findings are based on observation on the date of attendance and information available at that time. They support the client's own decision-making and do not replace legal, financial or engineering advice.
53. This report does not provide valuation, quantity surveying, or engineering certification; a legal opinion on title, ownership or contractual rights; certification of financial performance; or any guarantee of future performance.
54. Observations marked [REPORTED] are hearsay. They are recorded because they may assist, not because they have been verified, and no weight should be placed on them without independent confirmation.
55. Counts of materials are counts of what was visible and accessible during the period of attendance. Material stored elsewhere, delivered after departure, or not accessible is not captured.
56. A single attendance records one morning. Labour numbers, activity and conditions on the day are not a measure of the month.
57. An exception is a difference between what has been represented and what was observed. It is not an allegation of dishonesty, and explanations may exist that were not available to the investigator on the day.
58. Imagery is captured with the site owner's or operator's authority. Any identifiable third party appearing incidentally is obscured before release, and material is stored securely with chain-of-custody documentation throughout.
59. Where access to any part of a site is refused or unavailable, that is recorded in the report as a finding in its own right. No access was refused on this attendance.

13. Supporting evidence appendix

13.1 Image and video manifest

60. Full manifest supplied as a separate file with the delivered image set. Hash values are truncated below for presentation; the manifest carries them in full.

Reference	Description	Captured	SHA-256 (truncated)
VP1-0714-001	Site-wide, north elevation	09:14:02	a41c9e7b...d0f2
VP2-0714-006	Structure, west	09:26:38	7bd0e514...9a83
VP3-0714-011	Blockwork, north-east	09:41:15	2c8f10ab...44e1
VP4-0714-016	Site-wide, east elevation	09:58:47	e903b26d...17c5
MAT-0714-023	Materials store, wide	10:22:09	55a7fc80...be39
MAT-0714-024	Cement stack, count detail	10:23:41	1de4a097...6b20
CON-0714-031	First-floor slab, standing water	10:51:16	90bc3f22...c7d8
CON-0714-034	Parapet joint, north-east	11:04:55	4a17e8db...2f60
PER-0714-039	North boundary, open section	11:31:20	cf62d914...8e07
VID-0714-002	Walk-through, first floor, 02:14	11:39:02	38e05ca7...b1f4

13.2 Documents examined

Document	Version and date	Source
Build schedule	Revision C, 4 February 2026	Supplied by client
Contractor invoices	17 April to 13 May 2026	Supplied by client
Site plan	As issued at engagement	Supplied by client, held on case file

13.3 Attendance and custody record

Stage	Date and time	By	Note
Site attendance	14 May 2026, 09:12–11:48 WAT	GL-NG-04	Announced; supervisor present
Transfer to encrypted storage	14 May 2026, 15:04 WAT	GL-NG-04	No editing or adjustment
Hash set generated	14 May 2026, 15:09 WAT	GL-NG-04	41 images, 2 video files
Received by principal	14 May 2026, 16:30 BST	Principal	Hashes verified against manifest
Draft prepared	15 May 2026	Principal	Drafted from capture record and field notes
Reviewed and released	16 May 2026	Principal	Checked against image set before release

13.4 Equipment and protocol

Item	Detail
Capture protocol	Verify standing fixed-vantage protocol, VP1–VP4 established at first attendance
Capture device	Reference held on case file; location services enabled, clock network-synchronised
Positioning	Device-integrated GNSS; accuracy recorded per point at Section 6
Image handling	No editing, cropping or adjustment; capture metadata retained; hashed on transfer
Third-party obscuring	Applied to 4 images before release; unobscured originals retained on case file
Drone imagery	Not used on this attendance; no permit held for this location

End of report. Delivered with 41 images and 2 video sequences under case reference GIL-2026-SP-V01. A named point of contact is available for questions on this report.