

HHSRS 2 survey software that turns a site visit into a defensible report before the surveyor leaves the property

Damp and mould, HHSRS 2, stock condition and technical monitoring. Captured on a phone, scored by the engine, evidenced with tamper evident photography, signed by whoever was present and issued in your own branding.

21

hazards, all gated

82

scoring indicators

23

point QA review

£39

a month to start

WHAT IT IS

One system from instruction to issued report

Most inspection work is held together by a phone camera, a spreadsheet and somebody's memory. Joe Can Survey replaces all three with a single guided path, so the evidence, the score and the sign off are produced together and cannot drift apart.



Built for the doorstep

Mobile first, installable as an app, and fully usable with no signal. Answers and photographs sync the moment a connection returns.



Scoring you can defend

The HHSRS 2 engine scores as evidence is entered, benchmarked against national averages, with the working shown on the report.



Evidence that holds up

Photographs carry reference, timestamp and location in an embedded overlay, so nobody has to take the surveyor's word for it.



Sign off at the property

Where somebody is present, their name, signature and agreement are captured on the device before the surveyor leaves.



Quality assured

A 23 point review sits between submission and issue, with separation of duties enforced in the software, not in a policy document.



Your name on the report

Reports are issued in the surveyor's own branding. Joe Can Ltd never appears on client facing output.

THE PRODUCT

Every screen, from the doorstep to the audit trail

Joe Can Survey

SURVEYOR WORKSPACE

Dashboard

New survey

My surveys

Reports

Earnings

My branding

Offline ready

Captures sync when signal returns

Today

3

SCHEDULED

Next 09:30

1

IN PROGRESS

Autosaved 2 min ago

2

IN QA

Awaiting review

£1,340

THIS MONTH

4 reports issued

APPOINTMENTS

14 Ridley Terrace, Gateshead

JC-2418 · HHSRS2

09:30

Scheduled

6 Bellingham Close, Newcastle

JC-2417 · Damp and mould

13:00

In progress

22 Lumley Street, Sunderland

JC-2415 · HHSRS2

Tomorrow

Scheduled

3 Fell Road, Durham

JC-2411 · Stock condition

Thu

Scheduled

Start a survey

Resume draft

COMPLIANCE

Business details

Report branding

Two factor

Export credits

Locked and verified

McKitten Surveys Ltd

Enabled

Monthly plan

RECENT ACTIVITY

JC-2410 report issued to client

JC-2409 passed QA checklist 23/23

JC-2408 14 photos synced from offline

Surveyor dashboard. The day at a glance: appointments, drafts in flight, work in QA and earnings to date.

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Captures sync when signal returns

Start a survey

Q Search reference, address or surveyor

LM

1. CHOOSE THE SURVEY TYPE

Damp and mould assessment

Hazard 11 focused. Scored, photographed and reported in one visit.

HHSRS2 full assessment

All 21 hazards with the 2025 scoring engine and national averages.

Stock condition survey

Component ages, condition grades and planned works feed.

Technical monitoring C2/C3

Retrofit monitoring visits with evidence trail.

2. PROPERTY

ADDRESS

6 Bellingham Close, Newcastle NE5 2QT

PROPERTY REFERENCE

HA-88213

TENURE

Registered provider

BUILT FORM

Mid terrace, pre 1919

Begin survey

Save and start later

WHAT HAPPENS NEXT

1 Property overview questions

2 Guided hazard stages

3 Photo evidence with GPS and time stamp

4 Attendee name, signature and agreement

5 Report generated in your branding

Works offline

Every answer and photo is stored on the device and synced when signal returns.

Starting a survey. Choose the survey type, confirm the property, and the app builds the right question set.

Joe Can Survey

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My branding

Offline ready

Captures sync when signal returns

JC-2417 · Damp and mould

Hazard 11 of 21

Autosaved

Kitchen - rear elevation

Damp and mould growth

Record the deficiency, then the engine calculates likelihood and spread of harm.

LIKELIHOOD

1 in 56

CLASS 1 HARM

0.5%

HAZARD SCORE

1,502

Category 1 - Band C

Above the national average for this age band

INDICATOR PROMPTS

Extent of mould growth

Greater than 1m² on two surfaces

Ventilation provision

Extract fan present, not operating

Occupant vulnerability

Child under 5 in household

Save and continue

Mark not applicable

JOE CAN SURVEY — NOW OPEN

HHSRS 2 survey software from £39 a month

First three months at £39, then £59 — or pay £9.95 per exported report.

Buy now →

Buy a single report

EVIDENCE

09:40

09:41

09:42

09:43

09:44

09:45

GPS 54.9784, -1.6174 - tamper evident

COVERAGE GATE

Hazards dispositioned

18 / 21

A report cannot be generated until every hazard has an explicit disposition.

Guided hazard assessment. Scores are calculated as evidence is entered, with a gate that blocks unfinished work.

Joe Can Survey

SURVEYOR WORKSPACE

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Captures sync when signal returns

JC-2417 · Sign off and issue

ATTENDEE SIGN OFF

PERSON PRESENT

Yes

NAME

S. Armstrong (tenant)

S. Armstrong

Captured on device - 12 Aug 2025, 13:48

I confirm the inspection took place and the findings were explained to me.

QA CHECKLIST

23 point review

Passed 23 / 23

Address verified

Photos legible

Scores evidenced

Hazards complete

Advice proportionate

Branding correct

REPORT PREVIEW

McKitten Surveys Ltd

Damp and mould assessment - JC-2417

Property

6 Bellingham Close, Newcastle NE5 2QT

Inspected

12 August 2026

Surveyor

L. McKitten, verified competency

OUTCOME

Category 1 hazard - remedial action required within 14 days

Photographic evidence carries an embedded integrity overlay: references, timestamp and location.

Issue PDF report

Share secure link

Sign off and issue. Attendee signature, a 23 point review, and a report issued in the surveyor's own branding.

Joe Can Survey

SURVEYOR WORKSPACE

Dashboard

New survey

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Earnings

My branding

Offline ready
Captures sync when signal returns

Earnings

£1,340

THIS MONTH

4 reports

£9,865

YEAR TO DATE

31 reports

£335

AVERAGE JOB

2

AWAITING PAYMENT

£570

PAYMENT HISTORY

REFERENCE	PROPERTY	TYPE	STATUS	VALUE
JC-2410	3 Fell Road, Durham	HHSRS2	Paid	£395.00
JC-2409	22 Lumley Street	Damp and mould	Paid	£285.00
JC-2405	14 Ridley Terrace	HHSRS2	Awaiting	£395.00
JC-2402	8 Shield Street	Stock condition	Awaiting	£275.00
JC-2399	6 Bellingham Close	Damp and mould	Paid	£285.00

QUOTE REQUESTS

QR-118

2 properties, Sunderland

Respond by Fri

QR-117

Block survey, 14 units

Quoted £3,100

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×

Earnings and quote requests. Every job, what it paid, what is outstanding, and new work waiting on a price.

Joe Can Survey

ADMINISTRATION

Overview

Surveyors

Surveys

QA queue

Reports

Billing

Data

Offline ready
Captures sync when signal returns

Platform overview

27

SURVEYORS

4 awaiting approval

312

SURVEYS

18 this week

9

IN QA

Oldest 2 days

£4,180

MRR

45 active plans

WORK IN FLIGHT

REFERENCE	SURVEYOR	TYPE	STAGE	UPDATED
JC-2418	L. McKitten	HHSRS2	In progress	4 min ago
JC-2416	R. Ellison	Damp and mould	Awaiting QA	1 hr ago
JC-2414	T. Boyd	Stock condition	Issued	Yesterday
JC-2412	R. Ellison	HHSRS2	Correction	Yesterday
JC-2409	L. McKitten	Damp and mould	Issued	2 days ago

NEEDS A DECISION

4 applications

Surveyor sign ups awaiting approval

9 QA reviews

Submitted, not yet issued

2 corrections

Returned to the surveyor

1 override

Manual change logged for audit

Administration overview. The whole operation on one screen: people, work in flight and what needs a decision.

Joe Can Survey

ADMINISTRATION

Overview

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Data

Offline ready
Captures sync when signal returns

QA queue

SUBMITTED

JC-2416
R. Ellison

JC-2413
T. Boyd

JC-2412
R. Ellison

JC-2407
L. McKitten

JC-2416 · 23 POINT REVIEW

Property address matches instruction

All 21 hazards dispositioned

Photographs legible and referenced

Attendee signature captured

Remedial timescales stated

Tenure and built form recorded

Scores supported by evidence

Integrity overlay present

Category 1 advice proportionate

Surveyor branding correct

REVIEWER NOTE

Expand the Category 1 advice to name the responsible party and the statutory route.

Return for correction

Approve and issue

Separation of duties is enforced: nobody can review their own survey

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Buy now →

Buy a single report

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QA review queue. A 23 point checklist with separation of duties. Nobody signs off their own survey.

Joe Can Survey

ADMINISTRATION

Overview

Surveyors

Surveys

QA queue

Reports

Billing

Data

Offline ready
Captures sync when signal returns

Surveyors

27

REGISTERED

21

APPROVED

4

AWAITING DECISION

2

READ ONLY

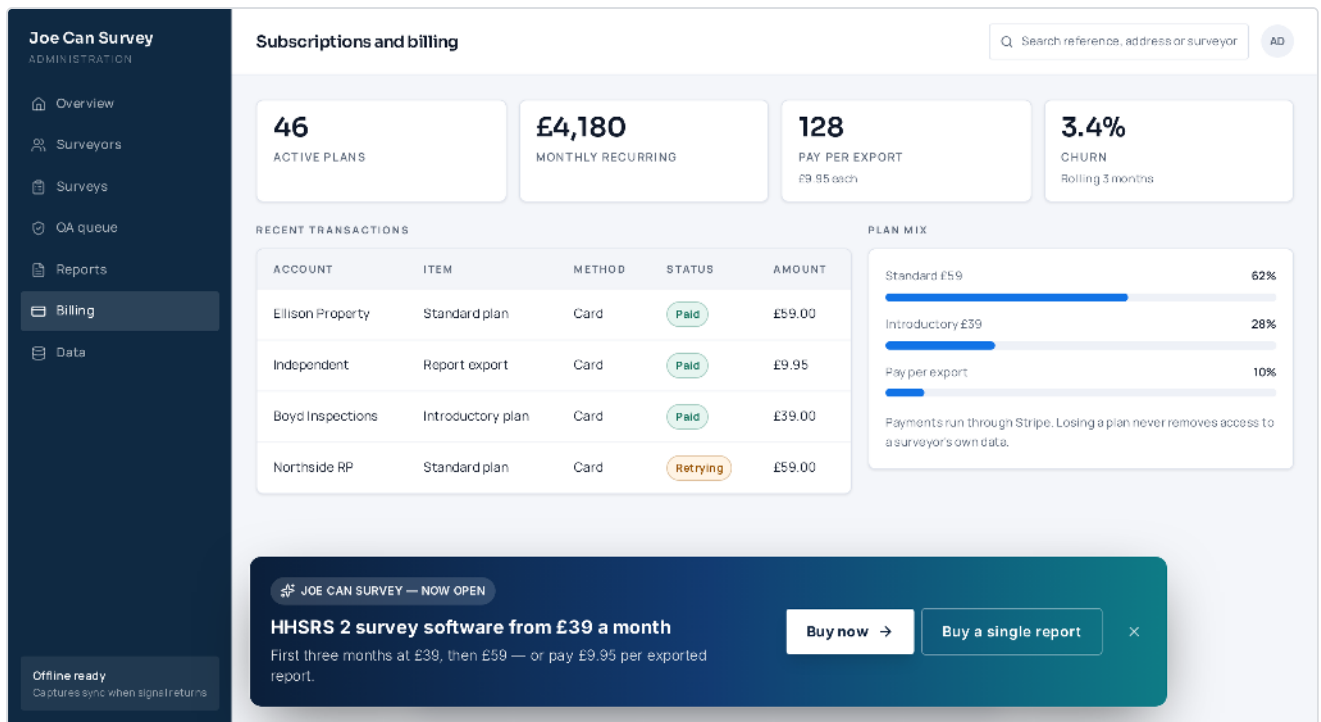
DIRECTORY

SURVEYOR	ORGANISATION	ROLE	COMPETENCY	STATUS	SURVEYS
L. McKitten	McKitten Surveys Ltd	Lead surveyor	HHSRS2, Damp	Approved	84
R. Ellison	Ellison Property	Surveyor	Damp	Approved	46
T. Boyd	Boyd Inspections	Surveyor	Stock condition	Approved	38
K. Vance	Independent	Surveyor	—	Under review	0
J. Pearce	Northside RP	QA reviewer	HHSRS2	Invited	—

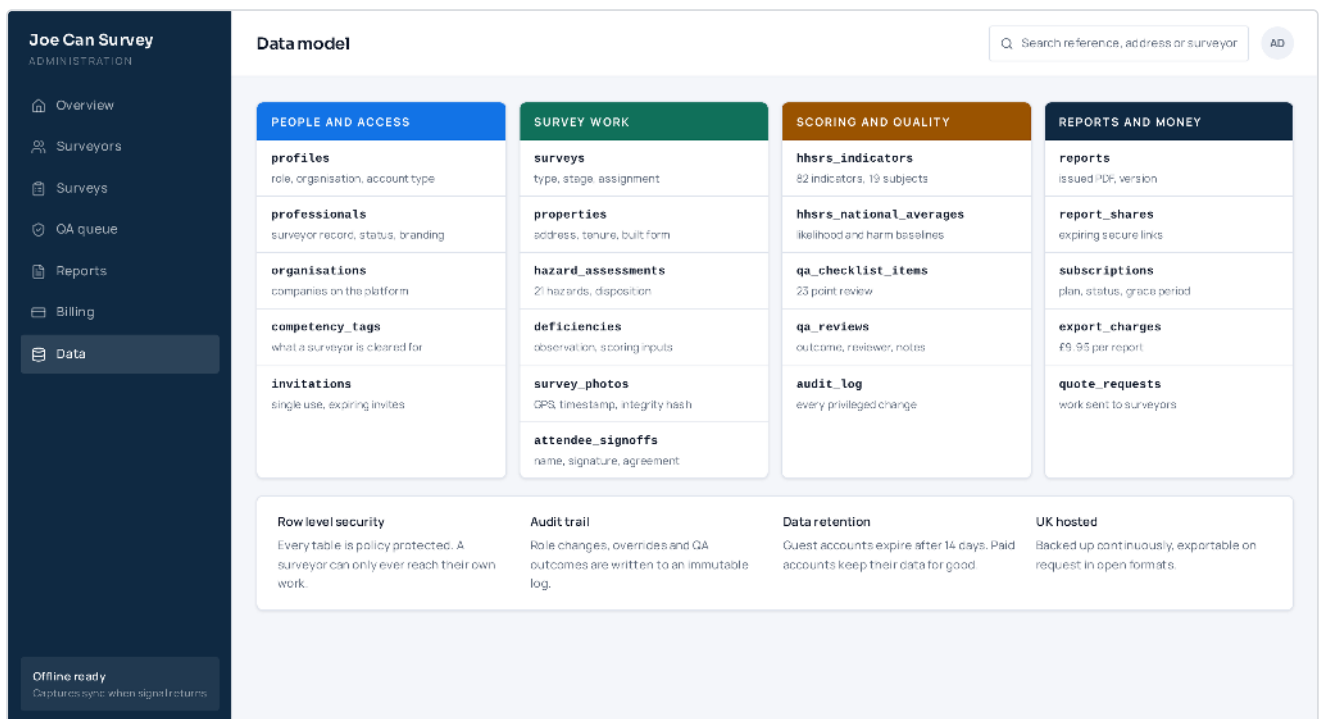
Invite a surveyor

Export directory

Surveyor directory. Approvals, roles, competency and volume. Invitations are single use and expiring.



Subscriptions and billing. Plans, one off exports and recurring revenue, settled through Stripe.



The data model. Every table behind the product, grouped by what it does and protected by policy.

Joe Can Survey

ADMINISTRATION

Overview

Surveyors

Surveys

QA queue

Reports

Billing

Data

Offline ready
Captures sync when signal returns

Audit log

Q Search reference, address or surveyor

AD

IMMUTABLE RECORD OF PRIVILEGED ACTIVITY

WHEN	ACTOR	ACTION	OBJECT	DETAIL
12 Aug 13:48	system	report.issued	JC-2417	PDF v1 generated, 14 photos
12 Aug 13:44	L McKitten	signoff.captured	JC-2417	Attendee S. Armstrong
12 Aug 11:02	admin	qa.returned	JC-2412	Category 1 advice insufficient
12 Aug 09:15	admin	role.changed	K Vance	read_only → surveyor
11 Aug 16:30	system	subscription.renewed	Ellison Property	Standard plan £59.00
11 Aug 14:05	admin	override.applied	JC-2405	Payment marked received, reason logged
11 Aug 09:58	system	share.expired	RS-4471	Secure link lapsed after 14 days

Why it matters in a tender

JOE CAN SURVEY — NOW OPEN

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Buy now →

Buy a single report ×

Audit trail. Every privileged action recorded: who did it, when, and to which record.

SURVEY TYPES

Four products on one platform

Each type brings its own question set, scoring rules and report template. A surveyor can convert between types mid visit if the property turns out to need it.



Damp and mould assessment

Hazard 11 focused. Scored, photographed and reported in a single visit.



HHSRS 2 full assessment

All 21 hazards with the 2026 scoring engine, 82 indicators across 19 subjects.



Stock condition survey

Component ages and condition grades feeding a planned works picture.



Technical monitoring C2 / C3

Retrofit monitoring visits with a complete evidence trail.

HOW A JOB RUNS

Six steps, no gaps

1

Instruct

Job created or a quote request sent to a surveyor.

2

Inspect

Guided capture on site, offline tolerant, autosaved throughout.

3

Score

Hazards dispositioned and scored, gated so nothing is left blank.

4

Sign off

Attendee name, signature and agreement captured at the property.

5

Review

23 point QA, returned for correction or approved.

6

Issue

Branded PDF, secure expiring share link, full audit record.

UNDER THE BONNET

The part a client's auditor will ask about

The database is the product as much as the interface. Every record is policy protected, every privileged action is logged, and nothing about the arrangement depends on trust.



Row level security

Every table is policy protected. A surveyor can only reach their own work.



Immutable audit log

Role changes, overrides and QA outcomes are written and kept.



Two factor authentication

Time based codes, mandatory for owner and administrator accounts.



Never lose your data

If a subscription lapses the account becomes read only. The work stays.



Retention that is stated

Guest trials expire after 14 days. Paid accounts keep everything.



Exportable

Reports as PDF, data as open formats, on request.

COMMERCIALS

Priced so a single job pays for it

PAY PER REPORT

£9.95

per exported report

- ✓ No commitment
- ✓ Full survey engine
- ✓ Your branding on the PDF

INTRODUCTORY

£39

a month for the first three months

- ✓ Unlimited surveys
- ✓ Unlimited exports
- ✓ Then £59 a month

STANDARD

£59

a month

- ✓ Unlimited surveys and exports
- ✓ QA workflow and audit trail
- ✓ Cancel and keep read only access

Payments are handled by Stripe. A lapsed subscription never removes a surveyor's access to their own historic work.

IN THE ROOM

The four questions that always come up

“We already use a spreadsheet and a camera.”

Nothing links the photograph to the score, and nothing proves when it was taken. This does both, automatically.

“Our surveyors are not technical.”

There is one path through the survey and it is designed for one hand on a phone in a cold hallway.

“What happens when there is no signal?”

The survey continues. Everything is held on the device and syncs later.

“Can we put it in front of a client?”

Yes. Reports carry your branding only, and the audit trail answers the awkward questions.

RUNNING A DEMO

A twenty minute script that lands

Keep it to the story, not the feature list. Every step below is a screen in this pack.

2 min **The problem** Evidence, scoring and sign off usually live in three different places.

5 min **A survey, live**

Start a damp and mould assessment and score hazard 11 on screen.

3 min **Evidence and sign off** Photograph overlay, attendee signature, coverage gate.

3 min **The report** Issue the branded PDF and share it by secure link.

4 min **Behind the scenes** QA queue, surveyor directory, audit trail.

3 min **Commercials** Plans, per export pricing, and how to get started today.

Ready when you are

Sign up takes a couple of minutes and the first survey can be started the same day. For a guided demonstration or a trial across a team, get in touch.

joe-can-ltd.co.uk/joe-can-survey →

✉ info@joe-can-ltd.co.uk

Joe Can Ltd · company number 16110198 · screens shown are worked examples, not real properties.