OPSIAN

Illustrative sample report

Operations audit Construction and real estate

A developer and general contractor: project delivery, procurement, site records and handover to owners and occupiers.

Prepared by
Opsian Technologies LLC

Engagement
Operations audit, fixed scope

Owned by
The client organisation

This sample shows the structure and depth of an Opsian audit. The organisation is invented: every name, system, figure and finding in it is illustrative and none is taken from any client. A real audit is written from your own operation and delivered as a document your organisation owns and can take to any builder.

Executive summary

The buildings are delivered. Their records arrive late.

The company develops and builds mid-rise residential and mixed-use projects, with four sites live. The sites are well run. Around them, drawings, purchase orders, inspections and handover documents travel by email, messaging groups and spreadsheets that no one can audit.

7 weeks
after completion until the handover file is complete (illustrative)

3
versions of the drawing register in use on one site (illustrative)

22%
of purchase orders raised after the goods arrived (illustrative)

8
recurring decisions mapped, 3 of them made without current data (illustrative)

What we found

- **Drawings are current somewhere.** The design team issues revisions by email; site teams print from whichever version they have.
- **Procurement runs behind the site.** Urgent materials are ordered by phone and the purchase order follows, so committed cost is never current.
- **Inspections are photographed, not recorded.** Site photos sit in messaging groups and on phones; the inspection form is completed later from memory.
- **Variations are agreed on site.** Changes are agreed with subcontractors in person and priced weeks later.
- **Handover is assembled at the end.** Warranties, manuals and as-built drawings are collected after completion, so owners wait.

Recommendation. Make the project record the first record. Capture drawings, orders, inspections and variations against the project and the location they concern, as they happen, and let cost reports and the handover file read from it. Phase one is scoped on page 6.

The four questions

Every audit answers the same four questions, none of them about AI.

They are asked of the people who run the operation, on the floor, before any system is proposed.

1 Where does the data originate?

Reachable in real time, or only as an export?

Source	What it holds	Access	Observation
Project management tool	Programme, tasks, requests for information	Integration, real time	Used by the office, rarely on site
Email	Drawing issues, approvals	Inboxes	The real drawing register
ERP and accounts	Purchase orders, invoices, cost	Export, weekly	Commitments arrive after the spend
Site messaging groups	Photos, issues, instructions	Messages, not data	The real record of site progress
Inspection forms	Quality and safety checks	Paper, then scanned	Completed after the inspection
Handover spreadsheet	Warranties, manuals, as-builts	File, shared drive	Started at practical completion

2 What decisions are being made?

By whom, on what evidence, and how long does each one take?

Decision	Owner	Evidence used	Cycle time
Is this the current drawing?	Site engineer	The latest email they can find	Minutes, unrecorded
Order this material now?	Site manager	Programme and judgement	Same day, order raised later
Accept this variation?	Project manager	A conversation on site	Instant, priced later
Is this work ready to close up?	Site manager	A walk-round and photos	Per area, unrecorded
Is the project on budget?	Commercial manager	Weekly cost export	Weekly, lagging

3 Where does it fail today?

How is failure detected, and who absorbs it?

Failure	Severity	How it is detected	Who absorbs it
Work built to a superseded drawing	High	Inspection or rework	The contractor, as rework cost
Variation disputed at final account	High	The final account	Commercial team
Committed cost not visible	Medium	Month-end cost report	Project leadership
Inspection evidence missing	Medium	A defect claim	The contractor
Handover file incomplete	Low	The owner or occupier	Customer care

4 What must be reconstructable?

What obligation exists if a decision is challenged?

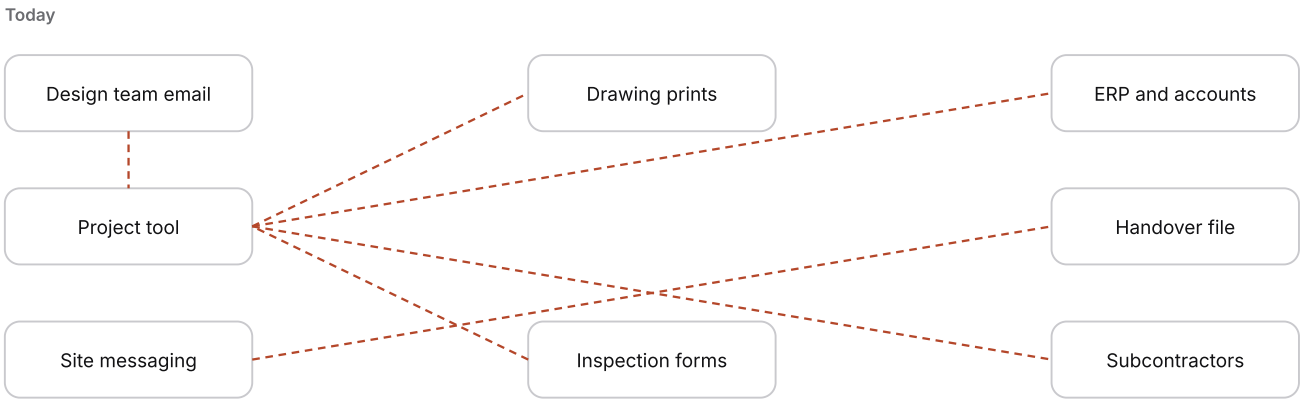
Obligation	What must be shown	Can it be shown today?
Building safety and inspection records	What was inspected, by whom, against which drawing	No
Contract variations	What was instructed, when, and at what agreed cost	Partly
Health and safety on site	Who was on site, inducted and briefed	Mostly
Warranty and defects obligations	What was installed, with which warranty	Partly at handover
Data protection law	What is held on purchasers and occupiers	Partly

Reading the answers together. Questions one and four point at the same gap. Drawings, orders, inspections and variations are handled competently, but none is captured against the project as it happens, so the company rebuilds the record at the end. That is the finding everything else in this audit follows from.

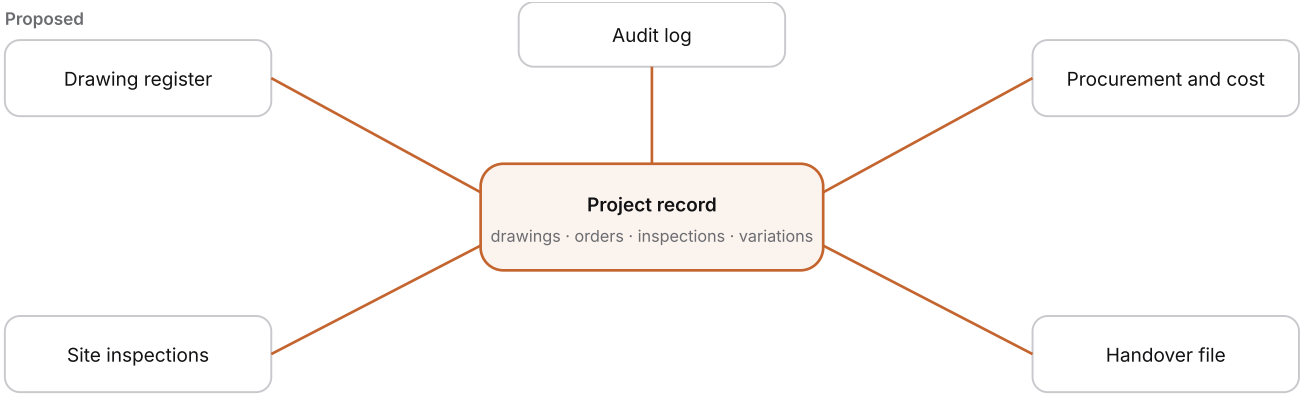
Data map

Today, every team holds part of the project.

Each line is a hand-off made by emailing, messaging or retyping. The proposed state puts one project record at the centre and lets each system read from it.



Dashed lines: retyped, messaged or exported by hand



Solid lines: read from one record, every read and write logged

Prioritised roadmap

A phased path, each phase useful on its own.

Phases are ordered by what the operation cannot do safely today. Nothing is switched off on day one, each phase delivers value before the next begins, and the organisation decides whether and when to continue.

Phase 1 · Drawings and site

One current drawing

- One drawing register, read on site from a device
- Inspections recorded at the location, with photos attached
- Every issue and revision logged

Phase 2 · Commercial

Cost that is current

- Purchase orders raised from site before delivery
- Variations recorded when instructed, priced against the record
- Committed cost reported weekly from the record

Phase 3 · Handover

A handover file that builds itself

- Warranties and manuals attached as items are installed
- As-built information taken from the drawing register
- Owners receive the file at completion

What we recommend not building. An AI programme optimiser and camera-based progress tracking were on the original wish list. Both would read from drawings and site records that are not yet current, and both would produce schedules and progress figures no one could stand behind. Revisit them after phase two.

Measures for each phase

Phase	Measured by	Baseline from this audit
Drawings and site	Drawing register versions in use per site	3 (illustrative)
Commercial	Purchase orders raised after delivery	22% (illustrative)
Handover	Weeks from completion to a complete handover file	7 (illustrative)

What an audit delivers

A document your organisation owns.

The audit stands on its own. You can build from it with Opsian, with another builder or in-house, and in some cases its conclusion is that nothing should be built yet.

Delivered

- The four questions, answered for your operation
- A map of every data source and hand-off
- A decision register and a failure register
- The obligations that must be reconstructable, and the gap against each
- A prioritised roadmap with measures, including what not to build

How it runs

- Fixed scope, agreed before it starts
- Time on the floor with the people who run the operation
- Read-only access to the systems in scope
- A working session to walk through the findings
- Your data stays yours; nothing is retained after delivery without agreement

After the audit

Three ways to work with Opsian. The audit is where most engagements start; the roadmap above is written so that any of them can pick it up.

Engagement	What it is	Terms
Audit	A structured examination of the operation, delivered as a document you own.	Stands on its own. Where most engagements start.
Build	Architecture, engineering and delivery, with an evaluation harness and handover documentation.	Fixed scope. Scoped from the audit findings.
Embedded team	Opsian engineers operating as your AI function, on an ongoing basis.	Ongoing. Scaled to the operation.

Book an audit

The audit is a paid, fixed-scope engagement. Tell us about the operation and we come back with the scope, the timeline and who from Opsian will run it.

opsian.io/solutions#audit · hello@opsian.io

Opsian Technologies LLC is a US company. Delivery and infrastructure are based in the United States, and Opsian works for clients wherever they operate. This sample is illustrative: the organisation is invented, systems are named only by category, and its names, figures and findings are not taken from any client.