



5 AI prompts

Every surveyor should know

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Ready-to-use AI prompts for common surveying tasks

These five prompts are designed for RICS-regulated professionals. Each includes a Professional Checkpoint - a reminder of what to verify before relying on any AI-generated output. Customise the bracketed placeholders for your specific task.

01 Summarise a Building Survey Report for a Client Letter

When to use: After completing a building survey, when you need to write a clear client-facing summary.

The Prompt:

I have completed a building survey on a [property type] at [address]. The key findings are: [paste 3-5 bullet points from your report]. Draft a professional client letter summarising these findings in plain English. Highlight the three most urgent items, recommend next steps, and keep the tone reassuring but transparent. Maximum 400 words.

Professional Checkpoint:

Verify all defect descriptions match your actual findings. Check that urgency ratings reflect your professional judgement, not the AI's assumptions. Confirm no technical details have been oversimplified to the point of inaccuracy.

02 Draft a Preliminary Schedule of Condition

When to use: At lease commencement or before construction works adjacent to an existing building.

The Prompt:

Create a preliminary schedule of condition template for a [building type] at [address]. Include the following areas: [list areas, e.g. external elevations, roof, internal communal areas, basement]. For each area, provide columns for: Element, Current Condition, Photographic Reference Number, and Notes. Pre-populate the Element column with typical items for each area. Format as a table.

Professional Checkpoint:

The AI cannot inspect the building. Treat this as a structural template only. You must complete every condition description from your own site inspection. Remove any AI-generated condition assumptions.

03 Compare Tender Submissions Side by Side

When to use: When evaluating multiple contractor or consultant tenders for a project.

The Prompt:

I have received [number] tender submissions for [project description]. The key evaluation criteria are: [list criteria, e.g. price, programme, methodology, experience, health & safety]. Create a comparison table with each tenderer as a column. For each criterion, summarise the key points from each submission. Add a row for notable risks or exclusions. Do not rank or recommend - I will apply professional judgement to the comparison.

Professional Checkpoint:

Cross-check every summarised figure against the original tenders. AI may misinterpret pricing breakdowns or programme durations. Ensure exclusions and qualifications are accurately captured, these are often where the real differences lie.

04 Generate a Risk Register for a Construction Project

When to use: At project inception or when updating risk management documentation.

The Prompt:

Generate a risk register for a [project type] project at [location]. The project involves [brief scope]. Include 15 common risks relevant to this type of project. For each risk, provide: Risk Description, Category (Design / Construction / Commercial / Regulatory / Environmental), Likelihood (Low / Medium / High), Impact (Low / Medium / High), Mitigation Strategy, and Risk Owner role. Format as a table.

Professional Checkpoint:

This is a starting point, not a finished document. Review each risk against your specific project conditions. Remove generic risks that do not apply. Add site-specific or client-specific risks the AI would not know about. Adjust likelihood and impact ratings based on your experience.

05 Create a Brief Feasibility Assessment Outline

When to use: When a client asks for an initial view on the viability of a development or refurbishment project.

The Prompt:

Outline a feasibility assessment for [project description] at [location]. The client's objectives are: [list 2-3 objectives]. Structure the outline with these sections: Executive Summary, Site Overview, Planning Considerations, High-Level Cost Estimate Framework, Programme Estimate, Key Risks and Constraints, and Recommended Next Steps. For each section, include 3-4 bullet points describing what should be covered. Do not fabricate any data, use placeholder markers where specific research is needed.

Professional Checkpoint:

Verify that planning considerations reference the correct local authority. Ensure cost and programme frameworks are realistic for the project type and region. Replace all placeholders with actual research before presenting to the client.