GROUND INSIGHTS UGANDA

Field Verification Report

Residential plot, Kira Municipality

REF. NO.	GIU-2026-SPECIMEN
DISTRICT	Wakiso
RESEARCHER	Researcher CR-014
DATE	14 September 2026



SPECIMEN This is an illustrative example of a Ground Insights Uganda report. The client, the plot, the people and the coordinates are invented or altered. It is not a real assignment.

Contents

1. Summary of findings 1

2. The brief 2

3. How the work was done 3

4. Findings 4

4.1 Location and existence 4

4.2 Occupation 4

4.3 Boundary stones 5

4.4 Signs of a dispute 7

4.5 Access 7

4.6 What the neighbour said 7

5. What could not be established, and why 8

6. Suggested next steps before any money moves 9

7. Evidence register 10

8. People spoken to 11

9. Quality assurance 12

10. Scope and limitations 13

1. Summary of findings

A client living in the United Kingdom was about to pay a deposit on a residential plot in Kira Municipality, Wakiso District. The seller described it as vacant, 50 by 100 feet, with four boundary stones in place. Ground Insights Uganda was asked to go and look before any money moved.

The plot exists where the seller said it does. It is not vacant. Three of the four boundary stones were found. One neighbour described a family claim on the land in 2024, which could not be confirmed on the visit. Table 1 gives the answer to each question the client asked.

Table 1: The client's questions and what was found

Question asked	What was found	Status
Does the plot exist at the location given?	Yes. The plot was found at the described location, 180 metres off the tarmac road	Confirmed
Is the plot vacant?	No. A temporary timber structure and banana plants occupy the eastern half, maintained by a caretaker	Contradicts the seller
Are four boundary stones in place?	Three were found. The south-west stone was not found	Partly confirmed
Is there any visible sign of a dispute?	No notices or markings on site	No visible sign
Do neighbours know of any claim on the land?	One neighbour described a family claim in 2024	Reported, not established
Is the access road usable?	Yes. Murram road, passable by car in dry weather	Confirmed

In one line: the plot is real, but it is occupied and there is a reported claim on it, so the seller's description is not accurate as given. The client should not pay a deposit until the points in sections 5 and 6 are dealt with.

2. The brief

Table 2 sets out the assignment as it was agreed.

Table 2: Assignment details

Item	Detail
Client	Individual buyer, based in the United Kingdom. Identity withheld in this report
Service	Business and property verification
Scope	One site visit, two recorded interviews, standard turnaround
Commissioned	11 September 2026
Fee	UGX 400,000, paid in full on 12 September 2026
Visit	14 September 2026, 09:35 to 10:40 East Africa Time
Report delivered	15 September 2026

The client supplied the seller's description, a sketch of the plot's position relative to the tarmac road, and a phone photograph the seller had sent. The seller was not told that a verification had been commissioned, and the researcher did not say who the client was.

3. How the work was done

The assignment went to Researcher CR-014, based at the Kampala hub, who has worked in Wakiso since 2023. The researcher travelled by boda from Kira town and reached the site at 09:35.

Every photograph was taken on the researcher's phone through the Ground Insights field app. The app records the position the phone reports at the moment of capture, the accuracy of that position, and the time. Photographs cannot be taken from the phone's gallery, so none of the evidence could have been taken elsewhere or earlier.

Two interviews were recorded, with the consent of each person, after the researcher explained in general terms why the visit was taking place. Nobody was told the client's identity. The researcher did not enter the temporary structure.

Boundary positions were checked against the client's sketch and measured by tape between the stones that were found. This is an observation of what is on the ground, not a cadastral survey.

4. Findings

4.1 Location and existence

The plot was found where the seller's sketch placed it, on the northern side of a murram road, 180 metres from the tarmac. The frontage matched the phone photograph the seller had sent the client, including a mature jackfruit tree at the north-west corner. Figure 4.1 shows the frontage from the access road.



Figure 4.1: Plot frontage from the access road (evidence E-01)

4.2 Occupation

The seller described the plot as vacant. It is not. A temporary timber structure stands on the eastern half, with 34 banana plants around it. A woman at the structure said she is a caretaker, has lived there since 2024, and was placed there by a relative of the seller. She said she had not been told the plot was for sale. Figure 4.2 shows the structure and the plants.



Figure 4.2: Temporary timber structure and banana plants on the eastern half (evidence E-02)

This matters for the client. A person living on land can have rights of occupation that survive a sale, and removing an occupant is slow and contested. This report records what was observed. Whether the caretaker has any legal right to remain is a question for an advocate, not for this report.

4.3 Boundary stones

Three stones were found, at the north-east, north-west and south-east corners. The south-west corner was searched over a three-metre radius and cleared of grass by hand. No stone was found there. Figure 4.3 shows the north-east stone and Figure 4.4 shows the south-west corner where no stone was found.



Figure 4.3: Boundary stone at the north-east corner (evidence E-03)



Figure 4.4: South-west corner, where the fourth stone was not found (evidence E-04)

Measured between the three stones that were found, the plot is 15.2 metres along the road and 30.5 metres deep. That is consistent with the seller's 50 by 100 feet. A missing stone does not mean the boundary is wrong, but it means the south-west corner cannot be confirmed from the ground.

4.4 Signs of a dispute

No notices, painted warnings or markings were found on the plot, the structure or the boundary. It is common in Wakiso for a contested plot to carry a painted notice, so the absence is worth recording, but it does not rule a dispute out.

4.5 Access

The access road is murram, 4.1 metres wide at the plot, with drainage on one side. It was dry on the day of the visit and passable by car. Figure 4.5 shows the road 180 metres from the tarmac.



Figure 4.5: Murram access road, 180 metres from the tarmac (evidence E-05)

4.6 What the neighbour said

The neighbour to the north, who has lived beside the plot for eleven years, said the land belonged to the seller's late father. She said that in 2024 one of the father's other children objected to the plot being sold, and that a meeting was held at the local council. She did not know how it ended. This is her account and it is recorded as such. It was not possible to confirm it on the visit.

5. What could not be established, and why

- **Ownership.** Who holds title to the plot was not part of this assignment. Nothing seen on the ground confirms or rules out the seller's ownership. It can be checked at the land registry, which Ground Insights can do as an additional search on request.
- **The 2024 claim.** Only one person described it. Confirming it would mean speaking to the local council that held the meeting, which was outside the agreed scope.
- **The south-west corner.** The stone was not found, so that corner's position rests on the seller's sketch alone.

6. Suggested next steps before any money moves

1. Obtain a search of the title from the land registry, and compare the registered owner with the seller.
2. Ask the seller, in writing, about the caretaker and about the 2024 family claim, and keep the reply.
3. If the purchase goes ahead, have a licensed surveyor re-open the boundaries and replace the missing stone before completion.

These are practical suggestions based on what was found. They are not legal advice, and the client should take advice from an advocate before signing a sale agreement.

7. Evidence register

Every photograph listed in Table 3 is held in the Ground Insights evidence vault in its original form, and is available to the client on request. Each file's fingerprint (a SHA-256 checksum) was recorded at upload, so any later change to a file would show. The positions below have been altered for this specimen.

Table 3: Evidence register

Ref	Captured (EAT)	Position	Accuracy	What it shows	Fingerprint
E-01	14 Sep 2026, 09:42	0.39712 N, 32.64018 E	3 m	Frontage from the access road	4f9a1c07e2b8
E-02	14 Sep 2026, 09:51	0.39719 N, 32.64031 E	4 m	Temporary structure and banana plants	a61d93e05c4f
E-03	14 Sep 2026, 10:04	0.39731 N, 32.64040 E	3 m	North-east boundary stone	0c7e5b21d98a
E-04	14 Sep 2026, 10:12	0.39698 N, 32.64002 E	5 m	South-west corner, no stone found	e2b40f6a17c3
E-05	14 Sep 2026, 10:27	0.39705 N, 32.63861 E	4 m	Access road, 180 m from the tarmac	9d8c2a5e0b71

8. People spoken to

Names are held on the assignment record and are not printed in the report. Table 4 records who was spoken to and on what basis.

Table 4: Interviews

Person	Why they were relevant	Consent	Recorded
Neighbour to the north, resident 11 years	Long-standing knowledge of the plot and its owners	Given verbally, noted at 10:18	Yes
Caretaker living on the plot	Occupies the eastern half	Given verbally, noted at 09:55	Yes

9. Quality assurance

The report was reviewed by a Ground Insights QA editor on 15 September 2026 before release. The checks in Table 5 were completed, and the evidence record was then locked. Any correction after this point is issued as a new version of the report, never as an overwrite.

Table 5: Quality assurance checklist

Check	Result
Every finding is tied to a piece of evidence or a named source	Passed
Observed facts are reported, with no conclusions about any person's character or honesty	Passed
Everything that could not be established is listed, with the reason	Passed
Every photograph was captured in the field app, with position accuracy under 10 metres	Passed
Photographs are unedited, and their fingerprints match the upload record	Passed
Consent is recorded for each interview	Passed

10. Scope and limitations

This report records what a Ground Insights Uganda researcher observed at the site on 14 September 2026, and what the people listed in section 8 said. It is not a legal opinion on ownership or title, and it is not a cadastral survey. Findings rest on the evidence and information available on the day of the visit. A report that cannot confirm what the client was told has been properly performed, and that finding is as much a part of the service as a confirmation.

This report is confidential to the client who commissioned it. Ground Insights Uganda does not tell the subject of a verification who commissioned it.