



Gold Crest Chartered Surveyors

Building Survey [Example]

Report generated by: [Example]

EXAMPLE

Property address: Example
Property postcode: Example
Client's name: Example
Date of inspection: Example
Reference number: Example

Gold Crest Chartered Surveyors is a trading name of Gold Crest Trading Ltd - Company Number: 07296830
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1. Introduction

(a). Property address

Example.

(b). Client's name and address

Example.

(c). Scope of instructions

This Building Survey Report has been prepared in accordance with the signed Terms and Conditions of Engagement. It is a report intended to give a general opinion as to the condition of the property, and to enable you to plan for future maintenance.

The report has been prepared solely for the benefit of the named client. No liability is accepted to any third party. No formal enquiries have been made of the Statutory Authorities or investigations made to verify information as to the tenure and existence of rights or easements.

Where work has been carried out to the property in the past, the surveyor cannot warrant that this has been done in accordance with manufacturers' recommendations, British and European Standards and Codes of Practice, Agreement Certificates, and Statutory Regulations.

The form of construction and materials used for each part of the building will be described, outlining any particular performance characteristics. Obvious defects will be described and the identifiable risk of those that may be hidden will be stated. Remedial options will be outlined along with, if considered to be serious, the likely consequences if the repairs are not done. A timescale for the necessary work will be proposed, including (where appropriate and necessary) recommendations for further investigation prior to commitment to purchase. Future maintenance of the property will be discussed, identifying those elements that may result in more frequent and/or costlier maintenance and repairs than would normally be expected; and the nature of risks of the parts that have not been inspected will be identified.

The cost of repairs is an assumption made by the Surveyor based on their previous experience. Contractor's estimates vary dramatically, and we cannot be held accountable if the eventual cost of repair work differs to the Surveyors assumptions. You should therefore obtain estimates prior to exchanging contracts to ensure your budget meets the cost of the repairs.

(d). Overall opinion

The property is now a residential bungalow; however, we are aware that there was a commercial use of the building in the past. The property appears to be in a condition generally that is consistent with its type and age. However, there are a few major concerns relating to the floor, roof, conservatory and oil system. There are also several defects and maintenance considerations that require attention. There are also some important safety checks to be made. All items are detailed throughout this report.

(e). Date of inspection

The property was inspected on [Example].

(f). Weather conditions

The weather conditions at the time of the inspection were dry. This followed two months of relatively average weather.

(g). Type and age

The property is a detached bungalow and appears to have been constructed circa 1850.

(h). Location

The property is situated within a residential area and is amongst dwellings of a similar nature.

(i). Accommodation description

Outside: There is a garden and driveway to the side. There is also a further garden at the rear.

Inside: PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY.

(j). Services connected

The property has services connected including electricity, water, drainage.

(k). Construction

The main property is of solid brick construction under a pitched tiled roof. Some extended walls could be of a cavity brick. Most of the floors throughout the property appear of suspended timber construction.

(l). Orientation

The rear of the property is approximately facing towards the South.

(m). Means of escape

The means of escape and appears to be reasonable for a property this type and age.

(n). Security

It could prove beneficial to have a modern security the system fitted.

(o). Facilities

The property is served by amenities in the surrounding towns/villages, including, shops, schools and public transport. You could benefit from inquiring with the Local Council to ensure that you have an adequate provision of access to amenities for your future needs.

(p). Local environment

The property is situated within a semi-rural environment.

(q). Other local factors

No detrimental local factors known.

EXAMPLE

2. Limitation inspection

(a). Internal limitation

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

LIMITATION SUMMARY: The property was fully furnished and had fitted floor coverings throughout, which restricted our inspection of the walls and floors. All of the fitted units, cupboards and storage areas were full of stored items, which restricted our inspection of these areas. Items were however moved where possible.

(b). External limitation

FRONT

LIMITATION SUMMARY: There were no abnormal limitations to our inspection.

(c). Roof limitation

ROOF

LIMITATION SUMMARY: There is suspected asbestos paneling in the roof that is badly damaged, and our inspection was cut short for health and safety reasons. Specialist respiratory protection should be worn to inspect the roof for asbestos.

(d). Ground limitation

GROUNDS

OUTBUILDING/GROUNDS SUMMARY: There were no abnormal limitations to our inspection.

DRAINAGE SUMMARY: There were no abnormal limitations to our inspection.

(e). Services limitation

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

LIMITATION SUMMARY: We inspected the services visually and not with specialist testing equipment, of the type that the various engineers mentioned below are qualified to use.

3. External building inspection

(a). Chimneys

RIGHT



CHIMNEY DESCRIPTION: There is a gas flue terminal.

CONDITION SUMMARY: No significant defects were apparent. Faulty/blocked flues can however cause lethal gases to build up within the home. The flue should be tested by the Engineer recommended later on within this report under the heading of Gas.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £0

CLARIFICATION NOTE: Included later.

LEFT



CHIMNEY DESCRIPTION: There is brickwork to the single flue chimney(s).

CONDITION SUMMARY: No significant defects were apparent. The chimney however appears to have been reconstructed recently. This should have been carried out with Building Regulation approval and the flue should have been tested by a HETAS registered engineer. Your legal advisor should confirm that the correct documentation is available. If Building Regulation approval has not been obtained, you could discuss indemnity insurance with your legal advisor to cover you against any enforcement action in the future. It is however important that the flue has been tested recently and this should be done before using the fire if no recent certificate is available.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £0

CLARIFICATION NOTE: Included later on.

(b). Roof covering

FRONT



ROOF DESCRIPTION: There is the gable end of a roof.

CONDITION SUMMARY: The cement verge to the gable end will require some re-pointing soon. The old cement should be chopped out and replaced to help prevent rainwater penetration internally and rot to the roofing timbers. The under-cloaking appears to be of asbestos cement and therefore any work to this part of the property should be carried out by a contractor who is qualified in asbestos awareness.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

RIGHT



ROOF DESCRIPTION: There is a sloped dual-pitched roof.

ROOF COVERING DESCRIPTION: There is a roof covering of lapped clay tiles.

CONDITION SUMMARY: There are stains on the fascia boards. There is no felt leading into the gutter from underneath the roof tiles. In worst cases, the timber battens and other components of the roof that are not visible can be affected by consequent rot and this may only be found by removing some of the roof tiles. It is therefore recommended that some of the roof tiles are removed by an appropriately qualified person so that the hidden components can be seen, and the likely cost of any necessary repair work can be quantified. Felt can contain asbestos and therefore any work to the roof should be carried out by a contractor that is qualified in asbestos awareness.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £1000

CLARIFICATION NOTE: Possible cost for an eaves tray either side of the building.

RIGHT



ROOF DESCRIPTION: Same as above.

ROOF COVERING DESCRIPTION: Same as above.

CONDITION SUMMARY: The roof covering is slightly vegetated with moss. This needs to be cleaned off occasionally to prevent it from accumulating and then falling into the rainwater gutters, causing blockages to occur, as well as affecting the aesthetic appearance of the building. This work should not be necessary more often than approximately every 10 years or so. There is some deflection to the roof covering and this is not unusual for property this age. You should however monitor the roof for signs of further movement in the future as further support may be needed. If further movement is noted, a specification should be drawn up by a Structural Engineer for a Joinery Contractor to work to.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

LEFT



ROOF DESCRIPTION: There is a sloped dual-pitched roof.

ROOF COVERING DESCRIPTION: There is a roof covering of lapped clay tiles.

CONDITION SUMMARY: The roof covering is significantly vegetated with moss. This needs to be cleaned off soon. This should not be necessary more often than approximately every 10 years or so. As mentioned above, an eaves tray should be installed along the length of the roof covering to help prevent rainwater ingress.

There is a loose tile to the back corner of the building that requires refitting to help prevent rainwater ingress and rot to roofing timbers.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

REAR



ROOF DESCRIPTION: There is the gable end of a roof.

CONDITION SUMMARY: The condition of this part of the property is similar to the front elevation, with the cement verge requiring some repointing soon. The undercloaking could be of asbestos cement here too.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

(c). Rainwater fittings

FRONT

RAINWATER DESCRIPTION: The rainwater fittings are of PVC.

CONDITION SUMMARY: The fittings showed no signs of significant defects or leakage but will require routine maintenance/clearance. During the inspection, the weather was dry, and we cannot therefore confirm the rainwater goods are totally serviceable. While PVC will not require redecoration, it is recommended that washing is undertaken periodically. PVC rainwater goods will become brittle with age and are subject to relatively high thermal movement and frequently 'click' in response to this from sunshine during warm periods.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

FRONT



RAINWATER DESCRIPTION: Same as above.

CONDITION SUMMARY: The rainwater fittings appear to have been painted. PVC is not meant to be painted in this way and this will be unsightly as the paint begins to peel. Some potential purchasers would therefore wish to have the rainwater fittings replaced.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

RIGHT

RAINWATER DESCRIPTION: Same as above.

CONDITION SUMMARY: No significant defects were apparent to the rainwater fittings.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

LEFT



RAINWATER DESCRIPTION: The rainwater fittings are of PVC.

CONDITION SUMMARY: The rainwater fittings are too low to the rear corner of the building. It is recommended that the gutter is reinstated above, and a small downpipe is fitted. This should be done so that the rainwater reaches the downpipe to help prevent damage to the joinery and roof timbers. This work should be carried out by a reputable roofing contractor as soon as possible.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £250

REAR



RAINWATER DESCRIPTION: Same as above.

CONDITION SUMMARY: The drainage gully is not set into the ground and could be vulnerable to damage. We recommend that this is rectified by a reputable drainage contractor.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

(d). External wall structure and/or structural frame

FRONT



WALL STRUCTURE DESCRIPTION: There are external wall structures that are of brick.

WALL THICKNESS DESCRIPTION: The walls appear to be of 225mm solid brick.

CONDITION SUMMARY: There is cracking to the side of the bay that is likely to be caused by the tree(s)/bushes to the front/side. Non-mature trees should not be allowed to grow any taller than their distance from the property to help protect the foundations. Trees remove extra water from the ground as they grow, which can sometimes destabilise the ground beneath the foundations and this can then cause movement and/or affect drainage. We recommend that the trees/bushes are maintained by an Arboriculturist. The cracking should be raked out and repointed with a lime mortar and not cement should be used to allow the brickwork to breathe. The drainage should also be tested by a drainage specialist to ensure there are no defective drains causing movement. Given the age of the property, we recommend that the whole drainage system is tested. Due to the age of the property, it could be the local water company that is responsible for any drainage repairs and this should be confirmed by your legal advisors. If the cracks open up again after the trees are maintained and any possible drainage repairs, further advice should be obtained from a Structural Engineer.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £1500

CLARIFICATION NOTE: For maintenance of the trees and a drainage report.

RIGHT

WALL STRUCTURE DESCRIPTION: Same as above.

WALL THICKNESS DESCRIPTION: The walls appear to be partially of 275mm cavity brickwork.

CONDITION SUMMARY: No significant structural defects were apparent at the time of our inspection.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

LEFT



WALL STRUCTURE DESCRIPTION: There are external wall structures that are of brick.

WALL THICKNESS DESCRIPTION: The walls appear to be of 225mm solid brick.

CONDITION SUMMARY: Some distortion was noted to the left elevation. Much of the distortion could be attributed to alterations that have been made to the building in the past, not all have been done to a professional standard. There does not appear to be any signs of any recent movement, but as mentioned above, the trees to the front of the building could continue to cause some movement if left a grow and they should be maintained by a qualified Arboriculturist. As there have been several alterations to the building that of a substandard nature, there is an elevated risk of latent defects occurring. Building Regulation approval should have been obtained and it is clear that it has not. You should monitor this wall for signs of movement and obtain further advice from structural engineer if any occurs.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

REAR

WALL STRUCTURE DESCRIPTION: Same as above.

WALL THICKNESS DESCRIPTION: The walls appear to be of 225mm solid brick. Parts of the wall could be of 275mm cavity brick.

CONDITION SUMMARY: No significant structural defects were apparent at the time of our inspection.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

(e). External wall finishes

FRONT



WALL FINISH DESCRIPTION: There is a pointed masonry external wall finish.

CONDITION SUMMARY: We observed small areas of open-jointed masonry. Mortar joints open up as a result of erosion by rainwater and once the joints become open, they become more porous. It is therefore recommended that open joints are raked out to a depth of twice the width of the joint and then repointed with lime-based mortar. Lime-based mortar should be used as this allows the masonry to breathe and any moisture to escape.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

FRONT



WALL FINISH DESCRIPTION: There appears to be masonry paint.

CONDITION SUMMARY: There appears to be impervious masonry paint to the porch sill. The paint is blistering in places. This appears to be a type of flashband material that has been painted. The flashband is slightly damaged. the flashband requires repairing by a reputable building contractor. A more suitable material for this purpose would be lead as it is much more durable.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious

or urgent. The property must be maintained in the normal way.

RIGHT



WALL FINISH DESCRIPTION: There is a rendered finish.

CONDITION SUMMARY: We should mention that cement render on solid brick walls is not ideal as it can lock in moisture and damage the brickwork beneath. Ideally, the render should be removed from the solid brick walls. At the very least, all cracks found in the render should be sealed as and when they occur to minimise the risk of damage. The render is touching the floor towards the front half of the building and this could cause dampness internally. You should have the render removed from the first two courses of bricks and a suitable drip bead installed along the whole length of the wall to help water fall away.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £500

CLARIFICATION NOTE: For the installation of a drip-bead. Re-rendering could cost around £1500.

LEFT



WALL FINISH DESCRIPTION: There appears to be impervious masonry paint.

CONDITION SUMMARY: There appears to be impervious masonry paint to the side and rear elevations.

The paint is blistering in places. This type of paint can help to cause damage to the wall and dampness internally. We therefore recommend that the paint is removed. However, sandblasting should be avoided as this can help to cause surface damage to the masonry, increasing the rate at which it deteriorates.

EXAMPLE

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £500

REAR



WALL FINISH DESCRIPTION: There is a rendered finish.

CONDITION SUMMARY: The render is damaged to the rear and some dampness was noted trapped behind the base of the render. The render should therefore be removed from the walls. However, this is likely to cause damage and any significantly damaged bricks should be replaced. If re-rendering is desired, due to damage caused by its removal, then this should be carried out with a lime render, using a breathable pigment or lime wash for a decorative finish. A suitable drip-bead should be installed to allow rainwater to drip away from the wall, as water can easily track back up behind the surface and become trapped, leading to dampness and damage. You should search the Federation of Master Builders register, which is available online, for contractors who have experience with lime building products. In the very least, all cracks found in the render should be sealed as and when they occur to minimise the risk of damage beneath.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £2000

(f). Damp proof course

FRONT



DAMP PROOF DESCRIPTION: There is no visible evidence of a damp proof course (DPC).

CONDITION SUMMARY: Any damp proof course has been bridged by the raised garden to the front. Bridged DPC's can lead to dampness and rot to internal joinery. If dampness occurs internally you may need to have the wall tanked externally with a bitumen damp-proofing system. This work should be carried out via PCA registered damp proofing contractor and be covered with an insurance backed guarantee.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

RIGHT

DAMP PROOF DESCRIPTION: There is no visible evidence of a damp proof course (DPC).

CONDITION SUMMARY: Any damp proof course has been bridged by the render towards the front of the property Bridged DPC's can lead to dampness and rot to internal joinery. Please see the comments above.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

LEFT



DAMP PROOF DESCRIPTION: There appears to be a chemical injection damp proof course.

EXAMPLE

CONDITION SUMMARY: There appears to have been a chemical injection DPC (damp proof course) injected into the walls retrospectively. This type of damp proofing can be ineffective. However, there is often a guarantee for this type of work and your legal advisers should confirm whether or not any documentation is available, which can be relied upon by yourselves.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

REAR



DAMP PROOF DESCRIPTION: There is no visible evidence of a damp proof course (DPC).

CONDITION SUMMARY: The damp proof course has been bridged by external ground towards the rear right-hand corner. Bridged DPC's can lead to dampness and rot to internal joinery. We therefore recommend that a ventilated box drain gully is installed at the base of the wall/s towards the rear corner if dampness does begin to occur internally.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

(g). Sub floor ventilation

Not applicable.

(h). Windows

FRONT



WINDOW DESCRIPTION: The windows are of PVC casement construction.

CONDITION SUMMARY: We observed condensation appearing between panes of glass to the porch windows. Condensation could indicate an inherent issue with the glazing and other windows could soon become affected. An allowance should therefore be made for re-glazing when necessary.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

LEFT

WINDOW DESCRIPTION: The windows are of PVC casement construction.

CONDITION SUMMARY: No significant defects were apparent to any of the windows, although condensation could begin to occur soon.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

REAR



WINDOW DESCRIPTION: The window is of PVC casement construction.

CONDITION SUMMARY: The window beads are on the outside of the windows, which could be easily removed and allow intruders to enter the property. You may therefore wish to have a window repair specialist check whether the windows are secure once the beads are removed and make any improvements if necessary.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £300

CLARIFICATION NOTE: For a window specialist to fit security tape if needed.

(i). Doors

FRONT

DOOR DESCRIPTION: The external door is of PVC.

CONDITION SUMMARY: The door is affected by general wear and tear. Some maintenance of the door, including the hinges and handles, could be required in due course.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

LEFT

DOOR DESCRIPTION: The external door is of PVC.

CONDITION SUMMARY: No significant defects were apparent.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

(j). External Conservatory and Porches

FRONT



CONSERVATORY DESCRIPTION: There is a PVC porch to the front/side.

CONDITION SUMMARY: At least two of the roof panels appear to have water within them and this will need repair by a conservatory stroke porch specialist.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

LEFT



CONSERVATORY DESCRIPTION: There is a PVC conservatory to the side.

CONDITION SUMMARY: The conservatory is situated on top of the car port. There do not appear to be any signs of stress to the carport and the roof of the car port appears reasonably substantial enough to take its weight. We have however assumed that structural calculations were carried out by an engineer and your legal advisor should check for this documentation. However, the car port roof is going to deteriorate over time and therefore maintenance of the supporting roof will be critical. Maintenance of the decking could be difficult in the future. You should therefore make sure that the felt covering is in good condition to help prevent rainwater seeping in and deteriorating the decking beneath. The felt is peeling away underneath the PVC frames and should be repaired by a reputable roofing contractor. You should also be vigilant for signs of deterioration to the carport roof's structural timbers and keep them well treated to help prevent rot and woodworm infestation. If there is a lack of documentation for the conservatory, there will be an increased risk of latent defects. We would say the biggest area of concern would be the potential for movement as the foundations of the carport are unlikely to be deep enough to take this type of loading. Therefore, if calculations have not been carried out, you should avoid using heavy furniture and refrain from entertaining a crowd of guests in the conservatory. You could have trail pits dug at the base of the walls for a Structural Engineer to check the foundation depth to ensure the carport is structurally adequate. You should be aware that this structure is likely to be a breach of Building Regulations. If the work was carried out over 10 years ago it is unlikely the local council will enforce action. However, future resale could be inhibited without documentation.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £500

CLARIFICATION NOTE: For repairing the felt covering. Costs are likely to increase if not documentation is available.

(k). External joinery

FRONT



JOINERY DESCRIPTION: The external joinery has been clad in PVC.

CONDITION SUMMARY: Simply cladding with PVC is a sub-standard practice as this can actually cause timber to deteriorate more rapidly. You should therefore be aware that some work to repair the timber beneath may soon be required. There appears to be a DIY repair to the fascia board to the left-hand side of the property and you may wish to have this tidied up by a reputable building contractor.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

RIGHT



JOINERY DESCRIPTION: The external joinery has been clad in PVC.

CONDITION SUMMARY: No significant defects were apparent to the joinery. However, as mentioned above, deterioration could continue beneath the PVC cladding.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

LEFT

Similar type and condition as described above.

REAR

Similar type and condition as described above.

(I). Other

Not applicable.

4. Internal building inspection

(a). Ceilings

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

CEILING DESCRIPTION: There is a painted finish.

CONDITION SUMMARY: There are shrinkage cracks to many of the ceilings. This type of cracking is not unusual and occurs when the materials expand and contract in differing temperatures. This type of movement is considered to be insignificant. These cracks can therefore be filled upon redecoration. Raking the cracks out to a depth of around 5mm, prior to filling, can help prevent them from opening up again in the future.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

(b). Internal wall and partitions

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

WALL & PARTITION DESCRIPTION: The walls have a painted and tiled finish.

CONDITION SUMMARY: No significant defects were apparent to the walls and partitions.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

(c). Fireplace, flues and chimney breasts

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY



CHIMNEY DESCRIPTION: There is a solid fuel stove in the lounge.

EXAMPLE

CHIMNEY APPLIANCE DESCRIPTION: There is a solid fuel stove installed. The stove and flue should be tested by a HETAS registered engineer prior to use. Faulty stoves can leak lethal gasses into the property.

CONDITION SUMMARY: Faulty fires and flues can be harmful by causing lethal gases to build up within the home. The fire and flue should therefore be tested by a HETAS registered engineer prior to recommissioning.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £150

CLARIFICATION NOTE: For a test.

(d). Floors

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

FLOOR DESCRIPTION: Most of the floors throughout appear to be a suspended timber construction.

CONDITION SUMMARY: There appears to be no ventilation for the timber floors. Unless there is a floating type timber floor system, it is likely that the timber will become affected by rot and/or woodworm. No sub-floor ventilation was found externally. It could be that the external ground levels have been raised above the vents. Suspended timber floors are usually found to be affected by rot/woodworm infestation once carpets/floor coverings are lifted when there are reduced levels of ventilation and elevated levels of dampness. Therefore, provision should be made for replacing any affected timber as and where necessary. It is recommended that an inspection of the timber floor and/or subfloor void is carried out by a PCA registered timber treatment contractor. This will require removal of some floorboards to allow a thorough inspection. If there is a sub-floor void, ventilation should be installed in the external walls to modern standards by a reputable building contractor. Periscope vents may be needed where external floor heights cannot be reduced.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £1000

(e). Fixed joinery

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY



FIXED JOINERY DESCRIPTION: Most of the fixed joinery appears to have been renewed since the property was constructed.

CONDITION SUMMARY: There is some glazing to the door that separates the porch from the kitchen; also, the kitchen from the lounge where no safety stamp was observed to indicate that safety glass has been used. Where there is no safety stamp, it is strongly recommended that an allowance is made for re-glazing in safety glass to prevent serious, or even fatal injury occurring from smashing the glazing.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £300

(f). Fitted joinery

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED



CONSERVATORY

EXAMPLE

FITTED JOINERY DESCRIPTION: There is a fitted kitchen installed.

CONDITION SUMMARY: The built-in fittings are suffering from general wear and tear, which is to be expected. However, we noted that the worktop joint is misaligned. The worktop also requires resealing.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

(g). Internal Decoration

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

CONDITION SUMMARY: The decoration appears to be reasonable. It is however likely that it will become apparent that redecoration is required once furnishings and fittings are removed by the current owners.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

(h). Windows

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY



CONDITION SUMMARY: The handles to the windows are becoming loose and they will require attention/replacement soon. The Velux window in the shower room is likely to require maintenance or replacement soon. A closer inspection of the Velux should be carried out by the roofing contractor who installs the eaves tray as mentioned in the roof covering section.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

(i). Dampness and timber defects

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

DAMPNESS DESCRIPTION: Owing to limitations of fittings and fixtures, etc. there was restricted testing with our electronic moisture meter. Items were however moved where possible.

CONDITION SUMMARY: We found some slight damp readings throughout and this is not unusual for a property of this age. The plaster remains largely unaffected. If in the future plaster does begin to become affected, the areas should be replastered with a lime plaster, using only breathable decorative materials to finish to allow moisture to escape from the walls. Simply adding ventilation to the front and rear elevations in the form of air bricks and/or trickle vents on the windows can help reduce excess moisture within the property.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

(j). Internal Conservatory and Porches

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY



CONDITION SUMMARY: Some deterioration appears to be occurring to the wall plate of the front porch. This has probably been caused by condensation or excessive water not reaching the rainwater fittings externally. This should be discussed with the contractor who repairs the roof panels.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £500

(k). Other

Not applicable.

EXAMPLE

5. Services

(a). Electricity

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY



CONDITION SUMMARY: There is an old rewirable type fuse board still in place in the kitchen. This is considered to be a Health and Safety risk. An Electrical Installation Condition Report should therefore be obtained from a qualified electrical contractor and all recommendations implemented.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £500

(b). Gas

Not applicable.

(c). Oil

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY



CONDITION SUMMARY: The oil tank is located in the grounds to the rear. The location of the tank does not appear to be compliant with safety regulations. The tank is also covered by a large Vine. You should discuss this with an OFTEC registered engineer. The oil fired boiler is in the front porch and appears to be old full. The boiler could require replacing soon and they should be discussed with your Engineer.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £3000

(d). Heating

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

HEATING DESCRIPTION: There is hot water radiation.

CONDITION SUMMARY: The radiators appear to be in a reasonable condition. The system should however be included within the specialist engineer's report previously recommended.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

(e). Hot Water

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

WATER HEATING DESCRIPTION: There is a full hot water system in place.

CONDITION SUMMARY: No significant defects were apparent visually. However, faults are not often visible. It is therefore strongly recommended that the system is tested by a registered engineer prior to reuse.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated

urgently.

EXAMPLE

(f). Plumbing

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

CONDITION SUMMARY: There is visible plumbing to which no defects were apparent.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

(g). Sanitary fittings

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY



CONDITION SUMMARY: There is some black mould to the sealant around the shower. This type of mould can be toxic. There is no extractor fan for the shower room. Black mould occurs in spaces that have a lack of ventilation and high moisture content. You should therefore consider having an extractor fan installed that has a humidistat fitted to pull out excess moisture from the air. Opening windows when bathing and adding permanent ventilation to walls can also help reduce condensation and excess moisture. The sealant should be replaced with a mould resistant type. The shower screen is awkward and may require some attention soon. Some general wear and tear was also noted to the fittings generally.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £500

CLARIFICATION NOTE: For the installation of an extractor fan.

(h). Drainage

GROUNDINGS

CONDITION SUMMARY: The property is connected to mains drainage. We did not observe any blockages at the time of the inspection. The underground pipes could not be seen. The absence of any obvious problems within the chambers does not necessarily mean that the concealed parts are free from defect. In the absence of a full inspection and test report by a drainage specialist, you must accept the risk of such defects existing. We should make you aware that properties of this age are often found to have defective drainage, due to the brittle clay pipes having little protection from slight degrees of movement within the ground. As mentioned earlier in the Wall structure section, there is movement to the front and side. We therefore recommend you obtain a report for the whole property from a drainage contractor and implement any recommendations. The local water company could be responsible for any drainage repairs that are required, and this should be confirmed by your legal advisors.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £0

CLARIFICATION NOTE: Test included earlier.

(i). Soil vent pipes

Not applicable.

(j). Grey water pipes

GROUNDINGS



CONDITION SUMMARY: There are PVC grey water pipes that appear to be in a reasonable condition. The grey coloured pipe may require bracket to help prevent it from disfiguring.

CONDITION RATING: Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

6. Roof void

(a). Roof structure

ROOF

ROOF DESCRIPTION: The roof inside this void was found to have a timber king post trusses structure.

CONDITION SUMMARY: Asbestolux type boards may be present to the structure and the boards are damaged in several places. If this is asbestos, it could be very dangerous if the fibers are inhaled. We did notify the owner of this potential danger and recommended that they have a specialist Asbestos company confirm whether or not the boarding is hazardous and have it removed if necessary, before reentering the roof space.

The structural timbers have been painted in the past and this made it difficult to inspect for woodworm and other deterioration. As mentioned above, our inspection was cut short for health and safety reasons. When the roof is declared safe by an asbestos specialist, you should have the roofing contractor, recommended earlier, inspect the roof to check for any deterioration. They can do this when they inspect the eaves, as recommended in the Roof Covering section.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £0

CLARIFICATION NOTE: We assume the owners have dealt with this or the boarding is found not to be asbestos.

(b). Secondary roof covering

ROOF

CONDITION SUMMARY: The roof covering and battens are underdrawn with bituminous sarking felt that was found to be slightly damaged. Whilst this component is sometimes considered to act as a secondary waterproof barrier, no evidence of any roof leakage was apparent at the time of our inspection. However, the material is susceptible to perishing and the damage could increase to a point where the roof covering would need to be removed along with the timber battens, so that new sarking material could be inserted and new battens fitted, before replacing the roof covering. This material can contain asbestos of the type which is hazardous when disturbed and any work undertaken should be implemented by a contractor who is qualified in working with asbestos. The presence of asbestos in the felt should be confirmed by the specialist mentioned above.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

(c). Plumbing and water supply - in the roof

Not applicable.

(d). Heating and hot water - in the roof

Not applicable.

(e). Electricity - in the roof

ROOF

CONDITION SUMMARY: The electricity system in the roof should be included within the Electrician's report after the loft is confirmed as safe.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £150

EXAMPLE

7. Inspection of grounds

(a). Garages

GROUNDS



DESCRIPTION OF GARAGE: There is a carport to the side of the property.

CONSTRUCTION OF GARAGE: The garage is of brick and has a flat roof. Flat roofs have a relatively short lifespan and can fail at any time. You should therefore prepare for having the roof re-covered within due course.

CONDITION SUMMARY: As mentioned above the felt roof is damaged in places and this requires either repair or replacement by a reputable roofing contractor. There is some brickwork beginning to perish to the rear corner of the building and the masonry paint should be removed.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £300

CLARIFICATION NOTE: Removing the paint. The roof costs were included earlier.

(b). Outbuildings

Not applicable.

(c). Boundaries

GROUNDS



STRUCTURE OF BOUNDARY: The boundaries are of walls and hedges.

CONDITION SUMMARY: The brick wall to the front of the property will require some general maintenance soon.

CONDITION RATING: Not inspected.

GROUNDS



STRUCTURE OF BOUNDARY: Same as above.

CONDITION SUMMARY: There are metal gates to the front/side that require redecoration to help prevent further corrosion. Some other maintenance is also required to help the gate operate correctly. The timber gate to the driveway also requires some attention and maintenance.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £300

EXAMPLE

(d). Retaining walls

GROUNDS



CONDITION SUMMARY: There are retaining walls to the rear and to the side of the driveway that appear to be single skin masonry. The walls are beginning to lean in places/there are cracks beginning to appear. Therefore, some or complete reconstruction could be necessary in the near future. Collapsing retaining walls can cause injury. Retaining walls should be at least two skins of masonry thick and have adequate foundations to help support the weight of the earth behind. Weep holes should also be installed with gravel behind to aid drainage and prevent the masonry deteriorating.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £1500

(e). Path and hardstandings

GROUNDS

CONSTRUCTION DESCRIPTION: There are paths and hardstandings surrounding the property.

CONDITION SUMMARY: No significant defects were apparent to the paths/hardstandings.

CONDITION RATING: No repair is currently needed. The property must be maintained in the normal way.

(f). Common Services

Not applicable.

(g). Trees

GROUNDS

CONDITION SUMMARY: There are several trees and bushes that are within influencing distance of the foundations. All trees and bushes should not be allowed to grow any taller than their distance from the building to help protect the foundations. Mature trees should not be removed as this can cause even worse damage. The ground can swell due to the extra water in the ground. Your legal advisers should check for TPO's (Tree Preservation Orders). Working on protected trees can incur a large fine. Further advice can be sought from a qualified Tree Surgeon. If a dispute is ever entered into with a neighbour, you will need to obtain advice from a Party Wall Surveyor.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £0

CLARIFICATION NOTE: Price included earlier.

(h). Japanese knotweed

GROUNDS



CONDITION SUMMARY: There are plants in garden and not all could be identified. View of the ground was also restricted. We did not observe any Japanese Knotweed at the time of the inspection. The plant could appear after you have bought the property as it can grow up to 10cm per day. Japanese Knotweed is becoming a problem in the UK as there is a perceived risk to buildings and the plant is very difficult to control. Recently, we have noticed a significant increase in findings of Japanese Knotweed. The presence of this plant can prevent mortgages from being accepted and this can have a significant negative impact on the value of your property. We are not experts in this field, and we recommend that you contact a specialist to carry out an investigation of the site and surrounding area. An area up to 7 metres beyond the boundaries should be checked as the roots can spread this far. You should also discuss indemnity insurance with your legal advisors to cover you against potential future losses should the plant ever affect the property.

CONDITION RATING: Defects that are serious and/or need to be repaired, replaced or investigated urgently.

ASSUMED REPAIR COST: £370

CLARIFICATION NOTE: For knotweed inspection and indemnity insurance.

EXAMPLE

8. Other matters

(a). Cost guidelines

For the purpose of our report, we have assumed the cost of necessary repairs to be in the region of **£15,120**. This figure is provided as it may assist with interim negotiations with regard to a proposed purchase of the property. However, contractor's estimates must be obtained for all above mentioned work preferably well before and certainly not after any contract has been exchanged with the vendor/s of the property. This report describes the property as we found it at the time of inspection. The building will continue to deteriorate over time due to natural processes and maintenance will be ongoing. You should therefore ensure you have a suitable budget for future maintenance, to cover for defects that will occur that were not present at the time of the inspection and for contingencies that have not been revealed.

All necessary repair work together with any proposed improvements will need to comply with Local Authority Building and Planning Regulations. Whereas, particularly some older buildings, which have not already been listed may be subject to listing in the near future as being of architectural or historic interest and may be subject to strict requirements in respect of adhering to regulations, any slight alteration to the method of construction in all buildings can invoke the need for Local Authority approval. Furthermore, other relatively minor repair or improvement works can be subject to regulations such as in respect of thermal insulation which may now need to be incorporated, and sanitary fittings considered as 'controlled fittings'. It is important therefore, to ensure that your designers and contractors take account of these requirements in use of materials and methods of repair/construction, and you should both seek confirmation of this and also ensure that appropriate contractors are involved, who can give this assurance, taking appropriate legal advice where necessary.

Another consideration when you are planning repair, improvement or extension works is the possible need to comply with the Party Wall Act 1996, together with associated costs and for more information with regard to your rights and obligations, we recommend that you read the government's Party Wall explanatory booklet which can be found at: www.planningportal.gov.uk > ... > Current Legislation

(b). Breakdown of Assumed cost of urgent repairs

The cost of repairs is an assumption made by the Surveyor based on their previous experience. Contractor's estimates vary dramatically, and we cannot be held accountable if the eventual cost of repair work differs to the Surveyors assumptions. You should therefore obtain estimates prior to exchanging contracts to ensure your budget meets the cost of the repairs.

External repairs

Wall Structure Type/Defects (FRONT)	
For maintenance of the trees and a drainage report.	£1,500
Roof Type/Defects (RIGHT)	
Possible cost for an eaves tray either side of the building.	£1,000

Wall Finishes Type/Defects (RIGHT) For the installation of a drip-bead. Re-rendering could cost around £1500.	£500
Rainwater Type/Defects (LEFT)	£250
Wall Finishes Type/Defects (LEFT)	£500
Conservatory Type/Defects (LEFT) For repairing the felt covering. Costs are likely to increase if not documentation is available.	£500
Wall Finishes Type/Defects (REAR)	£2,000
Window Type/Defects (REAR) For a window specialist to fit security tape if needed.	£300

Assumed cost of external repair: £6,550

Internal repairs

Floor Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY)	£1,000
Chimney Breast Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY) For a test.	£150
Fixed Joinery Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY)	£300
Sanitary Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY) For the installation of an extractor fan.	£500
Conservatory Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY)	£500
Electricity Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY)	£500
Oil Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY)	£3,000

Assumed cost of internal repair: £5,950

Roof repairs

Roof Electricity Type/Defects (ROOF)	£150
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Assumed cost of roof repair: £150

Ground repairs

Ground Garage Type/Defects (GROUNDS) Removing the paint. The roof costs were included earlier.	£300
Ground Boundaries Type/Defects (GROUNDS)	£300
Ground Retaining Walls Type/Defects (GROUNDS)	£1,500
Ground Knotweed Type/Defects (GROUNDS) For knotweed inspection and indemnity insurance.	£370

Assumed cost of ground repair: £2,470

Total repair cost: £15,120

*** Contractors estimates MUST be obtained, prior to exchange of contracts, to validate these assumptions.**

(c). Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property

External

Please see the section on external Chimney Type/Defects (RIGHT)
Please see the section on external Roof Type/Defects (RIGHT)
Please see the section on external Conservatory Type/Defects (LEFT)

Internal

Please see the section on internal Floor Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY)
Please see the section on internal Window Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY)
Please see the section on internal Electricity Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY)
Please see the section on internal Oil Type/Defects (PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY)

Roof Void

Please see the section on roof void (ROOF)
Please see the section on roof void (ROOF)

Grounds

Please see the section on grounds Ground Drainage Type/Defects (GROUNDS)
Please see the section on grounds Ground Knotweed Type/Defects (GROUNDS)

(d). Future maintenance

All external timber should be kept well decorated.

(e). Hazards

Asbestos:

Although the manufacture of asbestos-based building materials has now generally ceased, many products containing asbestos can still be found on and within buildings. These can include roofing felt; roof sheeting's and slates, thermoplastic floor tiles, surface coatings, ceiling tiles, fireproof linings, roof edge verges and eaves soffits, soil and vent pipes, drainpipes, hoppers and waste pipes, gutters and downpipes. Asbestos waste has also been found in lofts and floors, sometimes installed by owners as insulation.

Flooding:

The property is situated within an area that could be affected by flooding. You should therefore obtain an environmental and flood report, that includes pluvial (surface water flooding) from your legal advisers so you can better understand the risk.

Radon:

The property is in an area that can be affected by Radon gas. Radon gas is a significant health hazard in some properties in the area. Property owners are therefore advised to contact their local authority to check whether further action is required. Further information can be obtained from the Health Protection Agency.

Trees:

Mature trees should not be removed without specialist advice. This is because of the risk of 'heave'. If a tree is removed it will no longer take moisture from the ground which can cause a clay subsoil to swell, potentially damaging drains and foundations. The advice of an arboriculturalist (tree surgeon) should be sought on the future management of mature trees.

Ground Stability:

It is possible that the property is built on ground which contains an amount of clay. Clay soils can shrink and swell depending on the levels of rainfall in a period of time. This will make it particularly important to maintain drains in good condition at all times.

Landfill:

There is a landfill site close to the property. Landfill is known to leak toxic gases from the ground from many meters away from the site. Details of the Landfill site should be obtained from an Environmental report to see what, if any, measures have been taken by the waste disposal company to minimise the risk to your health.

Historical Land Use:

Many areas can be subject to a high risk of historical land use. These risks are common to find, particularly in some locations and whilst we do not suspect any issues to be affecting the property following our inspection, we inform all of our clients that, should they consider it necessary, further advice could be obtained from a Chartered Environmental Surveyor.

EXAMPLE

9. Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

(a). Insulation

FRONT

WINDOW: The windows are modern and appear to have been fitted relatively recently. They are therefore likely to be reasonably effective at retaining heat by modern standards.

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

WALL & PARTITION: The walls are thought to be mostly solid with no insulation material. This is thought to be inefficient by modern standards. Insulating the walls retrospectively can be done to improve thermal efficiency. Retrospective insulation can however introduce new problems to the building, such as condensation and details such as ventilation should be considered before work commences.

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

FLOOR: The floors are thought to be uninsulated. A large amount of heat can be lost through the floors. You may therefore consider insulating floors when replacing floor coverings.

ROOF

ROOF STRUCTURE: The amount of insulation within the roof space is below modern standards. We recommend that you have the insulation brought up to modern insulation standards by a reputable company. 270mm of blanket fiber insulation could be laid over the ceiling joists. Or the rafters could be insulated but ventilation should be maintained for the roof timbers and a vapour barrier will be required behind the plasterboard to the room below to help prevent issues with condensation.

(b). Heating

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

INTERNAL HEATING: The boiler appears old and will be inefficient. This will affect the energy rating of the property and could deter some buyers. We recommend that you discuss having the boiler replaced to modern standards. Boilers should be maintained/replaced by registered Engineers only.

EXAMPLE

(c). Lighting

PORCH, KITCHEN, LOUNGE, 2 BEDROOMS, SHOWER ROOM AND WC, SEPERATED CONSERVATORY

ELECTRICITY: There appears to be mostly energy efficient lighting throughout. You should use energy efficiency lighting to help reduce your fuel bills and save power.

(d). Ventilation

There is normal ventilation in the property that does rely somewhat on the occupants opening windows. It is good practice to allow a fresh circulation of air through the property to help keep a healthy environment. However, heat loss could be an issue in the colder months. To help retain heat in the property, you could have a heat recovery ventilation system installed.

(e). General

The property is poorly insulated. There are significant improvements that could be made by insulating the roof, walls and floors. You should however be careful to choose a reputable company to carry out improvements as poorly fitted insulation can cause significant problems and lead to an unhealthy environment within the property. You could also upgrade the windows to modern standards to further improve insulation.

10. Legal matters

(a). Issues in the report for Legal Advisers (Not Already Mentioned Above):

Should your legal advisers find other relevant matters which we have not mentioned in this report, you should refer these back to us for further advice.

There appears to be a private road that is shared with neighbouring properties. There appear to be rights of way affecting the property, access rights and maintenance liabilities should be confirmed by your legal advisers.

(b). Tenure/Any Other Matters

The property is assumed to be Freehold. However, this should be confirmed by your legal advisers. Your legal advisors should confirm that all necessary documentation is in place with regard to compliance with Building Regulations for the construction of any extension and alteration works already carried out to this property since it was constructed. In the absence of any such documentation, there would be an increased risk of associated defects arising in future and you should refer such information back to us for comment. In particular, any alterations advised by the vendors under pre-contract enquiries. Your legal advisors should also confirm that any appropriate guarantees/warranties are in place where appropriate for building or alteration works and that they are valid and transferrable. With regard to any part/s of a building that may have been built between 1968 and 1981 with cavity brick walls, unless the vendors can provide a guarantee, or a recent inspection report for the cavity wall ties, it is recommended that a wall tie inspection is conducted. If cavity wall insulation has been installed however, inspection will not be feasible and if that is so, it is recommended that the walls are checked every 5 years for any evidence of bulging walls, which may indicate that wall tie replacement is necessary.

(c). Regulation

Not applicable.

(d). Guarantees

Not applicable.



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