

## BUILDING SURVEY REPORT



Property:

Client:

Inspection Date:

## CONTENTS

<b>A INTRODUCTION .....</b>	<b>3</b>
<i>Instructions.....</i>	3
<i>Purpose of the report .....</i>	3
<b>B ABOUT THE SURVEY .....</b>	<b>4</b>
<i>The inspection .....</i>	4
<i>The report.....</i>	4
<b>C OVERALL OPINION .....</b>	<b>5</b>
<i>Overall opinion .....</i>	5
<i>Summary of repairs and/or further investigations:.....</i>	5
<b>D ABOUT THE PROPERTY .....</b>	<b>7</b>
<i>Property description .....</i>	7
<i>Services.....</i>	7
<i>Location.....</i>	8
<b>E EXTERIOR .....</b>	<b>9</b>
<i>Limitations to inspection .....</i>	9
<i>E1 Chimney stacks.....</i>	9
<i>E2 Roof coverings.....</i>	9
<i>E3 Rainwater fittings.....</i>	10
<i>E4 Main walls.....</i>	10
<i>E5 Windows.....</i>	11
<i>E6 External doors .....</i>	11
<i>E7 Other joinery .....</i>	11
<i>E8 Conservatory .....</i>	12
<i>E9 Other .....</i>	12
<b>F INTERIOR .....</b>	<b>13</b>
<i>Limitations to inspection .....</i>	13
<i>F1 Roof structures .....</i>	13
<i>F2 Ceilings .....</i>	13
<i>F3 Walls and partitions .....</i>	14
<i>F4 Floors.....</i>	14
<i>F5 Chimney breasts, fireplaces and flues .....</i>	15
<i>F6 Built-in fittings (e.g. kitchen fittings, wardrobes, etc) .....</i>	15
<i>F7 Joinery (e.g. woodwork, including staircase).....</i>	15
<i>F8 Sanitary ware .....</i>	16
<i>F9 Cellar.....</i>	16
<i>F10 Other .....</i>	16
<b>G SERVICES .....</b>	<b>17</b>
<i>Limitations to inspection .....</i>	17
<i>G1 Electricity .....</i>	17
<i>G2 Gas/oil.....</i>	18
<i>G3 Water.....</i>	18
<i>G4 Heating .....</i>	19
<i>G5 Water heating.....</i>	19
<i>G6 Drainage .....</i>	19
<i>G7 Common services .....</i>	20
<i>G8 Other services/installations .....</i>	20

H	<b>  </b> GROUND S & OUTBUILDINGS .....	<b>21</b>
	<i>Limitations to inspection</i> .....	21
	<i>H1 Garage</i> .....	21
	<i>H2 Permanent outbuildings and other structures</i> .....	22
	<i>H3 Grounds</i> .....	23
I	<b>  </b> ISSUES FOR YOUR LEGAL ADVISERS .....	<b>24</b>
	<i>I1 Regulations</i> .....	24
	<i>I2 Guarantees</i> .....	24
	<i>I3 Other matters</i> .....	24
J	<b>  </b> RISKS .....	<b>25</b>
	<i>J1 Risks to the building</i> .....	25
	<i>J2 Risks to the grounds</i> .....	25
	<i>J3 Risks to people</i> .....	26
	<i>J4 Other risks or hazards</i> .....	26
K	<b>  </b> ENERGY EFFICIENCY .....	<b>27</b>
	<i>K1 Energy performance certificate (EPC)</i> .....	27
	<i>K2 Thermal insulation</i> .....	27
L	<b>  </b> SURVEYOR'S DECLARATION .....	<b>29</b>
	WHAT TO DO NOW .....	<b>30</b>
	TERMS AND CONDITIONS OF ENGAGEMENT (LEVEL 3 SERVICE) .....	<b>31</b>
	TYPICAL HOUSE DIAGRAM .....	<b>34</b>

# A INTRODUCTION

## Instructions

An initial enquiry was received by way of a telephone call on [date] and your instruction to undertake the Building Survey was confirmed by the signed Instruction Form received by email on [date].

Related party disclosure:

## Purpose of the report

The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

The report is not an inventory of every single defect, its intention is to outline the general condition of the structure and fabric of the property, highlighting the main points of disrepair and concern that are considered necessary for you to make a reasoned and informed judgment on whether or not to proceed with purchasing the property, and the basis on which to do so.

# B ABOUT THE SURVEY

## The inspection

For the scope of the inspection and description of service, you should refer to the terms of engagement previously supplied to you and which are appended to this report.

In summary however, I have visually inspected roofs, chimneys and other surfaces on the outside of the building from ground level and, where necessary, from neighbouring public property and with the aid of binoculars. Flat roofs no more than 3m above ground level have been inspected using a ladder where it was safe to do so or from accessible overlooking windows, terraces/balconies, etc.

Inside the property I have inspected the roof structure(s) from inside the roof space(s) where it was safe to do so. Floor surfaces and underfloor spaces have been inspected so far as there was safe access and permission from the owner. The inside of any chimney, boiler or other flues have not been inspected as they can only be assessed by the appropriately qualified specialist. Fitted carpets or coverings have only been lifted where the owner's consent was obtained. Intermittent faults of services may not be apparent on the day of inspection.

If there are concerns about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Date of inspection:

Weather conditions:

The weather was overcast and dry apart from a few spots of rain at the end of the inspection. The inspection follows a couple of months of mainly dry and warm weather.

Status of the property when the inspection took place:

The home is occupied by the vendor who was present during the inspection. The property was furnished and floors were fully covered.

## The report

For the purpose of description in this report, all directions are given as facing the front of the property from outside unless stated otherwise.

## C OVERALL OPINION

This section sets out my overall opinion of the property, highlighting areas of concern. It also provides a summary of repairs and recommendations for further investigations.

To make sure you get a balanced impression of the property, it is strongly recommended that you read all sections of the report, in particular the 'What to do now' section.

### Overall opinion

Although in reasonable condition overall internally, the property has been maintained to an average standard externally. There are a number of matters that need attention and some of these should be dealt with straight away. The property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported, which are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

### Summary of repairs and/or further investigations:

Matters requiring immediate action:

Section	Defect	Action
E3	Separated rainwater gutter and downpipe.	Repair
G1	Check certification of electrical system.	Further investigation
G1/G2	Provide earthing to gas meter or adjacent pipework.	Repair
G2	Check certificates for safety checks of gas appliances.	Further investigation
G4/G5	Check certificates for servicing of the gas boiler/heating system.	Further investigation
H1	Defects to the garage flat roof.	Further investigation & repair

Matters that should be dealt with soon after moving in:

Section	Defect	Action
E4	Block up holes in party walls in roof space.	Improvement
F4	Install subfloor air vent to the kitchen floor.	Improvement
F10	Rectify cloakroom extractor fan ventilation.	Repair
G6	Loose cement in front drainage chamber and gully repairs.	Repair
H1	Defects to garage side door and windows.	Repair

Matters recommended to receive attention within the next 12 months:

Section	Defect	Action
E2	Minor repairs to the main roof.	Maintenance

# D ABOUT THE PROPERTY

## Property description

Type of property: Two-storey semi-detached house with single-storey front extension containing porch and cloakroom.

Tenure: Freehold.

Orientation: The front elevation faces northwest.

Approximate year of construction: 1949

Approximate year of extension(s): 1996

Approximate year of conversion: Not applicable.

Construction: The property is conventionally constructed using materials and techniques typical of its age, with rendered and tile clad solid and cavity brick walls under timber-framed and tiled pitched roofs with a felted flat roof to the front bay. Floors are of suspended timber construction.

Accommodation: Ground floor:  
Entrance porch. Cloakroom/WC. Living room. Dining room. Kitchen.  
First floor:  
Landing. 3 bedrooms. Bathroom with WC.

Grounds and outbuildings: Front garden. Shared side driveway leading to rear garden with patio. Large detached garage.

## Services

Electricity: Mains  Other

Gas: Mains  Other

Water: Mains  Other



Drainage: Mains  Other

Central heating: Gas  Electric  Oil  Solid fuel  None

Other services or energy sources (including feed-in tariffs): **None.**

### Location

Setting: The property is situated in an established residential locality of mainly inter and postwar housing on the ----- border. It fronts a link road connecting --- with --- and ---.

Facilities: The property is within good access of most amenities including shopping, schooling, leisure and transport facilities, with --- approximately 150 meters along ---. The nearest railway station, --, is a 10 minute walk away.

Local environment: Topography of the local area is generally flat. According to British Geological Survey, the subsoil in the area of the property consists of sand and gravel (referred to as Harwich formation).  
The home is designated as being in an area where there may be elevated levels of radon gas that could affect health (see J3).

# E EXTERIOR

## Limitations to inspection

I could not inspect the flat roof of the bay due to its height.

## E1 Chimney stacks

Description:	<p>There is a single chimney stack which is shared with the attached house. It is built of brick with a lead flashing at the join of the roof tiles. Flues are surmounted with clay chimney pots (only one is associated with the property).</p> <p>The house was built with a second chimney stack which served the boiler and this was mounted over the rear wall. At some point this has been taken down and the roof made good.</p>
Condition:	<p>Mortarwork displays very slight erosion from weathering and in the future will need repointing but no repairs are currently needed to the chimney stack. The stack and flashing will require periodic maintenance due to their exposed position and should be checked regularly.</p> <p>The owner of the neighbouring property will have a number of legal rights over this shared chimney. You should check with your legal adviser before you do any work (see I3).</p> <p>To carry out works to chimney stacks safely, contractors may have to use appropriate access equipment (e.g. scaffolding, hydraulic platforms, etc.). This can increase the cost of the work.</p>

## E2 Roof coverings

Description:	<p>The main roof is a hipped pitched roof covered with the original concrete tiles laid over roofing felt (seen in the roof space), the roof to the porch and cloakroom extension is a lean-to pitched roof covered with relatively modern concrete tiles over roofing felt, with a lead flashing where they meet the wall and bay, and the front bay flat roof is covered with lead.</p>
Condition:	<p><u>Main Roof</u></p> <p>The tiles were in fair condition overall, displaying weathering consistent with their age. There is one broken tile to the rear slope and a small section of mortar under one of the ridge tiles is missing. You should have these matters rectified as part of normal maintenance.</p> <p>The roofing felt visible in the roof space is torn and hanging in a couple of places but overall continues to be serviceable. It is becoming brittle with age and in due course will start to perish. Repairs to roof linings are difficult to undertake effectively without stripping off the roof tiles. This is not usually economic unless combined with renewal of the covering itself, which at this stage is not necessary.</p> <p><u>Porch/Cloakroom Extension Roof</u></p> <p>The tiles and flashing were in satisfactory condition requiring no attention at this time. They will need to be maintained in the normal way.</p>

Bay Roof

This could not be inspected due to its height, only the edges and the front end of the 'roll' where leadwork overlaps being visible from the ground. The visible lead was in satisfactory condition and there were no signs of water ingress in the room below the roof to indicate current problem. No repairs appear to be currently needed. The roof covering will need to be maintained as required.

E3 Rainwater fittings

Description:	Gutters and downpipes are made of plastic. The downpipes direct rainwater from the roofs into wastewater gullies at the side of the house and into the drainage system.
Condition:	<p>The front extension gutter and downpipe were separated and this will allow rainwater to splash onto the walls and ground below. You should have this repaired as soon as possible.</p> <p>The rainwater apparatus was otherwise intact and appeared serviceable however the rain that fell at the end of the inspection was not sufficient to highlight leaks or other problems and I cannot confirm that the rainwater goods would be effective during periods of heavy or prolonged rainfall. Checking the rainwater fittings will need to be carried out during moderate-heavy rainfall or by filling with water, say from a hose.</p>

E4 Main walls

Description:	The main walls to the original building are formed with 225 mm solid brickwork with slender 105 mm brick or concrete blockwork to the first floor section of the front bay, and the walls of the front extension are built with 295 mm brick and block cavitywork (cavities are insulated). Walls are finished with a spardashed render at first floor level, smooth cement render at ground floor level and with tile cladding to the upper part of the front bay. The damp proof courses are made of bituminous felt and polymer plastic to the original and extension walls respectively.
Condition:	<p>The rendered finishes of the walls were in a good condition overall. They were probably re-rendered, or at least partly re-rendered, when the front extension was added. There were no signs of serious structural movement affecting the walls.</p> <p>There are gaps between tiles to the angled corners of the front bay tile cladding. This is not a defect as there are lead flashings behind the tiles at these points which should waterproof the detail, but the finish is a little unprofessional.</p> <p>Positive readings were registered on a moisture meter to the inside of the rear wall, at the left-hand side of the rear bedroom window. These indicate moisture to most of the height of the wall, corresponding with the position of the removed boiler flue which was on the outside of the wall at this point (the one to the attached house is still in place and shows how this was). The dampness is not indicative of a serious problem but is residual moisture in the wall from use of the flue and is unlikely to develop into a problem.</p> <p>The kitchen window has been widened at some point and this will have involved inserting a replacement lintel over the opening. This will have required building regulations approval (see I1).</p>

E5 Windows

Description:	Windows are double glazed units made of PVCu, estimated to have been installed around 10 years ago. All but one have fixed glass with small casements at the top. The rear bedroom window is a tilt-and-turn unit with wide opening casements for escape in an emergency.
Condition:	<p>The windows were visually in satisfactory condition and casements opened and closed satisfactorily, although the handles of the rear bedroom window did not turn smoothly and may need lubricating or repair to improve this. The windows will need to be maintained in the normal way.</p> <p>Replacement glazing works since 1 April 2002 should have either building regulation approval or been installed by a contractor registered with one of a number of government approved certification bodies whose members can self-certify that their installations meet the standards of the building regulations. You should ask your legal adviser to check this (see I1).</p> <p>Over time, the seals to double glazed units can fail allowing misting or condensation to form between the glass panes. This is not a serious defect but is unsightly and can reduce the thermal efficiency of the double glazing.</p> <p>The design of most of the windows does not allow people to escape from a fire. This is a potential safety hazard. In a fire, smoke can quickly trap occupants in a room and the small size of the openings will prevent them escaping or others rescuing them (see J3).</p>

E6 External doors

Description:	The front door is a double glazed unit made of PVCu and the rear door is a sliding patio door, also double glazed and made of PVCu.
Condition:	<p>Both doors operated satisfactorily and were in serviceable condition. The neoprene seal inside the bottom of the front door frame has come loose and needs fixing back in position but no significant repairs are currently needed. The doors will need to be maintained in the normal way.</p> <p>Similar comments apply to the double glazed doors regarding installation certification and the seals as made in E5.</p>

E7 Other joinery

Description:	Other joinery includes the soffits and fascias around the edge of the roofs (eaves joinery) and these are made of PVCu around the main roof and wood to the front extension roof.
Condition:	<p>The joinery was in satisfactory condition with no repairs being currently needed however protective paintwork of the woodwork is due for renewal to prevent the timber from rotting. Redecoration will be required periodically as part of routine maintenance.</p> <p>It was not possible to determine whether the PVCu has been fixed directly on top of original decaying joinery or replaced original timber. I am unable to comment on any concealed sections of woodwork which can only be examined by the removal of the PVCu covering.</p>

E8 Conservatory

Description: There is no conservatory.

Condition: -

E9 Other

Description: Not applicable.

Condition: -

PCCS  
Sample Report

# F INTERIOR

## Limitations to inspection

Furniture, fittings, belongings and insulation restricted inspection of some parts of the interior, including inside cupboards and in the roof space, and floor coverings restricted inspection of the floors.

## F1 Roof structures

### Main Roof

Description:	<p>The main roof space is entered through a hinged trap in the landing ceiling where there is a fitted pull-down timber ladder. It has lighting installed and is fully boarded.</p> <p>The roof structure is formed with timber rafters, purlins, collars and struts transferring the load of the roof to the external walls and internal central crosswall.</p>
Condition:	<p>The roof structure has suffered slight deflection, notably to the rafters, and a number of timbers have split along the grain but these are typical symptoms of a roof of this design and age and are not of concern. No significant distortion, damage or dampness was noted to the roof frame and no repairs are currently needed. The roof covering will need to be kept in weathertight condition to avoid water penetration and damage to the timbers (see E2).</p>

### Front Extension Roof

Description:	<p>The front extension roof space is entered through a removable trap in the porch ceiling. This is a small roof void with no lighting or boarding.</p> <p>The roof structure is formed with timber rafters transferring the load of the roof to the front wall.</p>
Condition:	<p>There were no signs of significant distortion, damage or dampness to the framework. No repairs are currently needed. The roof covering and flashing will need to be kept weathertight to avoid water penetration and damage to the timbers.</p>

## F2 Ceilings

Description:	<p>Ceilings are formed with plasterboard with a smooth plaster finish in all rooms except the front-right bedroom where the ceiling is lined with paper.</p>
Condition:	<p>The ceilings were in satisfactory condition viewing from underneath and look to have been replastered at some stage.</p> <p>Plasterboard ceilings occasionally develop minor cracks along the line of the plasterboard joints. This is usually the result of expansion and contraction following changes in temperature and moisture content or sometimes they occur as a result of minor deflection to the ceiling joists. Cracking of this type is normally only cosmetic and can usually be made good during the normal course of redecoration.</p>

F3 Walls and partitions

Description:	<p>Internal divisions are walls built of brick and/or concrete blockwork with a plaster finish which has been painted, papered or tiled.</p> <p>The crosswall between the reception rooms has been removed and plasterboard partition with arched opening erected in its place. There would originally have been a wall between the living room and entrance hall which has been removed to form an open plan area.</p>
Condition:	<p>The walls were in reasonable condition overall and have possibly been replastered at some point. There were no signs of serious structural movement and wall finishes were of generally good appearance subject to some redecoration.</p> <p>Means of support over the removed walls were concealed but there were no signs of a problem. Removing walls often requires building regulation approval and this would certainly have been the case for the central crosswall as this was a load-bearing structure (see I1). Confirming whether the wall that was between the living room and hall was load-bearing would involve lifting up floor coverings and floorboards in one of the bedrooms above and this would require the permission of the owner. I was able to establish that the joists run front to rear suggesting the wall would not have been load-bearing, but this will depend on whether the wall separating the front bedrooms was supported by this wall or directly off the floor. Enquiries should be made of the local authority to establish if there is a record of building regulation approval for this work (see I1). If not, the only way to verify the position is to investigate as mentioned above, but in the absence of any sign of a problem, I do not consider this to be necessary.</p> <p>There are 4 small holes in the party wall in the roof space which can allow the spread of fire and smoke between the subject and neighbouring properties. The holes should be permanently sealed up at the earliest opportunity.</p>

F4 Floors

Description:	<p>All floors in the property are of timber board on joist construction. Ventilation to the ground floor floors is provided by air vents at the base of the external walls (4 to the front elevation, 3 to the side and 2 to the rear).</p>
Condition:	<p>Fitted coverings restricted inspection of the floors but they felt firm and level underfoot with no excessive flexing or vibration.</p> <p>To make sure the timber ground floors do not rot, it is important to provide ventilation to the underfloor space. A couple of air vents (one at the front and one at the rear) are covered by door steps. Provisions are otherwise reasonable however I recommend inserting a new air vent in the rear wall of the kitchen to ensure there is sufficient air circulation under the kitchen floor. Inadequate ventilation can result in rot affecting floor timbers. Air vents must be kept clear of dirt build-up and other obstructions to air flow.</p> <p>Some of the floorboards creak when walked on, notably upstairs. This is not a serious defect but can be irritating. If you wish to alleviate the creaking, the floorboards should be fixed down with extra nails/screws and additional support may be needed in places.</p>

F5 Chimney breasts, fireplaces and flues

Description:	There is a chimney breast in the living room which rises through the front-right bedroom and roof space to the chimney stack. It contains the flue serving the living room fireplace, which is fitted with a gas fire (see G2 and G4). The fireplace has a brick and tile surround and hearth.
Condition:	The chimney breast is structurally intact with no visible problems and the condition of the fireplace opening and surround was satisfactory.  The condition of the flue can only be assessed by an appropriately qualified person. As the fireplace is fitted with a gas fire, this should be a technician registered with Gas Safe.

F6 Built-in fittings (e.g. kitchen fittings, wardrobes, etc)

Description:	Built-in fittings comprise the kitchen units, including worktops and sink, bathroom unit containing the toilet cistern and the wash basin cabinet and high-level cupboard in the cloakroom.
Condition:	All fittings were in satisfactory and serviceable condition. Occasional maintenance will be needed, particularly to realign doors and drawers of the fittings through use.  Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair or replacement. For example, kitchen units often hide water and gas pipes and can obscure dampness to walls.

F7 Joinery (e.g. woodwork, including staircase)

Description:	Joinery/woodwork consists of doors, door frames, skirtings, staircase and banisters. These are made of wood and wood-based composites (such as chipboard, hardboard, MDF, etc).
Condition:	Generally the joinery was in satisfactory condition. The staircase has been replaced and it is suspected this was done when the hall/living room wall was removed. This would have required building regulations approval and you should ask your legal adviser to check this (see I1).  Some of the staircase steps creak when walked on. These are the corner steps at the top and bottom of the staircase. Over time and through use, the wood to staircases can shrink and split loosening the various joints causing the stairs to creak when used. This is not a serious defect but if you wish to make them quieter you will need to improve the support under each creaking tread.



F8 Sanitary ware

Description: Sanitary fittings comprise a bath with overhead shower and glass screen, a wash basin and a toilet with concealed cistern in the bathroom and a wash basin and toilet in the ground floor cloakroom.

Condition: The fittings are reasonably modern units that were in satisfactory condition however the glass shower screen is in need of cleaning, particularly to remove scale and slight mould at the bottom of the screen.

Sanitary fittings are connected to the plumbing system and discharge wastewater into the drainage system so are vulnerable to water leaks. The sealants around the edges of baths, showers and wash basins can also have the same effect. This damage can affect adjacent surfaces and, if not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden.

F9 Cellar

Description: The property is not known to have a cellar.

Condition: -

F10 Other

Description: The cloakroom is fitted with an electric extractor fan in the ceiling to expel unpleasant odours from the room. It operates automatically when the light is switched on.

Condition: The fan extracts air into the roof void whereas it should direct the air to the exterior. This can allow unpleasant odours to re-enter the room. You should have this rectified and the flue pipe where it connects to the fan also needs to be attaching as this is loose.

# G SERVICES

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services are inspected, and specialist tests are carried out. The visual inspection cannot assess the services to make sure they work efficiently and safely, or meet modern standards.

## Limitations to inspection

I could not inspect the concealed plumbing, wiring, etc, nor could I inspect the underground drainage system other than in the inspection chambers.

## G1 Electricity

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every 10 years, or on change of occupancy. All electrical installation works undertaken after 1 January 2005 should have appropriate certification. For more advice, contact the Electrical Safety Council.

### Description:

There is a mains electricity supply and the meter and consumer unit are located in the understairs cupboard. Visible wiring is in PVCu and the consumer unit contains miniature circuit breakers with RCD protection to all but the lighting circuits. There is a second miniature circuit breaker unit in the garage. The electricity supply was on when I inspected.

### Condition:

The wiring and electrical components indicate the installation is relatively modern and stickers on the consumer units state it was last inspected in November 2012, and possibly upgraded at this time. A certificate should have been issued for such works, which may have included the installation of underfloor heating in the bathroom and ceiling downlights to the ground floor rooms. You should ask to see this (it was not available at my visit) and check whether it includes a safety check of the whole installation.

However, I could not see that the gas meter and adjacent pipework are fitted with an earthing wire (called bonding). This protects the occupants from accidental electrocutions and its absence is a safety hazard. You should ask a registered electrician to inspect the system and make it safe as necessary.

With electrical standards being regularly updated, there is the potential for other upgrading works being recommended. Although the consumer unit is reasonably modern, regulations effective from 1 January 2016 require the consumer unit housing to be made of a non-combustible material or housed within a non-combustible enclosure. If it cannot be confirmed the plastic is of a non-combustible type, it may need to be replaced when the electrical system is next altered/repared.

### G2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations and OFTEC for oil installations.

Description:	Mains gas supply is connected and the gas meter and isolation valve are located under the stairs. Gas is supplied through copper piping to the boiler, cooker hob and gas fire in the lounge.
Condition:	<p>The gas meter and adjacent pipework do not appear to be fitted with bonding and this is a safety hazard. See G1.</p> <p>According to the Gas Safe website (<a href="http://www.gassaferegister.co.uk">www.gassaferegister.co.uk</a>), all gas appliances in a property should be inspected and tested every 12 months to ensure they are working efficiently and are safe to use. I have not seen evidence that the boiler, gas fire and gas hob have been serviced or safety checked within the last 12 months. You should ask to see this. If not available, these appliances should be inspected and tested by a Gas Safe registered engineer before you commit to purchase.</p>

### G3 Water

Description:	Mains water supply is connected and the external stop valve is located in the front pavement. I could not find the internal stop valve and the vendor was not aware of its location but it is believed to be somewhere in the kitchen and will probably be readily visible when the property is vacated. The supply is taken direct from the main and visible plumbing is in copper.
Condition:	<p>I saw no specific problems with the visible parts of the installation however water pressures were noted to reduce when two appliances (such as the bath and a wash basin or washing machine) are run simultaneously. This is not unusual with mains-fed supplies but it could mean poor plumbing design or scaling up inside the pipes reducing the diameter of flow. If you wish to know more, it will be necessary to ask a competent plumber to investigate this for you. You may find the weak flow irritating or inconvenient.</p> <p>Before 1970, many water supply pipes were made of lead. I have not been able to establish if the main in this property is in lead or other metal or has been replaced. Leadwork must be regarded as approaching the end of its useful life and susceptible to defect. There are also possible health concerns. If further advice is required, the services of a competent plumber will need to be obtained. Replacing the mains pipe can be expensive.</p>

G4 Heating

Description:	The property has a central heating system comprising a Worcester gas-fired combination condensing boiler in the kitchen and radiators fitted with thermostatic valves in the cloakroom, living room, dining room and bedrooms and twin towel rails in the bathroom, where there is also electric underfloor heating (see G1). The programmer is built into the boiler and the thermostat control is in the living room. A gas fire provides additional heating in the lounge. The heating systems were not seen operating.
Condition:	<p>Heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person who is registered under the government-approved competent person scheme. This should include all heating systems and appliances, for example, boilers, individual room heaters (including gas fires), etc. Heating systems and appliances that have not been checked may be a safety hazard. I have not seen evidence that the heating system has been serviced within the last 12 months as the vendor was unable to produce this. You should ask to see the latest servicing documentation (see I2) but I understand from the vendor that the last service was sometime last year so a service may now be due. If servicing documentation is not available and there is doubt that the system has been serviced within the last 12 months, it should be checked and serviced by a Gas Safe registered engineer.</p> <p>You should be aware that electric underfloor heating systems can be expensive to use and difficult to repair.</p>

G5 Water heating

Description:	Hot water is provided on demand by the combination boiler to the kitchen sink, bath, shower and wash basins.
Condition:	<p>There was running hot water indicating the system is serviceable and I saw no problems to the visible parts of the system, but see G4 regarding the boiler and servicing.</p> <p>The system experiences a reduction in water pressure when hot water is run through two appliances simultaneously. Although this is common with mains-fed systems, it can result in the water temperature suddenly becoming hot or cold and this can be irritating or inconvenient, and potentially cause scalding.</p>

G6 Drainage

Description:	The property is connected to the public sewer and the drainage system takes both wastewater and rain/surface water. The drains run from the house into a shared drain under the side driveway which connects into a shared sewer pipe running under the front gardens of the houses, flowing from right to left. The sanitary fittings and kitchen sink are connected to the drains through a series of pipes including the original iron soil stack and added plastic stub stack (by the cloakroom extension) which are featured externally.
Condition:	Water run through the bathroom wash basin was slow to drain away indicating a partial blockage or poor design of the waste plumbing. The waste pipe should be cleaned through but if this remains a problem then

it should be investigated by a competent plumber.

Outside, two inspection chambers were located in the side driveway to which the covers were lifted revealing the channels to be free flowing at these points. Some of the cement lining the walls of the front chamber is cracked and loose and could fall into the drains and cause a blockage (see photo below). You should arrange to have this repaired soon. Since October 2011, shared drains are the responsibility of the local sewerage company so they should be contacted and informed of the problem.



Brickwork forming the gully surround by the front corner of the house is in poor condition and the grille over the gully is broken. You should have these repaired soon.

A trough drain has been inserted into the driveway by the rear corner of the house to drain surface water from part of the driveway into the drainage system. This is filled with dirt and grass is growing through the grille. It needs cleaning out to improve its effectiveness.

Being a combined system, the rainwater downpipes drain into the waste gullies. While this was a typical arrangement when the property was built, modern regulations require rainwater to flow to a collection barrel, soakaway or other arrangement that does not involve treating the water. Rainwater flowing into the waste system can also overload the foul sewer and lead to flooding. You should consider altering the rainwater disposal.

### G7 Common services

Description:	None identified.
Condition:	-

### G8 Other services/installations

Description:	None identified.
Condition:	-

# H GROUNDS & OUTBUILDINGS

(including shared areas for flats)

## Limitations to inspection

Storage and a car parked in the garage hindered the internal inspection and I could not inspect the outside of the left-hand and rear walls as they stand on the boundaries.

## H1 Garage

Description:

The garage is a large structure which has been extended. It is built with 105 mm brick walls under a felted flat roof (incorporating two roof lights) with tiled pitched roof over the front part of the building. The roofs are formed with timber. The building has a concrete floor, plastic electric up-and-over door, timber side door and windows and an electricity supply (see G1).

Condition:

There have been water leaks through the flat roof, affecting the rear-left corner and around the right-hand roof light. There was no sign of current dampness and recent water ingress indicating the leaks have been repaired and there is evidence of this on the surface of the roof. However, the roof is sunken around the roof lights (particularly around the right-hand one) and the dips will hold rainwater which will be prevented from flowing to the gutter (see photo below).



The roof is in need of repair and this is likely to involve replacing some of the concealed timberwork. Although there does not look to be a current leak, fungus growing on the exposed section of the joist under the right-hand roof light (visible inside the garage, see photo below) indicates a need for further investigation and repair to the roof structure in this area.





Until the roof structure is opened up and examined, it is difficult to know the extent of repairs required. Ultimately, it may be cost-effective or necessary to replace a substantial part of the roof and to fully renew the felt covering. If localised repairs are made, you should appreciate that the felt roof covering is of a type to have limited life and will be prone to sudden failure, and that it will need periodic repair and eventual replacement.

At the rear edge of the flat roof is a gutter formed between the roof and adjacent building wall. This will be difficult to clean and maintain and, like the flat roof, you should anticipate it needing to be repaired periodically.

The frame of the side door has localised soft and damaged wood (by the door lock) and there are missing timber beadings to both of the windows and a cracked pane of glass to one of them. Repairs are required and external woodwork is due for redecoration.

In the floor are a number of holes approximately 75 mm in diameter and at least 200 mm deep. According to the vendor, the previous owner carried out car mechanics and had heavy lifting gear in the garage. It is suspected the holes were formed to fix the equipment in place. Some of the holes contain water. The source of this is not known but could be from the ground (possibly indicating a high water table). You should have the holes filled with concrete.

## H2 Permanent outbuildings and other structures

Description: Not applicable.

Condition: -

### H3 Grounds

Description:

The property occupies a level rectangular plot. The front garden is lawned with a few border plants, shrubs and the tree and the rear garden is lawned with a patio formed with paving slabs. The driveway along the side of the house and to the garage is formed with concrete with a grass strip down the middle of the shared section.

Boundaries are demarcated by brick walls to the front and right-hand side of the front garden and between the rear gardens of numbers --- and ---. The rear garden right-hand boundary is formed with concrete posts supporting closeboarded timber fencing. The rear boundary appears to be between the garage and outbuilding of the property beyond.

Condition:

Garden areas have been maintained to a basic standard.

The concrete driveway is now some years old and the surface is cracked, uneven and patched in places. It is usable but you may desire a better finish. As part of this is shared, resurfacing would need to be carried out with the co-operation of the neighbour. Patios and paved areas should be kept in satisfactory condition otherwise they could present a safety hazard to users.

There is an evergreen tree of moderate growth in the front-right corner of the front garden. Trees can cause damage to buildings and underground services such as drains but no obvious disturbance was seen. You should arrange for the tree to be periodically pruned to control its growth and root spread, particularly as the shared drainage sewer runs through the front garden.

Boundary walls and fences were in reasonable condition overall. The left-hand wall of the rear garden has a couple of cracks stepped through mortar joints from slight movement. These are long-standing and do not indicate a significant problem but you are recommended to have the cracks made good.



# ISSUES FOR YOUR LEGAL ADVISERS

The surveyor does not act as a legal adviser and will not comment on any legal documents. However, if during the inspection issues are identified that your legal advisers may need to investigate further, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

## I1 Regulations

The following installations, extensions, alterations and improvements were noted and your legal adviser should check that the relevant consents have been obtained or regulations complied with, or that such consents were not required:

- Front porch/cloakroom extension.
- Removal of internal ground floor walls and replacement support.
- Rebuilding of the staircase.
- Widening of the kitchen rear window.
- Electrical works carried out since 1 January 2005.
- Installation of the gas boiler if since 1 April 2005.
- Construction/extension of the garage.

## I2 Guarantees

You should ask your legal adviser to confirm whether the following are covered by a certificate, guarantee or warranty and advise on the implications:

- Double glazed windows and doors.
- Electrical works in recent years/Electrical certificate(s).
- Gas safety check for all gas appliances.
- Servicing of the heating system/appliances.

## I3 Other matters

I have been told by the vendor that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

All shared rights and liabilities in respect of the driveway and the drainage system should be checked by your legal adviser, who should also confirm position, ownership and responsibility for each of the boundaries.

Parts of the home are shared with the neighbouring owner (party wall and chimney stack). Before you carry out any future repairs or alterations to these structures, you may have to get their agreement to the work. You should ask your legal adviser to confirm this and explain the implications.

I am not aware of any proposed planning or other environmental schemes that are likely to directly adversely affect the premises but all usual searches and enquiries should be made by your legal adviser to check this.

# J RISKS

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

## J1 Risks to the building

### Structural Movement

None significant identified.

### Dampness

No significant current damp problems were identified.

### Timber Defects

H1 - Rot affects the garage side door frame and there is potential rot to the concealed garage flat roof timbers. Rot can be a risk to the building if left unattended.

There can be a risk of timber infestation in properties of this age. None was seen to inspected timbers but the condition of hidden timbers can only be confirmed through opening up parts of the property and this would require the permission of the vendor.

### Other

F1 - The holes in the party wall in the roof space can allow the spread of fire and present a risk to the building.

## J2 Risks to the grounds

### Flooding

According to the Environment Agency (the Government organisation responsible for flood control), the home is in a location that they classify has a very low risk of flooding from rivers and/or the sea (the chance of flooding each year is less than 1 in 1000 (0.1%)). This is based on data which indicates where flooding from rivers, streams or the sea is possible. It does not cover flooding from other sources like drains, burst water mains, heavy rain and run-off from hillsides, etc, nor does it include the data from climate change predictions such as rising sea levels, increase in peak river flow, or increased peak rainfall intensity. Surface/ground water flooding (known as pluvial flooding) is difficult to predict however risk assessment reports can be obtained from commercial organisations.

### Contamination

None known.

### J3 Risks to people

E5 – The lack of suitable opening sections to most of the double glazed windows will restrict exit in the event of a fire and therefore the units are a safety risk.

F1 – The holes in the party walls in the roof space present a safety risk from the spread of fire.

G1 - Without confirmation of a recent certificate for the electrical system, it could be a safety risk.

G1/G2 – The lack of electrical bonding to the gas meter is a safety risk.

G2 - Without evidence of a recent safety check of the gas appliances and supplies, they could be a safety risk.

G4 - If there is no recent service history for the boiler and gas fire, the appliances could be a safety risk.

#### Other Health and Safety Advice

There is a smoke alarm in the living room. This should be regularly tested. The installation of smoke detectors at each floor level and carbon monoxide detectors in all rooms with gas appliances is recommended.

There was widespread use of asbestos in building materials during the last century, and especially post-World War II to the mid-1980s. It can be found in many materials (such as textured ceiling/wall finishes, floor coverings, fireproof boardings and other fireproofing materials, flue pipes, pipe lagging, etc) but its presence can only be confirmed by sample analysis, and an asbestos survey would be necessary to establish the extent of asbestos containing materials (ACMs) in the property. This would be particularly helpful if you are planning to alter or refurbish it. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. When ACMs are to be disturbed, this should be carried out by a contractor experienced with this type of work or an asbestos specialist, and the work may have cost implications. The Health and Safety Executive website ([www.hse.gov.uk](http://www.hse.gov.uk)) has useful information.

Lead products can represent a health hazard and can still be found in pre-1960's buildings. It is outside the scope of this report to determine whether materials such as paintwork contain lead. If you are at all concerned about the existence of lead within the subject property, you would be advised to seek specialist advice prior to purchase.

Radon is a naturally occurring and invisible radioactive gas which in high levels can be a health hazard. All buildings contain radon and the levels are usually low but they depend on the underlying geology and vary between neighbouring homes and with different living styles. The UK reference website for radon ([www.ukradon.org](http://www.ukradon.org)) indicates the property is in a part of Kent where between 1-3% of homes may have a level of radon which is at or above the 'action level'. This does not necessarily mean that the property is 'radon affected', it is merely an indication whether further enquiries should be made. In such cases ukradon recommends that a Radon Address Search be undertaken which will tell you the estimated probability above the Action Level. This costs only a few pounds and is easily arranged through the ukradon website. Full radon testing normally takes a minimum of 3 months but a screening test, which will indicate whether further testing is necessary, can be carried out over 7-10 days. If above-acceptable radon levels are detected, they can normally be reduced by relatively inexpensive simple measures and should not be a reason not to buy the property.

### J4 Other risks or hazards

None noted or known.

# K ENERGY EFFICIENCY

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.

## K1 Energy performance certificate (EPC)

An EPC gives a rating on the overall energy efficiency of the property. This takes account of various factors such as the type of building, its construction, insulation, the space and hot water heating systems and other features such as use of energy efficient lighting.

An EPC has been produced for marketing this property and you are advised to request sight of this if you have not already viewed it. A copy should be available from the selling agent or vendor or a copy can be obtained from [epcregister.com](http://epcregister.com).

Energy efficiency rating:	E (54)
Environmental impact rating:	E (50)
Date certificate produced:	May 2012

## K2 Thermal insulation

### Roofs

The level of thermal insulation in the main roof and front extension roof comprises mineral wool quilting to thicknesses which are less than current standards. This will result in lower temperatures in the rooms below and higher heating costs. Latest recommendations provide for a minimum of 270mm of mineral quilting or equivalent material laid between and across ceiling joists. When upgrading insulation, care should be taken to provide suitable protection to electrical fittings (such as ceiling downlights) and cables which can overheat and become a fire risk, and there must also be adequate ventilation in the roof areas to prevent problems of condensation occurring. In the case of the main roof, the boarding would need to be removed to install extra insulation and could be reinstated but at a raised level.

The insulation in the front bay flat roof was concealed but given the age of the property insulation is likely to be negligible or non-existent. Insulation should be installed in the roof when the covering is due for renewal.

### Walls

The cavities of the front extension walls are insulated with Rockwool while the solid walls of the original property are uninsulated. Solid walls of older properties are thermally substandard to modern day construction methods. They can be insulated internally to reduce heat loss but care must be taken with older solid walls not to lock in dampness by doing so; breathable materials must be used. External insulation can also be applied but this tends to be expensive and also alters the appearance of the property.

The thin wall of the upper part of the front bay is of substandard construction and will be vulnerable to heat loss as well as dampness and cracking. Because of the wall's location (between ground and first floor windows), upgrading this wall to more acceptable construction is not appropriate but heat loss can be reduced by applying a suitable thermal lining on the inside.

Windows/doors

Windows and the external doors are double glazed and adequate for insulation purposes subject to being maintained in airtight condition.

Floors

With the floors being covered I have not been able to see if any insulation measures have been applied to the floors however the property would not have been built with floor insulation and it is reasonable to assume none has been added since. Adding insulation to suspended floors can be awkward but there are various products on the market that make this easier.

Plumbing

I have not been able to establish if plumbing under the floors is adequately insulated. This should be checked when floors are next exposed and lagging upgraded if necessary.

PCCS  
Sample Report

# L SURVEYOR'S DECLARATION

"I confirm that I have inspected the property and prepared this report."

Signature:

Surveyor's RICS number:

Qualifications:

For and on behalf of:

Company: Peter Collins Chartered Surveyor t/a PCCS

Address:

Town:

County:

Postcode:

Office phone:

Mobile phone:

Website:

Email:

Property address:

Client's name:

Date of report:

Report Ref:

## WHAT TO DO NOW

### Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

### Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

### Who you should use for these further investigations

Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

### What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract for purchase.

## TERMS AND CONDITIONS OF ENGAGEMENT (LEVEL 3 SERVICE)

The following is reproduced from the terms and conditions of engagement sent to and agreed by you, the client, as part of your instruction for PCCS to prepare this building Survey report.

The terms on which I will undertake this service are set out below.

Based on the inspection as defined below, I am a chartered surveyor and I will provide you with a written report that describes my opinion of the visible condition and state of repair of the identified property. I will carry out my duties with the skill and care that can be reasonably expected from an experienced chartered surveyor.

### Assumptions

Unless otherwise expressly agreed with me, while preparing the report I will assume that:

- the property (if for sale) is offered with vacant possession
- the property is connected to mains services with appropriate rights on a basis that is both known and acceptable to you; and
- access to the property is as of right based on terms both known and acceptable to you.

### Dangerous materials, contamination and environmental issues

I make no enquiries about contamination or other environmental dangers. If I suspect a problem, I will recommend further investigations.

I will assume that no harmful or dangerous materials have been used in the construction, and I do not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, I will report this.

I do not carry out an asbestos inspection or act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, I assume there is a 'dutyholder' (as defined in the Regulations), an asbestos register and an effective management plan all in place and none of these presents a significant risk to health or need any immediate payment. I do not consult the dutyholder.

I will note the presence of lead water supply pipes and give general advice if these materials can be seen. However, you must appreciate that materials are often concealed within the construction of the building. If I am concerned about lead pipes I can see, I may recommend a specialist inspection and report.

I will advise if the property is in an area where, based on information published by Public Health England, there is a risk of radon. In such cases, I will advise further tests to establish the precise radon level.

I will advise if there are transformer stations or overhead power lines that I can see during the normal course of the inspection. If present, I cannot assess any possible effect on health. For obvious reasons, I cannot report on any underground cables.

### Consents, approvals and searches

I will assume that the property is not subject to any unusual or especially onerous restrictions or covenants, which apply to the structure or affect the reasonable enjoyment of the property.

I will assume that all building regulations, planning permissions and other consents required have been obtained. In the case of new buildings, alterations and extensions which require statutory consents or approvals, I will not verify whether these have been obtained but I will identify where these consents may have been required. You should ask your legal adviser to follow up on these matters. I will not inspect drawings and specifications unless you specifically ask.

I will assume that the property is unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by a statutory notice, and that neither the property, nor its condition, its use or its intended use, is or will be unlawful.



#### Restriction on disclosure

The report is for your private and confidential use. You must not reproduce it completely or in part. Third parties (with the exception of your professional advisers) cannot use it without my express written authority. Any other persons rely on the report at their own risk.

As an RICS member, I may be required to disclose the report to RICS Regulation as part of its work to ensure that RICS professional standards are being maintained.

#### Complaints

I shall do my very best to provide you with an excellent service. However, if you believe that you have cause for complaint, my company has a complaints procedure, a copy of which can be given to you on request.

#### General Description of Level 3 Service (Building Survey)

The level of service is for people who are seeking a professional opinion about the condition of a property and is based on a detailed assessment. Therefore, my inspection is more extensive than for other levels of service and I will spend a considerable time at the property.

I will closely inspect all parts of the dwelling and I will assess the interdependence of the different parts of the structure, especially the way in which the roof, walls and floors act together.

Where I am concerned about a hidden problem or defect, I will try to identify these and explain the risk they pose and what action you should take. Recommendations for further investigations will usually be the exception.

This level of service will suit any domestic residential property in any condition, depending on the competence and experience of the practitioner.

#### The Level 3 Inspection

The extent of an inspection will depend on a range of specific circumstances (including health and safety considerations). The following critical aspects may help you distinguish this from inspections at other levels of service.

#### Windows

I will attempt to open the majority of the windows.

#### Roof spaces

I will carry out an inspection of roof spaces that are not more than 3 meters above floor level using a ladder if it is safe and reasonable to do so. I will enter the roof space if it is accessible and visually inspect the roof structure with particular attention paid to those parts vulnerable to deterioration and damage.

Although I will not move thermal insulation, I will lift small corners if I consider it safe so its thickness, type and the nature of the underlying ceiling can be identified and assessed. Where I have the permission of the owner, I will move a small number of lightweight possessions so a more thorough inspection can take place.

In recent years, the loft of many homes have been insulated with thick layers of thermal insulation. Usually, it is not safe to move across this material and this may restrict what I can look at in the roof space.

#### Floors

I will closely inspect the surfaces of exposed floors and I will lift the corners of any loose and unfitted carpets and other floor coverings where practicable. I will assess all floors for excessive deflection. Where the boards are lifted, I will look in the space beneath by way of an inverted 'head and shoulder' inspection. If it is safe to do so, I will enter the underfloor area to carry out a more thorough inspection as long as the access panel is big enough, the space beneath the floor is deep enough, and it is safe to do so.

#### Furniture and occupiers possessions

I will move lightweight, easily movable, non-fitted items where practicable, safe and where the owner/occupier gives permission.

Services (for example, heating and hot and cold water)

I will not perform or comment on design calculations, or test the service installations or appliances but I will observe the normal operation in everyday use. This usually means:

- operating lights and extractor fans where appropriate
- asking the owner/occupier to switch on the heating appliances/system
- where I consider it appropriate to the assessment of the service system, turning on water taps, filling and emptying sinks, baths, bidets and basins, and flushing toilets to observe the performance of visible pipework
- lifting accessible inspection chamber covers (where it is safe to do so), identifying the nature of the connections and observing water flow where a water supply is available. On dry days, this may involve pouring water into open gullies so drainage layouts can be identified.

I will advise you that further tests and inspections will be required if the owner/occupier does not provide evidence of appropriate installation and/or maintenance, or the client requires assurance as to their condition, capability and safety.

The grounds

I will carry out a thorough visual inspection of the grounds, and, where necessary and appropriate, from adjoining public property. My assessment will include such external features as retaining walls, gardens, drives, paths, terraces, patios, steps, hard-standings, dropped kerbs, gates, trees, boundary walls, fences, non-permanent outbuildings, rights of way and so on.

My inspection will also include the inside and outside of all permanent outbuildings not attached to the main dwelling. This includes garages, summer houses, substantial greenhouses, follies and leisure buildings, but not the leisure facilities inside, for example swimming pools, saunas, fitness gyms, and so on.

Specific defective features and other matters associated with the grounds can be costly to resolve and may affect your purchase decision. Consequently, I will fully account for these. Examples include assessing retaining walls in danger of collapsing, deeply sunken paths or driveways, dilapidated boundary walls or fences and the legal and insurance implications.

The Level 3 Report

My report will reflect the thoroughness and detail of the inspection and I will:

- describe the form of construction and materials used for each part of the building in detail and outline their performance characteristics. This is especially important for older and historic buildings
- describe obvious defects and state the identifiable risk of those that may be hidden
- outline remedial options and, if I consider it to be significant, explain the likely consequences if the repairs are not done
- propose a timescale for the necessary work including recommendations for further investigation prior to commitment to purchase (only where appropriate and necessary)
- discuss future maintenance of the property and identify those elements that may result in more frequent and/or more costly maintenance and repairs than would normally be expected
- identify the nature of risks of the parts that have not been inspected.

I will also make it clear that you should obtain any further advice and quotations I recommend before you enter a legal commitment to buy the property.

# TYPICAL HOUSE DIAGRAM

THIS DIAGRAM ILLUSTRATES WHERE SOME OF THE BUILDING ELEMENTS REFERRED TO IN THE REPORT MAY BE FOUND.

