

PROPERTY CONDITION REPORT

“An easy to follow property health check”



Property Address
Address
Address

PROPERTY SCORE

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It is our opinion that this property scores

5/10

In terms of its condition in relation to similar properties of its age.

If further investigations have been identified, the above score assumes that no significant defects will be found. We retain the right to amend the score in light of any further specialist investigations obtained after the date of the survey.

Condition Rating	1-3	4-6	7-9	10
Reasoning	Needs items of repair, renewal or further investigation that are significant, even in terms of the properties age. Repair works could prove to be costly.	Needs some items of repair and renewal which could be costly but are not deemed significant in terms of the properties age and type.	Items of disrepair have been found that do require expenditure but are commonly found in properties of this type.	No significant issues found.

INTRODUCTION

Making the most of your report

This form of report has been designed in line with comments from our customers. Our aim is to provide advice and information on your proposed new home, its construction, the materials used and its condition in a format that is clear and easy to understand.

A plain English style

We try wherever possible to use a plain English style and avoid jargon, but we do need sometimes to use technical terms to describe parts of the building. Before you start to read the report, take a look at the "House Illustration" and "Glossary of Building Terms" in the APPENDIX. This will help you understand some of the technical terms in the report. We would of course be pleased to discuss any aspect of the report with you further.

Advice on repairs and faults

The construction style of the building and the defects found are shown in the report and repair categories.

Our Overall Assessment is provided in the form of a score out of ten at the beginning of the report. This gives a clear overall assessment of the property's condition in relation to other property's of similar age and type. The summary of repairs section also highlights which parts of the property are in need of repair or further investigation. It is an ideal format for you to give to a contractor if you need estimates for some or all of the repairs.

Extra construction facts

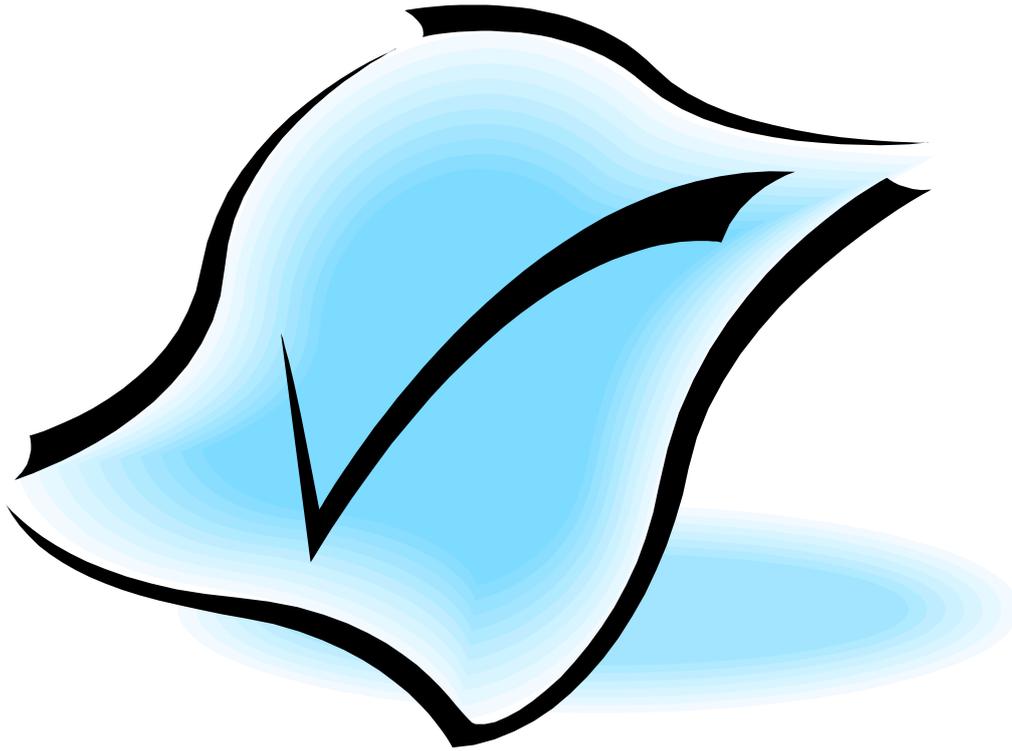
In the APPENDIX we incorporate general advice and useful general maintenance notes. Please read your report carefully and feel free to contact us to discuss any matters.

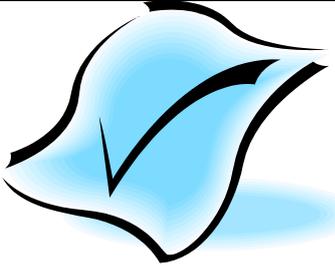
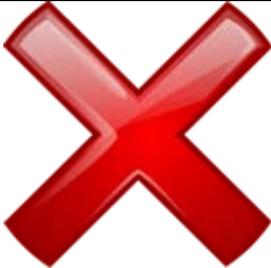
Repairs and Further Investigations

Remember this is just a guide but it should help you prioritise the repairs listed. Take special note of items with a 'Cross' or 'Question mark' as further investigations may be needed by a specialist contractor. You are strongly advised to obtain quotations before exchange of contracts for any item given these categories.

EXPLANATION OF INDIVIDUAL RATINGS

Most people want to know how significant any defect is and whether repairs need to be dealt with now, or later. For each repair we will tell you how urgent and significant it is. Each part of the property has been rated using the following symbols. These symbols indicate whether that part of the property is satisfactory, needs attention or investigation or is in poor condition.



			
<p>This part of the property is in acceptable condition given its age and type. Some minor defects may have been noted but immediate attention is not required. Future maintenance and repair costs are unlikely to be significant.</p>	<p>This part of the property has suffered some deterioration and is likely to require repair or overhaul. Although not considered significant, quotations for works or further investigation by a specialist would be prudent.</p>	<p>This part of the property is in poor condition or gives the surveyor cause for concern. It may pose a health and safety risk. It is possible that significant repairs may be required. Specialist advice or quotations for works are needed now.</p>	<p>Not inspected or applicable.</p>

INSTRUCTION

Address Of Property:	XXXX
Customer:	XXXX
Customer address:	XXXX

PROPERTY DESCRIPTION

Date of inspection	The property was inspected on the XXXX.
Weather	The weather at time of inspection was dry and clear.
Type & accommodation	<p>The property is a formed by a semi detached house. The front faces approximately west.</p> <p>The accommodation comprises : Ground Floor : Entrance hall, cloakroom, kitchen, living room. First Floor : Landing, four bedrooms, bathroom.</p>
Neighbourhood & location issues	<p>The property is located in an established residential area, on the outskirts of XXXX town. It is believed that the subject and neighbouring properties were originally constructed for the Local Authority.</p> <p>The Property is in an area identified by the National Radiological Protection Board (NRPB) as being at risk of contamination from Radon. This is a radioactive gas, invisible and with no smell, which escapes from some types of rock. If trapped in houses, it can (over time) be a risk to health. Radon can only be detected by test instruments, and the minimum testing period is three months. Testing is recommended (the NRPB can supply details). If corrective measures are needed, they should not be expensive in proportion to the value of the Property.</p>
Age	The property was built circa 1930.
Construction	The property is considered to be of traditional construction, and is formed from cavity brick walls beneath a pitched roof covered with replaced concrete interlocking tiles.

Specific limitations of the inspection:

The property was occupied and fully furnished, with all floors fully covered throughout. Several storage areas were packed full of stored items which restricted our inspection.

Summary of repair categories

Structural movement	
Dampness, rot & infestation	
Chimney stacks	
Roof coverings	
Rainwater fittings	
Main walls & DPC	
Windows, external doors & joinery	
External decoration	
Roof space	
Internal decorations	
Ceilings	
Internal walls	
Floors	
Internal joinery & kitchen fittings	
Chimney breasts & fireplaces	
Cellars	N/A
Insulation & ventilation	
Conservatories	N/A
Garages & permanent outbuildings	
Communal areas	N/A
Outside areas & boundaries	
Gas	
Heating & hot water	
Electricity	
Water, plumbing & bathroom fittings	
Drainage	
Other	N/A

Structure & Damp	
Structural Movement	
Description	Although foundations have not been exposed, we have inspected the property both internally and externally to assess whether it is structurally sound. We are therefore able to assess whether any structural movement has been identified and whether this is significant or not.
Condition	Satisfactory for age and type. No significant defects were noted.
	Condition Rating 
Dampness, Rot & Infestation	
Description	Accessible parts of the property have been inspected for dampness, rot and infestation. Where such defects have been seen, we have provided advice on its possible cause and any necessary action required. We are unable to assess whether such defects are present within hidden parts of the property and therefore some repairs or treatments may be required if these areas are exposed in the future.
Condition	Further investigation required. Consider the following matters: 1, Most of the lower sections of ground floor walls are affected by rising dampness. This is likely to have been caused by failure of the original damp proof course. Specialist advice should be sought by a qualified damp proofing contractor prior to purchase. 2, There is a lack of ventilation within the bathroom which has lead to a build up of condensation. Ventilation levels should be improved.
	Condition Rating 

Exterior	
Chimney Stacks	
Description	There is a shared chimney stack. This is constructed from brick. Lead flashings have been utilised at the base to prevent water from penetrating internally.
Condition	Maintenance required. Consider the following matters: 1, There are some cracked and distorted bricks to the chimney. The mortar joints between the bricks have also become weathered. Whilst the chimney remains structurally sound, general repairs and re-pointing will be needed within the next 2-5 years.
	Condition Rating 
Roof Coverings	
Description	The main roof is of pitched construction covered with replaced concrete interlocking tiles. The front bay comprises a flat roof covered with roofing felt.
Condition	Maintenance required. Consider the following matters: 1, The pitched roof is found in a satisfactory condition. However, the re-roofing works would have required local authority approval. 2, The flat roof to the front bay has become weathered and deteriorated. It will need replacing soon after occupation.
	Condition Rating 
Rainwater Fittings	
Description	The gutters and downpipes are of older plastic construction.
Condition	Maintenance required. Consider the following matters: 1, The gutter sections and downpipes are stained. It is

	therefore likely that they will need to be cleared and the joints re-sealed soon after occupation.
	Condition Rating 
Main Walls & DPC	
Description	The main walls are formed from rendered cavity construction, which are approximately 280mm thick. There is evidence of a blue brick damp proof course.
Condition	Maintenance required. Consider the following matters: 1, Some minor areas of cracked and hollow render were noted externally. Future repairs are likely to be required. 2, The painted finishes to the rendering have become weathered and deteriorated. Future re-decoration should be considered. Poor decorations can lead to internal damp penetration.
	Condition Rating 
Windows, External Doors & Joinery	
Description	The windows are formed by older basic uPVC framed units which are double glazed. The doors are also of basic uPVC construction. There are timber sections at the roof edges (ie. Fascias and soffits).
Condition	Maintenance required. Consider the following matters: 1, The basic windows and doors are likely to require general repair and improvement during occupation. 2, The roof edge timbers have become deteriorated and rotten. Repairs and replacements will be needed.
	Condition Rating 
External Decoration	
Description	External roof edge timbers and rendered finishes are decorated. These areas comprise weathered painted

Sample House, Sample Road, Sample

	finishes.
Condition	Maintenance required. Consider the following matters: 1, The above areas require re-decoration soon after occupation.
	Condition Rating 

Interior	
Roof Space	
Description	The roof space was inspected. The roof is formed using a timber rafter and purlin frame. The roof has a felt lining between the timbers and coverings.
Condition	Maintenance required. Consider the following matters: 1, Slight distortion was noted to the roof frame. Whilst not requiring urgent attention, it is possible that future strengthening will be needed to the roof timbers if the re-roofing works were carried out without local authority approval.
	Condition Rating 
Internal Decorations	
Description	Internal decorations comprise a mixture of painted and papered finishes.
Condition	Maintenance required. Consider the following matters: 1, The property would benefit from a scheme of internal re-decoration.
	Condition Rating 
Ceilings	
Description	The ceilings are mainly formed from plasterboard construction.
Condition	Satisfactory for age and type. No significant defects were noted.
	Condition Rating 
Internal Walls	
Description	The internal walls are of timber framed and solid masonry construction with traditional plastered finishes.
Condition	Maintenance required. Consider the following matters:

	1, There are several areas of loose and damaged plaster to internal walls. General plaster repairs will be needed.
	Condition Rating 
Floors	
Description	The floors are of solid and suspended timber construction.
Condition	Maintenance required. Consider the following matters: 1, Slight longstanding distortions were noted to some of the floors. It is also likely that the ground floor is original and may not comprise a damp proof membrane. Some dampness may therefore be encountered if floor coverings are removed.
	Condition Rating 
Internal Joinery & Kitchen Fittings	
Description	Internal joinery is formed by fittings that are generally basic and worn. These items include internal doors, skirting boards, architraves and kitchen fittings.
Condition	Maintenance required. Consider the following matters: 1, Whilst generally serviceable, kitchen fittings and internal doors will require general repair and future modernisation.
	Condition Rating 
Chimney Breasts & Fireplaces	
Description	A relatively modern gas fire has been installed within the living room. A second chimney breast would originally have existed within the kitchen. This has been removed at ground floor level, but remains in place at first floor level and within the roof void.
Condition	Further investigation required. Consider the following

	<p>matters:</p> <p>1, A 'Gas Safe' registered engineer should ideally inspect the gas fire to establish whether flue and ventilation arrangements are adequate.</p> <p>2, Whilst there are no signs of defect with the remaining chimney masonry above the kitchen, the removal works would have require local authority approval. Without such approvals, we cannot determine whether future strengthening works will be needed.</p>	
	Condition Rating	
Cellars		
Description	There is no cellar.	
Condition	Not applicable.	
	Condition Rating	N/A
Insulation & Ventilation		
Description	<p>The level of insulation within a property will determine how well it prevents heat loss, therefore making it more cost effective to live in. Parts of a property also require ventilation to prevent a build up of humid and damp air, which can result in damage to the structure and decorations.</p>	
Condition	<p>Maintenance required. Consider the following matters:</p> <p>1, We are unsure whether the external walls have been cavity insulated. Specialist advice should be obtained after occupation.</p>	
	Condition Rating	

Outbuildings & Grounds	
Conservatories	
Description	There is no conservatory.
Condition	Not applicable.
	Condition Rating 
Garages & Permanent Outbuildings	
Description	There are no garages or permanent outbuildings. There is a very basic plastic sheet canopy fixed to the rear elevation of the property.
Condition	Maintenance required. Consider the following matters: 1, The canopy is of very basic construction and is likely to require repair and improvement after occupation. You may wish to consider its removal.
	Condition Rating 
Communal Areas	
Description	There are no shared or communal areas.
Condition	Not applicable.
	Condition Rating 
Outside Areas & Boundaries	
Description	There are gardens to the front and rear of the property. The boundaries are generally formed by masonry walls and timber fencing.
Condition	Maintenance required. Consider the following matters:

	<p>1, Ground surfacing to the front and rear of the property would benefit from improvement.</p> <p>2, Timber fencing has become damaged and is missing in places. It will need replacement after occupation.</p>		
	<table border="1"> <tr> <td style="text-align: center;">Condition Rating</td> <td style="text-align: center;"></td> </tr> </table>	Condition Rating	
Condition Rating			
Services			
Gas			
Description	Mains gas is connected to the property. The meter is located within the external meter box.		
Condition	<p>Satisfactory for age and type. No significant defects were noted.</p> <p>It is essential that up to date test certificates are in place which have been produced by a qualified contractor. Unless the installation has been tested or serviced by a 'Gas Safe' approved contractor in the past twelve months, we are unable to give a comprehensive assessment of serviceability. Your legal adviser should establish whether such documentation is in place prior to purchase. Without such documentation, a specialist test should be carried out and it is possible that some improvements or repairs may be required.</p>		
	<table border="1"> <tr> <td style="text-align: center;">Condition Rating</td> <td style="text-align: center;"></td> </tr> </table>	Condition Rating	
Condition Rating			
Heating & Hot Water			
Description	Heating is provided by a gas fired combination boiler located within the ground floor cloakroom. Hot water is provided direct by the boiler.		
Condition	<p>Satisfactory for age and type. No significant defects were noted.</p> <p>As with the gas installation, it is essential that up to date test certificates are in place which have been produced by a qualified contractor. Your legal adviser should again establish whether such documentation is in place prior to purchase. Without such documentation, a specialist test should be carried out and it is possible that some</p>		

	improvements or repairs may be required.	
	Condition Rating	
Electricity		
Description	The property is connected to a mains electrical system. The meter is located within the external meter box. The consumer unit can be found within the kitchen.	
Condition	<p>Further investigation required. Consider the following matters:</p> <p>1, The electrical installation appears dated and is likely to require upgrade. Specialist advice should be sought from an NICEIC registered electrician.</p> <p>It is essential that up to date test certificates are in place which have been produced by a qualified NICEIC contractor. Unless the installation has been tested in the past five years, it may not meet current safety standards. Your legal adviser should again establish whether such documentation is in place prior to purchase. Without such documentation, a specialist test should be carried out and it is possible that some improvements or repairs may be required.</p>	
	Condition Rating	
Water, Plumbing & Bathroom Fittings		
Description	<p>The property is connected to a mains water supply. The internal stop tap can be found within the kitchen.</p> <p>Sanitary fittings can be found on the ground and first floor.</p>	
Condition	<p>Maintenance required. Consider the following matters:</p> <p>1, Sanitary fittings are basic and worn. They are likely to require ongoing maintenance and eventual modernisation.</p> <p>We are only able to comment on areas accessible to us at the time of inspection.</p>	

	Condition Rating	
Drainage		
Description	The property is connected to a mains drainage system.	
Condition	<p>Maintenance required. Consider the following matters:</p> <p>1, Whilst the underground drains appear to be clear and free flowing, the cast iron soil/vent pipe to the rear of the property would benefit from replacement.</p> <p>2, The drains appear shared and therefore your legal adviser should establish whether there are shared repairing responsibilities.</p> <p>We are only able to comment on areas accessible to us at the time of inspection. The hidden nature of drainage systems means that their true serviceability cannot be fully confirmed without a test being carried out. Nevertheless, our opinion is based on a visual inspection of the accessible areas and the inspectors experience in systems of this type and age.</p>	
	Condition Rating	
Other		
Description	None.	
Condition	Not applicable.	
	Condition Rating	

Matters for your legal adviser

Your legal adviser should confirm that the following points are correct and resolve any issues raised :

Tenure : Freehold.

Rights of way : There are no apparent rights of way. Your legal adviser should establish whether all footpaths to the front come under the subject title.

Regulations : Your legal adviser should establish whether the following alterations have been carried out with local authority approval.

- 1, The re-roofing works.
- 2, The removal of chimney masonry.

Guarantees : Your legal adviser should establish whether the following are in place.

- 1, Testing certificates for the electrical installation.
- 2, Testing and servicing documents for the central heating boiler.
- 3, Guarantees for replaced double glazed windows.

Other matters : None.

Insurance valuation:

The estimated re-instatement figure for this property is :

£ 150,000 (One hundred and fifty thousand pounds)

Signed:

Surveyor: Daniel Elliott BSc (Hons) MIRCS

Address: Derbyshire Surveyors
38 Glumangate
Chesterfield
S40 1TX

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Date of report: XXXX

APPENDIX 1

HOUSE ILLUSTRATION

APPENDIX 2

**GENERAL MAINTENANCE
NOTES**

GENERAL MAINTENANCE NOTES

These notes are provided as a guide to enable you to inspect your property on a regular basis, to help keep it in good order. They must not be considered to be definitive or fully comprehensive. Regular maintenance inspections and prompt repair of any defects noticed will help keep your repair costs to a minimum. If neglected they may lead to more expensive repairs.

You should look at:

The Roofs

1. Check that all the tiles and slates are in good order and replace any that are cracked, slipped or damaged. Ensure that the mortar pointing at the roof edges is kept in good condition.

Flat Roofs

2. Make sure that the chippings remain evenly laid. If cracked or bubbled areas are noticed, have these repaired immediately.

Lead and Mortar Flashings

3. Lead flashing should lay properly, mortar fillets should be free from cracks. Mortar fillets are not fully satisfactory and are best replaced with lead.

Guttering

4. Should run to the downpipe heads at an even slope and be free from splits and cracks. Replace or repair missing or defective sections immediately to protect the property. Clean out the gutters regularly to remove weeds, leaves and granite chippings. Gutter joints do deteriorate with age and the need for resealing must be anticipated from time to time.

Downpipes

5. Check that the junctions of the gutters to the downpipes are in good order and also the joints between the downpipes and the underground piping at ground level. If any downpipes discharge over gully grids, clear and maintain brick surrounds to stop debris blocking the gulleys.
6. Replace or repair missing or defective sections immediately.

Chimneys

7. Keep chimney pots in good order and ensure they are securely joined to the top of the chimney. Keep the brickwork mortar joints in good condition. If you notice any cracking of the brickwork have it repaired at once.
8. If television aerials have been fixed to the chimney ensure that they are properly secured.

External Joinery (incl. Gutter and Barge Boards, Verge Cappings and Snow Boards)

9. Keep in good repair and well decorated. **Outside Walls**
10. Keep the brickwork, mortar joints in good order. Poor maintenance of brick pointing leads to damp penetration and damage to the brick surface.
11. Make sure the mortar joint protecting the damp proof course is kept in good condition.
12. Keep the joints between the window and door frames and the brickwork in good watertight condition with pliable mastic sealant.
13. Make sure that the mortar around the waste pipes is in good condition.
14. Keep soil and paths at least 150mm below the level of the floors inside to prevent penetrating dampness.
15. If there are air bricks, make sure they are in good order and free from blockage.
16. If the walls are mortar rendered, make sure it is not cracked or loose. Water will get behind poor rendering leading to dampness. All cracked or loose areas should be repaired or replaced.
17. Regularly redecorate any painted walls or timber boarded areas.

Sample House, Sample Road, Sample

Windows and Doors

18. Periodically inspect the frames and repair any timbers affected by wet rot. Regular painting helps avoid timber going rotten.
19. Replace cracked and broken panes of glass and renew loose or missing putties before redecoration to avoid wet rot in the frames.
20. Replace broken sash cords and window catches.

Inside the Loft

21. Make a regular inspection to check for signs of leaks which can lead to wet or dry rot taking hold. Carry out any necessary repairs immediately.
22. Check the chimney brickwork for heat cracks.
23. Make sure the roof timbers are not broken, split or affected by rot.
24. Clean out water tanks, maintain ball valves and keep tanks and pipes properly insulated and covered.
25. Insulate the loft if this has not been done. Do not insulate right up to the eaves or below the water tanks. Make sure the electrical cables are not covered by the insulation.
26. Look for wood-boring beetle flight holes and if in any doubt have a specialist firm make an inspection.
27. Check ceilings under flat roofs for any signs of leaks and repair affected areas immediately.

Plumbing, Heating and Electrics

28. Ensure that the external and internal stopcocks are readily available in an emergency.
29. Keep the plumbing pipework in good condition and periodically clean out the traps to baths, sinks and wash basins.
30. Have the central heating appliances annually serviced by a CORGI registered contractor.
31. Do not make any alterations to the electrical wiring without qualified advice. Amateur repairs and additions can lead to failure of the circuits, fire and risk of electric shock.
32. It is advised that the electrical installation is checked by the Electricity Board at least every five years as cables and fittings deteriorate with age.

Decorations

33. Internally, keep the ceilings, walls and woodwork in good decorative condition.
34. External paintwork should not be left more than four years without redecoration.

Drainage

35. Periodically lift the manhole covers and have the drains cleaned out if necessary. Keep manhole covers and surrounding mortar in good condition.
36. If you have a septic tank; have it pumped out at least once a year.

In the Garden

37. Keep the hedges, walls, fences, gates, paths and driveways in good order.
38. Keep soil, shrubs and trees away from outside walls. Shrubs and trees can break drainage pipes and potentially cause subsidence.
39. Cut back wall creepers regularly as they can destroy the mortar joints between brickwork, stonework, etc encourage dampness and insects and block gutters.

Outbuildings/Garages

40. Check the roofs, gutters, downpipes and walls as suggested for the house.
41. Regularly redecorate timber surfaces.
42. Keep door hinges and locks well oiled. Regularly clean out sliding door channels.

APPENDIX 3

ESSENTIAL GUIDANCE

ESSENTIAL GUIDANCE FOR YOUR SURVEY REPORT

- If you have any questions about this report please contact us.
- It is important that you discuss the contents of this report with your conveyancer.
- To make sure you are properly covered tell your conveyancer to check existing guarantees and maintenance contracts e.g. central heating, damp and timber treatments, double glazing etc. Remember I have not tested any services.
- If I have mentioned such things as planning permissions, building regulations, listed building consents, freeholder consents, title restrictions, road and sewer bonds etc. tell your conveyancer to advise you further.
- If I have mentioned contaminated land tell your conveyancer to check what steps have been taken to deal with any possible contamination.
- If you are going to extend, alter or improve the property you should get advice from the Local Authority.
- Defects or issues may have been highlighted and you should get your own independent advice. You may require reports and estimates and I suggest you use a contractor with an insurance backed guarantee and who is preferably a member of a trade organisation.
- When investigating the full extent of any defects I have reported, your contractor may go beyond the scope of the standard inspection e.g. by lifting carpets or floorboards and this may reveal more serious problems. Repairs or maintenance to the upper parts of the building may involve the use of expensive scaffolding.
- Central heating systems and heating appliances should be tested before you buy the property and then on a regular basis.
- Information and testing of electrical systems can be obtained from a qualified member of N.I.C.E.I.C on 020 7564 2323 or the ECA on 020 7313 4800.
- Testing of gas appliances can only be carried out by a CORGI registered specialist. For further advice and names telephone 01256 372200.
- Advice on asbestos can be obtained from the Environmental Health Department at your Local Authority. You should be aware public perception of the possible health risks of asbestos may affect the value and future saleability of the property.
- For your own safety, smoke alarms, carbon monoxide detectors etc. should be fitted and regularly tested.
- Advice on radon can be obtained from the National Radiological Protection Board (NRPB) telephone 0800 614529. Advice on high voltage electrical supply apparatus or telecommunication masts can be obtained from NRPB on 01235 831600.
- If I have mentioned flooding, advice can be obtained on 0845 9881188 (England, Wales & Scotland) and 02890 253430 (Northern Ireland).
- No responsibility whatsoever is accepted by Derbyshire Surveyors to any third party and this report should not be relied upon for any commercial purposes or any other use without Derbyshire Surveyors written authority.
- A copy of this report can be made available in large print, Braille or audio.

APPENDIX 4

**TERMS AND CONDITIONS OF
ENGAGEMENT**

Sample House, Sample Road, Sample

The Property Condition Report is a summary report on the condition of the property on the day of inspection. The Property Condition Report will be carried out by one of our professionally trained and qualified staff (RICS Chartered Surveyor or Dip HI - Licensed Home Inspector).

All our surveyors and inspectors are qualified individuals who have experience in building analysis and assessment. All have :

- ❖ Passed an assessment of skills, in line with National Occupational Standards; and obtained the Diploma in Home Inspection.
- ❖ Insurance that provides cover if a surveyor is negligent.

When buying a new home, most people rely on the very limited summary of the property provided by the lender via the compulsory mortgage valuation, which is often referred to as a "survey".

Very sensibly you have chosen to use the services of a qualified surveyor to provide you with an independent report.

However, before undertaking the inspection and preparing the report on your behalf, you should understand the 'terms' under which the report is prepared so that you are clear as to exactly what level of service you are buying and to avoid any misunderstanding later.

The terms of the report are set out below (they are also repeated in the actual report itself). Please read them carefully and then, to confirm that you understand the service, sign both copies of the letter at the bottom, returning one copy to the surveyor and keeping the other for your own records.

1 BEFORE THE INSPECTION

- It is not always possible for the surveyor to contact the client prior to the inspection being carried out. If you wish, you may contact the inspector prior to inspection to discuss the inspection, and any concerns which you may have.
- To help with the inspection, and subsequent report please inform us of any specific concerns you may have. Plus any plans you may have for the future to alter the property.
- Cancellation.
 - If you wish to cancel the inspection, you should contact us with at least 24 hours notice prior to the appointment date.
 - We shall reserve the right to decline instructions, if the property is deemed unsuitable by the surveyor after arrival at the property.
 - We shall endeavour to contact you immediately to inform you of the cancellation, and shall also make arrangements to return the fee.
- The Property Condition Report is provided solely for your own use. We shall of course forward a copy to your Legal Advisor should you request us to do so. No liability is accepted should any other parties either access, or act upon anything contained within the Home Condition Report.
- The Contracts Act 1999, (Rights of Third Parties) is not applicable to this agreement.
- Unless formerly agreed in writing, the agreement is subject to the jurisdiction and Laws of the United Kingdom, where the subject property is located.

2 Scope of Inspection

References are made to 'visual inspection', this refers to inspection and subsequent comment on items of the property which are observed from ground level within the boundaries of the subject property or adjoining public land. References within the report, to left & right are given assuming facing the front of the property.

Sample House, Sample Road, Sample

The Inspection is only carried out with the occupier's permission, no damage shall be caused to the building or its contents. The surveyor will not endanger either themselves or the occupiers. Heavy furniture and stored items, are not moved, loft insulation is not rolled back. Unless identified within the report, it will be assumed that no hazardous or harmful materials have been used in the construction of the property. The presence, and or consequence of any site contamination will not be researched.

Items such as TV aerials, cable TV and internet connections, together with fire alarms, and smoke detection units are not inspected. Leisure facilities such as swimming pools, hot tubs etc are also excluded from the report.

Scope of Inspection

Part of the Property	This is our standard inspection.
Chimney stacks	Visually inspected from ground height only, with the use of binoculars.
Roof including roof space	Pitched / sloping roof coverings will only be visually inspected from ground height, with the use of binoculars. Flat roofs will only be inspected by the use of a 3m ladder or from vantage points with the subject property. Roof/loft spaces will be visually inspected from the hatch area, unless it is safe to enter. The hatch will only be accessed if it is accessible by a 3m ladder.
Rainwater fittings	Visually inspected from ground height, with the use of binoculars.
Main walls	Visually inspected from ground height with the use of binoculars. Foundations and concealed parts of the structure of the property will not be inspected.
Windows, external doors & joinery	All windows and doors will be opened when possible, and keys are available. Doors and windows will not be forced open and / or damaged. Visually inspected from ground height, with the use of binoculars.
External decorations	Visually inspected from ground height, with the use of binoculars.
Conservatories	Visual inspection.
Garages & permanent outbuildings	Visual inspection
Outside areas & boundaries	Visual inspection.
Drainage	Inspection chambers will be lifted where possible and visible pipe work will be visually inspected. Private drainage systems will not be inspected.
Ceilings	Visual inspection.
Internal walls & decorations	Visual inspection, and inspected for dampness using a meter.
Floors including sub floors	No floor coverings, or carpets will be lifted. Surfaces of exposed floors will have a visual inspection. Spaces between floors, will only be inspected from easily accessible inspection hatches. Floorboards are not lifted.
Internal joinery & kitchen fittings	Built in units and cupboards will be inspected, however no stored items will be removed. Kitchen fittings will be inspected, but no inspection or comment can be made on appliances.
Chimney breasts & fireplaces	Visual inspection of the exterior. No testing of flues ,or flue fittings will be carried out. None of the internal

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	aspects of the chimney breast or flue will be inspected.
Cellars	Where there is safe access, a visual inspection will be carried out.
Electricity	No tests whatsoever will be carried out to the system or appliances. Visual inspection of the exposed aspects will take place, however no fittings will be removed.
Gas	No tests whatsoever will be carried out to either the installation or appliances. A visual inspection of exposed aspects will take place.
Water, plumbing & bathroom fittings	A visual inspection of the accessible pipe work, water tanks, cylinders and fittings – without the removal of insulation. Taps will be operated individually, however stopcocks and control valves will not be tested. W/C's will be flushed.
Heating & hot water	No tests whatsoever will be carried out to the system or appliances. Accessible parts of the system will be visually inspected.
Flats	Roof spaces will not be entered unless the access is from within the subject flat. Flats and communal areas providing access to the subject flat, will be inspected as outlined above. Communal drainage will not be inspected. Flats roofs on blocks of flats will not be inspected. The block which the subject property is found will be inspected, including external communal areas, to the extent that an opinion can be given on its overall condition and the general standard of repairs & maintenance.

It is sometimes not possible to inspect a property as specified above. If this is the case then the Inspector shall make specific comment to this within the report.

3 THE REPORT

What this report tells you

This report tells you:

- ❖ About the construction and condition of the home **on the date it was inspected**
- ❖ Whether more enquiries or investigations are needed
- ❖ Reinstatement Cost for insurance purposes derived from data supplied by the Building Cost Information Service (BCIS) except where the property is very large or historic, or if it incorporates special features, or is of unusual construction not covered by the Building Cost Information Service in which circumstance a specialist would be needed to assess the reinstatement cost.

The report's main aim is to tell you about any defects that need urgent attention or are serious. It also tells you about things that need further investigation to prevent damage to the structure of the building.

The report applies '**condition ratings**' to the major parts of the main building. The property is broken down into separate elements, and each element has been given a condition rating tick, question mark or cross – see more on definitions below.

What this report does not tell you:

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This report does not give a valuation or comment on value issues unless agreed prior to the inspection being carried out. See below.

It does not tell you about any minor defects that would not normally effect your decision to buy.

- ❖ The report does not give advice on the cost of any repair work or the types of repair which should be used.
- ❖ The report is not an asbestos inspection under the Control of Asbestos at Work Regulations 2002.

If you need advice on subjects that are not covered by the Property Condition Survey, you must arrange for it to be provided separately.

The Property Condition Report will provide a summary of information regarding the condition of the property as detailed above, on the day of inspection. We will also provide information on accommodation, general construction, location & neighbouring areas.

To make it clear what action you may need to take we will report using the following repair categories within the Condition section.



This part of the property is in acceptable condition given its age and type. Some defects may have been noted but these are unlikely to be significant or pose a serious threat.



This part of the property has suffered some deterioration and is likely to require repair or overhaul. Quotations for works or further investigation by a specialist are advised.



This part of the property is in poor condition or gives the surveyor cause for concern. It is possible that significant repairs may be required. Specialist advice or quotations for works are essential.



Not Present / Not present at the property.

We will not report on deficiencies, only defects and items of maintenance. Minor items which are unlikely to greatly effect a purchaser's decision will not be reported.

The Valuation

A valuation is not provided unless this has been agreed by the inspector prior to the inspection being undertaken. This may involve payment of an additional fee if this has not already been included in the fee paid. The valuation will be subject to its own terms and conditions which will be attached if required.

The valuation will be our opinion of market value on the day of inspection, based on sales of similar property's within the local area.

Reinstatement Cost

Is an estimate of the likely cost to rebuild the subject property, to its present form. This is inclusive of demolition, site clearance and professional fees. This figure excludes VAT.