

Building Survey Report

For

address

prepared on behalf of

name

BY

NAME

Address

Date of inspection

date

Client Name and Address of Property

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1 INTRODUCTION

1.01 About the report and scope of instructions

Following your recent instructions, we have been instructed to carry out a Building Survey on the above property.

The building survey provided 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 any identifiable risks of potential or hidden defects*
- *Provide recommendations for any further investigations or advice which will need to be obtained prior to a legal commitment to purchase*

You should refer to the terms of engagement, a copy of which you will have previously received for the scope of the inspection and description of service.

Briefly, where accessible, we will inspect inside and outside of the building and all accessible permanent outbuildings.

PLEASE NOTE THE FOLLOWING:

- *We will carry out a visual inspection only on the services that can be seen. These are not tested.*
- *Where an area is not accessible for inspection this will be noted in the 'limitation of inspection' box at the top of that section.*
- *Elements such as roofs, chimneys, and other surfaces on the outside of the building are visually inspected from ground level from within the site and if necessary from public property, which may be aided by the use of binoculars.*
- *Flat roofs no more than 3m above ground level are inspected using a ladder but only when it is safe to do so.*
- *The roof structure is inspected internally only when access can be gained and in a manner that is safe to do so.*
- *Floor surfaces and sub floor areas are examined only if it is safe to do so and permission is granted from the owner. We do not lift fitted carpets or floor coverings or move furnishings without the owner's consent.*
- *We are unable to assess the condition of the inside of any chimney, boiler or any other flues.*
- *Intermittent faults to services may not be apparent on the day of inspection.*

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- *If we are concerned about parts of the property that the inspection cannot cover, the report will advise on any further investigations which are considered necessary.*
- *Some maintenance and repair works may be expensive.*
- *Purely cosmetic works and minor maintenance works which have no effect on performance may not be reported.*
- *The report that we provide is not a warranty.*

After reading this report if you have any comments or questions please do not hesitate to contact us. A copy of our complaints handling procedure is available on request.

1.02 Property Address

property address

1.03 Clients Name and Address

name and address

1.04 Date of Survey

The property was inspected on date.

1.05 Weather

At the time of the inspection the weather was description

1.06 Limitations of Inspection

At the time of inspection the property was Description of property status

No destructive testing was carried out which would have necessitated the opening up of concealed areas within the property such as floorboards, timber wall framework and underground drainage. Under the circumstances we are unable to comment on the condition of such areas due to the restrictions.

Kimmitt and Roberts are not mechanical or electrical engineers. In the circumstances, our report on the hot water/heating and electrical services is based on a visual inspection only. On all occasions we would recommend the client obtains separate reports on the services at the property from reputable consultants or contractors.

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1.07 *Information Relied upon in this Report*

type

1.08 *Related party disclosure*

We are not aware of any conflicts of interest in relation to the property or client as defined in the RICs rules of conduct.

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2 DESCRIPTION OF THE PROPERTY

2.01 *Type and Age*

This is a describe type and construction

From the type and style of construction we would suggest that the property was constructed around Date

From the type and style of construction we would suggest that the property was extended around Date

2.02 *Accommodation*

The accommodation consists of:

Basement: ??

Ground Floor: ??

First Floor: ??

Second Floor: ??

Outbuildings: ??

External: ??

2.03 *Tenure and Occupation*

The property is understood to be ??.

At the time of inspection the property was Description of property status

2.04 *Orientation and Exposure*

The front elevation faces in a orientation direction.

2.05 *Further Comments*

Any directional reference within this report assume that the reader is looking at the front of the property. type

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3 LOCATION

3.01 *Location and Amenities*

type

3.02 *The Site and Surrounding Area*

type

3.03 *Local Environment*

A precautionary mining search should be obtained from the Coal Authority.
type

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4 SURVEYOR'S OVERALL ASSESSMENT

This section provides an overall opinion of the property, highlighting any areas of concern, further investigations and maintenance works required.

To ensure you get a balanced impression of the property we strongly recommend that you read all sections of this report.

4.01 *Surveyor's Overall Opinion*

type

4.02 *Additional Areas of Concern*

type

4.03 *Summary of Repairs*

The items listed below are defects that require repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Whilst some of the items noted below may appear superficial, collectively, repair/replacement works may prove costly and therefore we recommend quotations for work is obtained prior to entering into a legal commitment to purchase.

Section of the report	Element number	Element name

Client Name and Address of Property

4.04 *Further Investigations*

It is our recommendation that all elements listed below are investigated fully and, where necessary, quotations for repairs are obtained prior to entering into a legal commitment to purchase.

Section of the report	Element number	Element name

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5 CONSTRUCTION AND CONDITION

Limitations to the inspection:

Roof slopes, rainwater goods and main walls were inspected from ground level only.

5.01 *Constructional Principles*

type

5.02 *Structural Movement*

type

6 OUTSIDE THE PROPERTY

Limitations to the inspection:

Roof slopes, rainwater goods and main walls were inspected from ground level only.

6.01 Main Roofs

6.01.01 Structure

type

6.01.02 Coverings

type

6.01.03 Valley Gutters

type

6.01.04 Roof Windows

type

6.01.05 Parapets

type

6.01.06 Flashings

type

6.02 Other Roofs

type

6.03 Chimneys

type

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6.04 *Rainwater Fittings*

type

6.05 *External Walls*

type

6.06 *Damp Proof Courses*

type

6.07 *Floor Ventilation*

type

6.08 *External Joinery*

type

6.09 *External Decoration*

type

7 INSIDE THE PROPERTY

Limitations to the inspection:

Access to floor surfaces and sub floor areas was prevented by the presence of furnishings and fitted floor coverings.

7.01 *Roof Spaces*

type

7.02 *Ceilings*

type

7.03 *Internal Walls and Partitions*

type

7.04 *Floors*

type

7.05 *Fireplaces and Chimney Breasts*

type

7.06 *Internal Joinery*

type

7.07 *Internal Decorations*

type

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7.08 *Basements and Cellars*

type

7.09 *Dampness*

7.09.01 Rising Damp

type

7.09.02 Penetrating Damp

type

7.09.03 Condensation

type

7.10 *Timber Defects*

7.10.01 Fungal Decay

type None evident at the time of our inspection.

7.10.02 Wood Boring Beetle

type None evident at the time of our inspection although access to original floors was restricted due floor coverings.

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8 SERVICES

PLEASE NOTE: *Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, or meet modern standards.*

Limitations to the inspection:

No tests of the services were carried out at the time of our inspection.

8.01 *Electrics*

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 ten years, or on change of occupancy. All electrical installation works undertaken after January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council*

type

8.02 *Gas*

SAFETY WARNING: *All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure 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.*

type

8.03 *Water Supply and Plumbing*

type

8.04 *Private Water Supplies*

type

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8.05 *Space Heating and Hot Water*

type

8.06 *Other Energy Sources (including feed in tariffs)*

type

8.07 *Drains*

8.07.01 *Above Ground Drainage*

type

8.07.02 *Below Ground Drainage*

type

8.07.03 *Private Drainage*

type

8.08 *Other Services*

type

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9 OUTBUILDINGS, GROUNDS AND BOUNDARIES

Limitations to the inspection:

9.01 **Gardens and Grounds**

9.01.01 *Trees and Hedges*

type

9.01.02 *Boundaries*

type

9.01.03 *Retaining Walls*

type

9.02 **Garages**

type

9.03 **Conservatories**

type OR

The property does not have a conservatory.

9.04 **Other Permanent Buildings**

type

9.05 **Shared Areas**

type

10 ENVIRONMENTAL AND OTHER ISSUES

10.01 *Energy Efficiency*

Energy	
Energy Efficiency Rating	
Environmental Impact Rating	

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC then the rating will be provided above. We have not checked the rating and therefore cannot comment upon its accuracy. The Energy Performance Certificate should be made available to you by the seller or selling agent.

10.02 *Insulation, Ventilation and Lighting*

type

10.03 *Means of Escape*

type

10.04 *Other Health and Safety Concerns*

type

10.05 *Hazardous Materials*

Asbestos

Asbestos was widely used in the construction and renovation of houses between 1945 and 1975. There is a potential to find asbestos in a wide range of building materials within a dwelling. Asbestos was banned in 1985. However, many alternative materials, which do not contain asbestos, were manufactured and are quite similar in appearance to those elements which do contain asbestos. This can sometimes make it difficult to identify asbestos without specialist testing.

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For the avoidance of doubt, any element which may contain asbestos should be checked by a suitably licensed contractor and their recommendation should be implemented in full.

A visual inspection only has been carried out, which does not involve any destructive testing. We are unable to comment upon any materials which may be hidden or inaccessible. Please refer to the limitations of inspection section. However, if we have reason to suspect that asbestos may have been used it shall be noted in the relevant section of this report in relation to the specific element.

type

10.06 ***Security***

type

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11 MATTERS FOR YOUR LEGAL ADVISERS' ATTENTION

PLEASE NOTE: *We do not act as the legal adviser and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisor may need to investigate further, the issues will be listed and explained in this section. You should show your legal advisors this section of the report.*

11.01 *Regulations*

type

11.02 *Rights of Way, Easements and Shared Services*

type

11.03 *Guarantees/Warranties*

type

11.04 *Other*

type

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12 SURVEYORS DECLARATION

“I confirm that I have inspected the property and prepared this report”

Signed
Name and Qualifications
Position
Office Address
Telephone Number
Fax Number
Email address
Date of Report

This report is issued for the information and benefit of name and no responsibility is accepted by ??????? to any other person or persons for any error or misstatement in this report. It may be disclosed to the client's professional advisors assisting in respect of the purpose, but the report may not be disclosed to any other person without the written permission of ??????? having first being obtained.

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13 PHOTOGRAPHS

14 WHAT TO DO NOW

Quotations

You should obtain reports and at least two quotations for all the repairs and further investigations recommended in this report. These quotations should be obtained from experienced contractors who are properly insured. You should also ask for:

- References for previous work undertaken
- Describe in writing exactly what you require from them
- All quotations in writing

Some repairs may require contractors with specialist skills and who are members of regulated organisations.

