

# STRUCTURAL/BUILDING **SURVEY REPORT**



**PROPERTY ADDRESS:** 



**CLIENTS NAME:** 

DATE OF SURVEY VISIT: 25th November 2021

**PREPARED BY:** 

Company 🗙



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### Introduction

In accordance with instructions received from BSc CEng MIEI, MSc Const. & Project Mgmt. has carried out a visual inspection of the subject property known as 14 Meath,

This Building Survey report has been produced following the inspection. If you decide not to act on the advice in this report, you do this at your own risk.

The report aims to help you:

- · Make a reasoned and informed decision on whether to go ahead with buying the property
- Take account of any significant repairs or replacements the property needs; and
- Consider what further advice you should take before committing to purchase the property

Any extra services that the Surveyor provides that are not covered by the terms and conditions of this report must be covered by a separate contract.

It is to be stressed that it is not the intention of this report to enumerate each and every item of defect evident but rather to identify those defects and matters of significance that the Surveyor advises should be considered prior to the purchase of the property and may materially affect value.

If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later stage.

Please note that this Building Survey report is for the benefit of and their legal advisor and should not be reproduced in whole or part without the permission of the author/s. It shall not be relied upon by any third party without written consent of and any third party relying upon any part of this report does so entirely at their own risk.

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# **Scope of Instruction**

The Surveyor carries out a visual inspection only.

The Surveyor inspects the inside and outside of the main building and all permanent outbuildings, but they do not force or open up the fabric of the building. No account can be taken for work/issues that have been covered up.

The Surveyor undertakes a visual inspection of the accessible services and comments on any obvious defects, but he/she is not a qualified electrician, gas engineer, plumber or drainage contractor and are therefore not qualified to test or comment in detail upon the services within the building.

The Surveyor inspects roofs, chimneys and other surfaces on the outside of the building from ground level.

The Surveyor inspects the roof structure from the attic roof hatch or inside the roof space if there is access (although no insulation material, stored goods or other contents are lifted or moved). The Surveyor examines floor surfaces and under-floor spaces so far as there is safe access to these (although no furniture, floor coverings or other contents are lifted or moved). The Surveyor does not remove the contents of cupboards. The Surveyor is not able to assess the condition of the inside of any chimney, boiler or other flues. Also, the Surveyor does not remove secured panels or undo electrical fittings.

The Surveyor notes in their report if they are not able to check any parts of the property that the inspection would normally cover. If the Surveyor is concerned about these parts, the report will tell you about any further investigations that are needed.

The Surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs suggested may be expensive.



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Please read the 'Description of the Building Survey Report Service' (at the back of this report) for details of what is, and is not, inspected.

# **Condition Ratings & Terminology**

To help describe the condition of the home, this report provides condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In section E the elements are presented in an overall summary table with the elements that have the worst condition rating reported first. In the element boxes in parts G, H, I, J and K, the report describes the elements in more detail. The condition ratings are described below.

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property	
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.	
1	No repair is currently needed. The elements listed here must be maintained in the normal way. No obvious defect / presence noted during the visual inspection.	
NI	Not inspected (see section B Scope of Inspection).	
N/A	No condition rating provided as element not present or not applicable.	
Where t mean th	he phrases immediate, short term, medium term, long term and very long term are used they generally e following:	

Immediate: Short term: Medium term: Long term: Very long term:

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As soon as possible Within 1 - 3 years Within 3 - 5 years Within 5 - 10 years Within 10 - 20 years Ceil

\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

# **About the Inspection**

### Surveyor's Name

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### **Surveyor's Qualification**

BSc CEng MIEI, MSc Const. & Project Mgmt.

### **Company Name**

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### **Contact Details**

### 

Date of the inspection

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### **Related party disclosure**

Not applicable

### Full address of the property



### Weather conditions when the inspection took place

When I inspected the property, the weather was cold and windy following dry weather.

Report reference number

### The status of the property when the inspection took place

The property was unoccupied by present owners/tenants at the time of inspection.

# **Overall Opinion and Summary of the Condition Ratings**

This section provides our overall opinion of the property and summarises the condition ratings of the different elements of the property. To determine the condition of the property, the Surveyor assesses the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

If an element is made up of several different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is noted here.

To make sure you get a balanced impression of the property, the Surveyor strongly recommends that you read all sections of the report, in particular the 'What to do now' section and discuss this with the Surveyor if required.

### The overall opinion of the property

This 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. These deficiencies 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.

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### Elements that require urgent attention

Section of the report	Element number	Element name		
G: Outside the property				
H: Inside the property				
I: Services	S			
J: Grounds				
K: Hazards & Environment	<b>S</b>			

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### Elements that require attention but are not serious or urgent

Section of the report	Element number	Element name
G: Outside the property	G4	Main walls
H: Inside the property	H2 H3 H4 H6 H7 H8	Ceilings Walls and partitions Floors Built-in fittings Woodwork (e.g. staircase and joinery) Bathroom fittings
I: Services		
J: Grounds		
K: Hazards & Environment		

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Section of the report	Element number	Element name
G: Outside the property	G1 G2 G3 G5 G6 G7 G9	Chimney stacks Roof coverings Rainwater pipes and gutters Windows External doors Conservatory and porches External Decoration
H: Inside the property	H1 H5 H9 H10 H11	Roof structure Fireplaces, chimney breasts and flues Dampness, condensation and timber defects Thermal insulation & energy efficiency Internal Decoration
I: Services	1  2  3  4  5  6	Electricity Gas/Oil Water supply & plumbing Heating Water heating Drainage
J: Grounds	J2 J3	Gardens & Outbuildings Boundary & Other
K: Hazards & Environment	K1 K2 K3 K4 K5	Asbestos Pyrite Mica Security & means of escape Flood risk

### Elements not inspected ΝΙ

Elements not inspected				
Section of the report	Element number	Element name		
G: Outside the property				
H: Inside the property	5			
I: Services				
J: Grounds				
K: Hazards & Environment	K6 K7	Radon risk Invasive plants		

N/A

### No condition rating provided as element not present or not applicable

Section of the report	Element number	Element name
G: Outside the property		
H: Inside the property		
I: Services		
J: Grounds	J1	Garage
K: Hazards & Environment		

# F

# **About the Property**

Please note that all references in this report to left, right, front or rear are described assuming the reader is standing within the front of the property facing the front elevation of the property.

### Type of property

The property is a dormer bungalow.

The property has 4 bedrooms.

### Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was built between 10 -15years.

### Approximate year the property was extended

Approximate year the property was converted

Information relevant to apartments, flats and maisonettes

### Freehold / Leasehold

We have not been advised of the tenure of the property. Your Legal adviser must advise you.

### Construction

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The property is built using traditional materials and techniques.

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### Accommodation

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### **Energy Efficiency Rating**

The BER (Building Energy rating) was not shared with the Surveyor prior to the inspection.

The BER report will have recommendations on how to improve the energy efficiency of the property.

### **Mains services**

The marked boxes show that the mains services are present:

Gas	Electric	Water	Drainage			
Central heating						
Gas	Electric	Solid fuel	Oil			
		•				
Heat pumps	Solar	Other	None			
•						
Other services or e	nergy sources (inclue	ding feed-in tariffs)				
Grounds		10				
The property has private	gardens to to the front and	rear.				
There is parking at the p	roperty to the front with tarr	nac finish.				
Location						
The property is in an urban setting. It is approximately 12 km from Navan Town.						
Facilities						
The property is close to transport services, schools, shops, etc.						
Local Environment						
I am not aware of any issues in the local environment.						
C .						



### Limitations to inspection

### G1 Chimney stacks

The chimney is located within the wall of sitting room is painted finished internally and dash render painted over roof level. The base, stepping and cap of lead flashing look relatively in good state but should be checked to ensure no loose edge. The chimney stacks have a dash finish.



Photo - 1



### **G2** Roof coverings

The main roof on the property is pitched. The main roof is covered with slate. It is recommended that the roof slate should be water pressure washed some indication of fungus and mould growing. There is an obvious wetness patches noticed on the roof slate between the bay windows





Photo - 4







The outside walls are built of concrete blocks with an air gap between the inside and outside faces (called a cavity wall). There are hairline cracks noticed on front and rear elevations.

2

General Notes on Cracks

It important to know that concrete and brick as building materials commonly used, do crack after during and after construction. However, the interpretation of the crack pattern and the cause of it

determine the severity and otherwise.

The most common problem in both old buildings and new built is cracking in the exterior and interior walls.

Cracks can result from:

? settlement? thermal movement

? subsidence

Settlement is caused by the evaporation of moisture from the bricks; this occurs most often in new buildings. Settlement can be seasonal; in the winter, moisture in the ground increases and in the summer the ground dries out; cracks can open and close during that time.

Thermal movement is usually seasonal; in the summer the walls expand, and in the winter the walls cool and contract.

Subsidence happens when the ground loses its load-bearing capacity. This usually happens if the soil is rich in clay and is worse in houses with shallow foundations. The problem can be exacerbated by plants and trees such as eucalyptus, oak, Leylandii, poplar and willow. Be warned that the complete removal of trees can cause 'heave'; moisture is no longer drawn from the ground and the sub-soil swells. The other cause of subsidence is where water washes away a sandy or gravelly soil, for example when a drain has cracked.

Cracks in or above lintels or below cills are usually caused by minor settlement; a 'tell- tale' can be used to determine if the crack is stable. The lintel can be taken out, the damaged area rebuilt and the lintel re-instated.

Cracks where a bay meets the main wall are common; the smaller bay has settled less than the rest of the house. If the crack is less than 5mm and dirty, then no attention is required. Lime mortar can be used to fill the crack if you wish.

Long cracks in walls, away from windows and doors, particularly if the brick or stone is cracked, rather than just the pointing, are of more concern. If the wall is bulging, wall- plates or ties can be used to restrain the wall. Vertical movement is usually caused by subsidence or heave. Both can be caused by major changes in the moisture level in the ground. These result from climate change or from the removal or growth of trees.

Crack Analysis (Case Study - Base on Inspection)

Our inspection (visual) and photographic survey show that the cracks are hairline cracking usually like pencil line.

The cracks on the ceiling and walls are hairline cracking.

The possibility of a serious settlement or subsidence is not likely as there are no visible diverging cracks on any of the main exterior walls and on the perimeter joints of the building base and footpath. For example, the brick exterior, should show corresponding crack in the mortar between the bricks - this would indicate more of a foundations settling, as would a crack in the foundation itself.

The substructure (foundation) appear to be in good conditions as there no disturbing crack pattern to prove otherwise. Then, it is more likely that the wall shifted sideways, at an angle. This type of movement is fairly normal for most houses, depending on the season, if there are prevailing wind directions, etc.

This type of cracks can be very minor such as one above a lintel or at the join between a bay and the main wall. More worrying cracks normally appear in main walls and extending for more than one metre or so. The size and shape of the crack is also important. Most experts agree that a crack of less than 5mm is usually unimportant, if there is no sign of bulging or sideways shifting. If the crack is dirty and has cobwebs in and over it, then it is likely to be long-standing and stable.

Cracks in or above lintels or below cills are usually caused by minor settlement; a 'tell-tale' can be used to determine if the crack is stable.

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### G7 Conservatory and porches

The porch is located to the front of the property.



### G8 Other joinery and finishes

### **G9** External Decoration

No external redecoration of the property is requried at this time.

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# **Inside the Property**

### Limitations to inspection

### H1 Roof structure

The internal roof structure is built of timber. The roof space has mineral wool thermal insulation between the joists and rafters.



### H2 Ceilings

The ceilings are made of suspended timber with modern plasterboard finish. There are hairline cracks and discolouration/cosmetic stains onticed on the ceiling. There might be water ingress or leak, this should be assessed by competent specialist.



### General Notes on Cracks

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The most common problem in both old buildings and new built is cracking in the exterior and interior walls.

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# Н

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Crack Analysis (Case Study - Base on Inspection)

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The substructure (foundation) appear to be in good conditions as there no disturbing crack pattern to prove otherwise. Then, it is more likely that the wall shifted sideways, at an angle. This type of movement is fairly normal for most houses, depending on the season, if there are prevailing wind directions, etc.

This type of cracks can be very minor such as one above a lintel or at the join between a bay and the main wall. More worrying cracks normally appear in main walls and extending for more than one metre or so. The size and shape of the crack is also important.

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Cracks in or above lintels or below cills are usually caused by minor settlement; a 'tell-tale' can be used to determine if the crack is stable.



Photo - 25









### H8 Bathroom fittings

The fittings and appliances in the bathroom comprise bath, WC, WHB and separate shower. The wall tiles of the shower enclosure show sign of tile surface and joints sealant wears. This might be susceptible to leak or water ingress which might be the cause of water stains and discolouration on the ceiling below. There are joint cracks alon the WHB abd wall tiles.





### H9 Dampness, condensation and timber defects

Due to the presence of textured wall coatings I was not able to confirm the presence of a DPC (dampproof course). However no dampness was detected internally and it is likely that an effective DPC exists.

### H10 Thermal insulation & energy efficiency

The property appears to be partially insulated. This will result in lower internal temperatures and higher heating costs. Additional insulation is required on the external walls and attic space to comply with current Building Regulations.

### H11 Internal Decoration

The internal decorations are generally in good condition but some areas are marked and in need of redecoration.

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### **Services**

Services are generally hidden within the construction of the property. This means that the Surveyor can only inspect the visible parts of the available services, and he/she does 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 inspection

### **I1 Electricity**

Safety warning: It is recommended that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.

There is a mains electricity supply and the meter unit is located in the Utility room. The electricity supply was on when I inspected.



Photo - 41

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Registered Gas Installer (RGI) or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.

The fuel oil storage tank is in rear garden and is made of plastic tank. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.





### Photo - 42

Photo - 43

### 13 Water supply & plumbing

Safety warning: It is recommended that you should get a fully insured and registered plumber to check the property's drains and its plumbing fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.



### 15 Water heating

The hot water is provided by the heating system boiler.

### 1

### 16 Drainage

The property is connected to the public sewer and the drainage system consists of a separate drain for both surface water (rainwater, water from yard drains) and foul water (waste water from WCs, baths, showers sinks, basins and dishwashers).



### **I7** Common services



# Grounds (including shared areas for apartments or flats)

### Limitations to inspection

J1 Garage

### J2 Gardens & Outbuildings

The property has private gardens to the front and rear.

### J3 Boundary & Other

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The boundaries of the property consist of block walls. The features are affected by the following problems obvious settlement cracking on the front fence.



# Hazardous Materials & Environmental Concerns

### K1 Asbestos

No obvious signs of asbestos.

### K2 Pyrite

We have not undertaken a full Pyrite survey as part of this report and are therefore unable to comment that the property is free from such material. Should you require assurances in this respect we would strongly advise you instruct a competent person to perform a Pyrite test in accordance with NSAI Standard I.S. 398-1:2017.

No obvious signs of Pyrite.

Pyrite or Iron Pyrite (FeS2) is a very common mineral that is present in many sedimentary rocks as framboidal crystals. Subject to certain conditions, pyrite is problematic in confined construction, such as under floor filling and bridge embankments.

This is due to a chemical reaction that can cause pyritic backfill to swell.

The tell-tale signs of pyrite damage

The followings are the visible signs on a building with suspected pyrite problems

- \* Heaving (lifting) of a floor slab resulting in slopes and cracks
- \* Cracks to floor tiles/damage to floor finishes
- \* Uplift at external door thresholds
- \* Doors catching floors
- \* Cracks over doors on internal walls
- \* Ground floor stud partitions with cracks, bulging of plaster slabs
- \* Horizontal cracking externally at DPC level.

Generally, there are no visible defects to raise any suspicion of the presence of pyrite as discussed above. However, If your peace of mind is paramount, and you have to know without any shadow of doubt that your house does not have pyrite, then the only certain way is to carry out a pyrite test according to I.S. 398-1:2013.

### K3 Mica

We have not undertaken a Mica survey as part of this report and are therefore unable to comment that the property is free from such material. Should you require assurances in this respect we would strongly advise you obtain the relevant report from suitably qualified consultants.

No obvious signs of Mica.

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4	Security	Č.	means	ΟΤ	escape

The property is not protected by an alarm.

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### K5 Flood risk

The property is in an area that is unlikely to flood.

Visit www.floodinfo.ie to check if the property is in an area that is vulnerable to flooding.

### K6 Radon risk

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard.

Radon can enter your home from the ground and build up to high levels indoors. Homes in some parts of the country are more likely to have a radon problem than others. These are called High Radon Areas and are shown in light brown or dark brown on the radon map on https://www.epa.ie/ environment-and-you/radon/radon-map/ Even if your home is not in a High Radon Area, it may have high levels of radon.

### **K7** Invasive plants

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I have not checked for Japanese Knotweed or any other invasive plants. It is recommended that you commission an inspection and a report from a qualified contractor in this regard if it is a concern for you, as I cannot rule out the presence of Japanese Knotweed or any other invasive plants.

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### **Issues for your Legal Advisers**

The Surveyor does not act as 'the Legal Adviser' and will not comment on any legal documents. However, if during the inspection the Surveyor identifies issues that your Legal Advisers may need to investigate further, the Surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

# L1 Regulation L2 Guarantees & warranties L3 Insurance & reinstatement L4 Other matters 3150 ce

# 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 and condition rated 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.

# M1 Risks to the building M2 Risks to the grounds M3 Risks to people M4 Other Coth

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## **Surveyor's Declaration**

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

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Qualifications	
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Company	
Address	County
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Property address	
Clients name	Date this report was produced

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor.

All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn.

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# 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 to discover the true extent of the problem.

### Who you should use for these further investigations?

You should ask an appropriately qualified person, though it is not possible to tell you which one. 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.

### When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 repairs should be done soon. Exactly when will depend on the type of problem, but it
  usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to
  organise suitable reports and quotations.
- Condition rating 3 repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

### Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

# Description of the Building Survey Report Service

### The service

### The Building Survey Report Service includes:

- a visual inspection of the property (see 'The inspection');
- a **report** based on the inspection (see 'The report').

### The Surveyor who provides the service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take account of any repairs or replacements the property needs;
- describe the identifiable risk of potential or hidden defects; and
  consider what further advice you should take before committing to purchase the property

### The inspection

The Surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the Surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the Surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible. The Surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so. No account can be taken for work/issues that have been covered up.

### Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the Surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

### Outside the property

The Surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the Surveyor walks around the grounds and any neighbouring public property where access can be obtained. Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the Surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

#### Apartments or Flats

When inspecting apartments or flats, the Surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The Surveyor inspects roof spaces only if they are accessible from within the property. The Surveyor does not inspect drains, lifts, fire alarms and security systems.

### Dangerous materials, contamination and environmental issues

The Surveyor does not make any enquiries about contamination or other environmental dangers. However, if the Surveyor suspects a problem, he or she should recommend a further investigation. The Surveyor may assume that no harmful or dangerous materials

have been used in the construction and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the Surveyor must report this and ask for further instructions.

The Surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the Surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to

health or need any immediate payment. The Surveyor does not consult the duty holder.

#### The report

The Surveyor produces a report of the inspection for you to use but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

### The report is in a standard format and includes the following sections.

- A Introduction
- B Scope of Instruction
- C Conditions & Terminology
- D About the Inspection
- E Overall Opinion and Summary of the Condition Rating
- F About the Property
- G Outside the Property
- H Inside the Property
- I Services
- J Grounds (including shared areas for flats / apartments)
- K Hazardous Materials & Environmental Concerns
- Issues for your Legal Advisers
- M Risks

L

Q

- N Surveyor's Declaration
- O What to do now
- P Description of the Building Survey Report Service
  - Typical house diagram

#### **Condition ratings**

The Surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows.

Condition rating 3 – defects that are serious and/or need to be repaired, replaced or investigated urgently.

**Condition rating 2** – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

 $\label{eq:condition} \begin{array}{l} \mbox{Condition rating 1} - \mbox{no repair} \mbox{ is currently needed. The property} \\ \mbox{must be maintained in the normal way.} \end{array}$ 

NI - not inspected

**N/A** – No condition rating provided as element not present or not applicable.

The Surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the Surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The Surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

### Energy

The Surveyor has not prepared the Building Energy Rating Certificate (BER) as part of the Service for the property. If the Surveyor has seen the current BER, he or she will present the energy- efficiency and environmental impact ratings in this report. The Surveyor does not check the ratings and cannot comment on their accuracy.

#### Issues for legal advisers

The Surveyor does not act as 'the Legal Adviser' and does not comment on any legal documents. If, during the inspection, the Surveyor identifies issues that your legal advisers may need to investigate further, the Surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

This report has been prepared by a Surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor. All of the statements and opinions contained in this report are expressed

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entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn. In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

#### 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 and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

If the property is leasehold, the Surveyor may give you general advice and details of questions you should ask your legal advisers.

### Standard terms of engagement

- The service the Surveyor provides the standard Survey Service ('the service') described in the 'Description of the Building Survey Report Service', unless you and the Surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the Surveyor. Examples of extra services include:
  - costing of repairs
  - · schedules of works
  - · supervision of works
  - re-inspection and
- · detailed specific issue reports.
- 2 The surveyor the service is to be provided by a qualified Surveyor, who has the skills, knowledge and experience to survey and report on the property.
- 3 Before the inspection you tell the Surveyors if you have any concerns (such as plans for extension) about the property.
- 4 Terms of payment you agree to pay the Surveyor's fee and any other charges agreed in writing.
- 5 Cancelling this contract nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts Regulations or the Consumer Rights Act, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the Surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the Surveyor provides services to you within fourteen days of entering into this contract, you will be responsible for fees and charges incurred by the Surveyor up until the date of cancellation.
- 6 Liability the report is provided for your use, and the Surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

### **Complaints handling procedure**

The Surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the Surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the Surveyor and ask that it be supplied.

Note: These terms form part of the contract between you and the surveyor.

Elements, structure, finishes, components and services During the inspection the Surveyor has been as thorough as possible in the circumstances though they have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and they are therefore unable to report that such parts of the property are free of rot, beetle or other defects. The Surveyor has,

however endeavoured to draw reasonable conclusions from the available evidence.

Whilst the report includes comments upon the principal elements of the fabric of the building or the demised premises, especially floors, walls and roof as appropriate, together with general remarks on the finishes and services, it does not extend to a list of minor items that are not relevant to the main advice. Similarly, the Surveyor has examined major outbuildings but has not made detailed comment about light or temporary structures unless specified to the contrary. External roof surfaces, chimneys, gutters, eaves, boards and other features at high level have been viewed from the ground or from the upper storey windows, unless access to the roof access to the roof was readily, and safely, obtainable during our inspection.

The Surveyor has not, except to the extent mentioned in the report, carried out any tests or made any enquiries concerning particular materials nor have we calculated any floor areas or reappraised original design criteria.

The Surveyor has visually examined the services to the building where these are not covered up and, as a result, are exposed to such an inspection. The Surveyor has not made any specific or specialist test of them.

The Surveyor has undertaken a visual inspection of the accessible services and comment on any obvious defects, but is not a qualified electrician, gas engineer, plumber or drainage contractor and is therefore not qualified to test or comment in detail upon the services within the building. The Surveyor will not lift up any fixed floor coverings, move heavy furniture, remove secured panels. The Surveyor will also not remove any stored goods or the contents of cupboards.

### Third party indemnities or claims

Where the Surveyor binds in documents produced by others within our reports, these are provided for convenience and to take aid in placing our report in context. The Surveyor does not undertake to check the accuracy of such documents, unless otherwise agreed and confirmed by ourselves.

The Surveyors commenting upon documents produced by others within our report should not be thought of as a substitute for referring to the documents for full provisions made. The Surveyor has based their comment upon the documentation made available at the time of our inspection and report. The Surveyor can take no responsibility where the context of missing or delayed documents conflicts with their assessment.

Should further relevant documentation subsequently be made available then the Surveyor would recommend that you provide them with copies so that they might amend or refine our advice to you. In the event of any conflict or query upon the documentation, you should obtain your solicitor's view prior to initiating any action.

### **Risk analysis**

The Surveyor comments upon any major risk hazards they might have seen during the course of their on site inspection where specifically requested by you and they have written accepting such instructions. The Surveyor has undertaken to do so on the understanding that their comments do not result from an exhaustive or detailed investigation but rather are those which might reasonably be seen during the duration of their inspection and viewed in light of the weather conditions at the time.

### Interim reports

Any reports, verbal or in writing, given to the client prior to the issue of the completed written survey report, represent the interim views only and the Surveyor reserves the right to develop further any opinions expressed. In addition, the Surveyor reserves their right to add further opinions, or more comment upon relevant items, within the completed written survey report.

#### **Deleterious materials**

Where lists of precluded materials are forthcoming from others the Surveyor does not warrant that such materials are deleterious. The Surveyor has not undertaken an asbestos, pyrite or mica survey as part of this report and are therefore unable to comment that the property is free from such material. Should you require assurances in this respect we would strongly advise you obtain the relevant report from suitably qualified consultants.



## **Typical House Diagram**

This diagram illustrates where you may find some of the building elements referred to in the report.

