



single survey

survey report on:

Property address	
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Customer	
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Customer address	
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Prepared by	
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1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

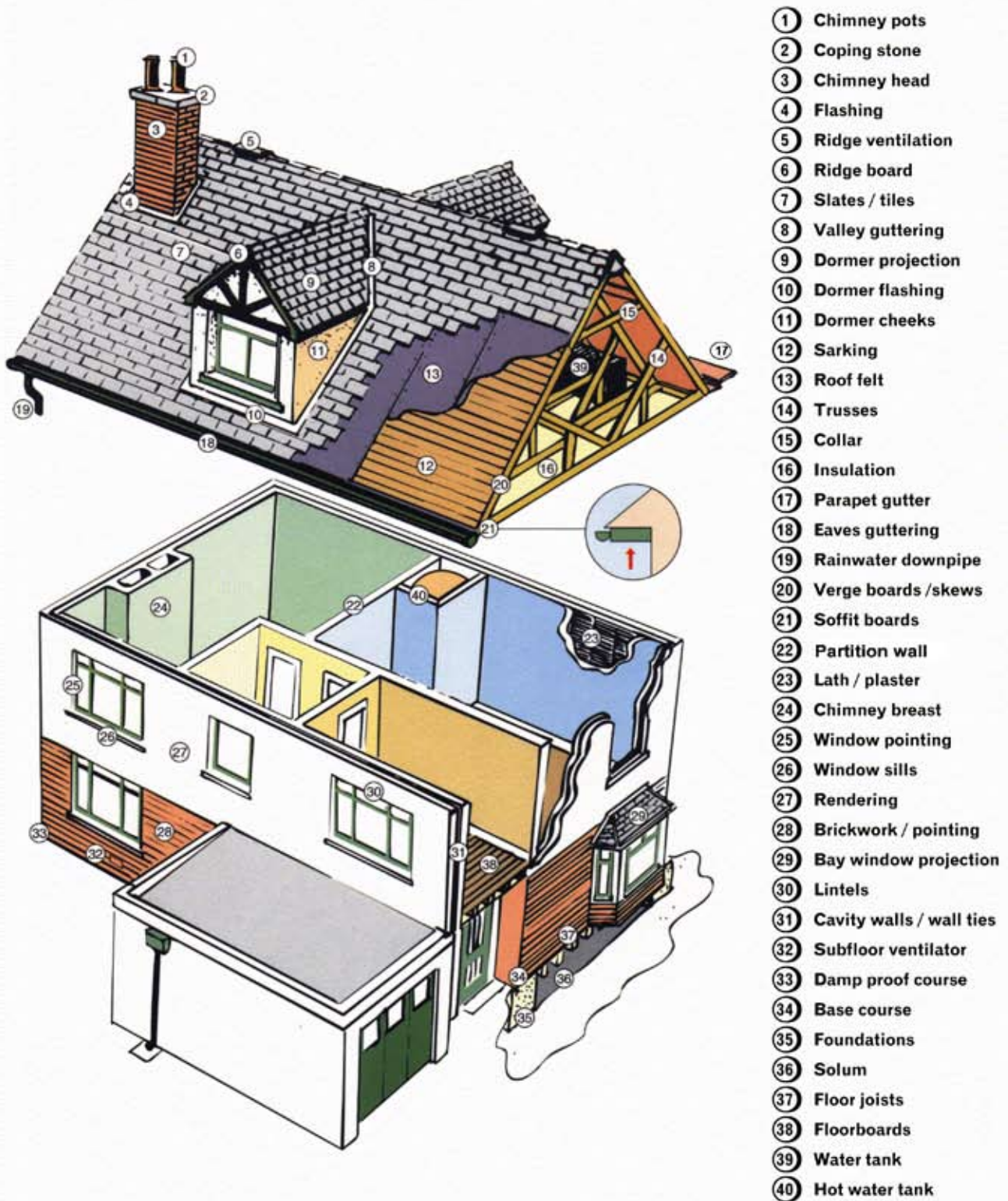
Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

Description	
Accommodation	
Gross internal floor area (m²)	
Neighbourhood and location	
Age	
Weather	
Chimney stacks	
Roofing including roof space	
Rainwater fittings	
Main walls	
Windows, external doors and joinery	
External decorations	
Conservatories / porches	



Communal areas	
Garages and permanent outbuildings	
Outside areas and boundaries	
Ceilings	
Internal walls	
Floors including sub floors	
Internal joinery and kitchen fittings	
Chimney breasts and fireplaces	
Internal decorations	
Cellars	
Electricity	
Gas	
Water, plumbing, bathroom fittings	
Heating and hot water	
Drainage	
Fire, smoke and burglar alarms	
Any additional limits to inspection	

Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.



2. Condition

This section identifies problems and tells you about the urgency of any repairs by using one of the following three categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Structural movement	
Repair category	
Notes	
Dampness, rot and infestation	
Repair category	
Notes:	
Chimney stacks	
Repair category	
Notes	
Roofing including roof space	
Repair category	
Notes	
Rainwater fittings	
Repair category	
Notes	
Main walls	
Repair category	
Notes	
Windows, external doors and joinery	
Repair category	
Notes	
External decorations	
Repair category	
Notes	
Conservatories/porches	
Repair category	
Notes	



Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Communal areas	
Repair category	
Notes	
Garages and permanent outbuildings	
Repair category	
Notes	
Outside areas and boundaries	
Repair category	
Notes	
Ceilings	
Repair category	
Notes	
Internal walls	
Repair category:	
Notes:	
Floors including sub-floors	
Repair category:	
Notes:	
Internal joinery and kitchen fittings	
Repair category:	
Notes:	
Chimney breasts and fireplaces	
Repair category	
Notes	
Internal decorations	
Repair category	
Notes	
Cellars	
Repair category	
Notes	



Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Electricity	
Repair category	
Notes	
Gas	
Repair category	
Notes	
Water, plumbing and bathroom fittings	
Repair category	
Notes	
Heating and hot water	
Repair category	
Notes	
Drainage	
Repair category	
Notes	

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the previous comments for detailed information.

Structural movement	
Dampness, rot and infestation	
Chimney stacks	
Roofing including roof space	
Rainwater fittings	
Main walls	
Windows, external doors and joinery	
External decorations	
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	
Outside areas and boundaries	
Ceilings	
Internal walls	
Floors including sub-floors	
Internal joinery and kitchen fittings	
Chimney breasts and fireplaces	
Internal decorations	
Cellars	
Electricity	
Gas	
Water, plumbing and bathroom fittings	
Heating and hot water	
Drainage	

Category 3
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.
Category 2
Repairs or replacement requiring future attention, but estimates are still advised.
Category 1
No immediate action or repair is needed.

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.



3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property: In flatted developments the ‘main entrance’ would be the flat’s own entrance door, not the external door to the communal stair. The ‘three steps or fewer’ are counted from external ground level to the flat’s entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, ‘Unrestricted parking’ includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input type="checkbox"/> No <input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input type="checkbox"/> No <input type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input type="checkbox"/> No <input type="checkbox"/>

4. Valuation and conveyancer issues

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

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Estimated reinstatement cost for insurance purposes

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Valuation and market comments

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Report author	
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Address	
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Signed	
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Date of report	
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