

A Guide to your FULL Building Survey

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INTRODUCTION

Your structural survey will be undertaken by a Chartered Building Surveyor. The survey will include the following (where applicable) except where marked * such additional items should be discussed and agreed prior to the survey being carried out.

PART 1: GENERALLY

CONFIRMATION OF INSTRUCTIONS

This helps to avoid misunderstandings.

GENERAL DESCRIPTION OF PROPERTY

This briefly sets the scene for the Report and includes the orientation of the property and accommodation
* If required, the room dimensions will be recorded.

PART 2: MAIN STRUCTURE

ROOFS

The roof (or roofs) will be inspected externally from the ground, and, where accessible, from inside roof voids. The Report will describe the form of construction and the materials used and will comment upon the stability and condition of the roof structure and coverings.

* In some cases, when parts of a roof cannot be seen from the ground, ladders are necessary to undertake the inspection. If instructed, arrangements will be made for this.

CHIMNEY STACKS

The chimney stacks will be inspected from the ground and the Report will describe their construction and condition.

RAINWATER GOODS

The gutters and rainwater pipes will be described and their condition noted.

WALLS

The main external walls and the internal partitions will be described and their condition noted.

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FOUNDATIONS AND SETTLEMENT

The foundations will not be exposed, but comment will be made on any evidence of settlement or any possible risk of settlement.

DAMP PROOF COURSE

Evidence of a damp proof course will be noted and random readings taken internally with an electric moisture meter to give an indication as to whether any damp proof course is satisfactory.

FLOORS

The structure and condition of the floors will be described. When floor coverings are loose and unobstructed they will be turned back in places to expose the floor, one or two floorboards may be lifted, where this can be done without damage.

WINDOWS, DOORS, STAIRCASES & OTHER JOINERY

These will be described and their condition noted.

INTERNAL WALLS & CEILING FINISHES

The walls and ceiling finishes will be described and their condition noted.

FIREPLACES & FLUES

The fireplaces will be described and their condition noted. Flues will not be inspected internally, but an opinion of their condition will be provided.

DAMPNESS & CONDENSATION

Random readings will be taken with an electric moisture meter and any evidence of rising or penetrating dampness or condensation will be noted.

WOODWORM & DRY ROT

All manifestations of fungal decay and woodworm will be noted to accessible timbers.

PART 3: SERVICE INSTALLATIONS

HOT & COLD WATER

The plumbing installations will be described and their condition noted.

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ELECTRICITY & GAS

The installations will be briefly described, but not tested.

- * If required, specialists may be instructed to test the installations.

CENTRAL HEATING

The system will be described and, where possible, switched on to see whether all radiators warm up. The approximate age of the boiler will be determined, where possible.

- * A heating engineer may be instructed to test and comment upon the adequacy of the installation.

SWIMMING POOL

If there is a swimming pool, it will be described and its general condition noted, but the services will not be tested.

- * A specialist engineer may be instructed to test the services.

PART 4: SANITATION & DRAINAGE

SANITARY FITTINGS & SOIL & WASTE PIPES

These will be described and their condition noted.

UNDERGROUND DRAINAGE

Where possible, manhole covers will be lifted and the condition of the inspection chambers will be noted.

- * A specialist firm may be instructed to test the water-tightness of the drains and to report upon possible leakages or blockages.

PART 5: EXTERNAL AREAS

GARDENS, PATHS, DRIVEWAYS & BOUNDARIES

These will be described and their condition noted.

OUTBUILDINGS

Detached garages, sheds etc. will be dealt with briefly and in general terms.

EXTERNAL DECORATIONS

These will be described and their condition noted.

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PART 6: OTHER MATTERS AND CONCLUSIONS

Relevant items for Legal Advisers.
Hidden works.
Limitations.
Conclusions.

GENERALLY:

MEANS OF ESCAPE, STRUCTURAL FIRE PRECAUTIONS (applicable to commercial properties).

Where appropriate [in tall buildings, flats etc.] this will be considered.

- * If instructed the relevant authorities will be contacted to determine whether the necessary permissions etc., have been granted.

LEASEHOLDS

We prefer to see a copy of the Lease before undertaking the survey and will comment upon the repairing covenants within our Report.