

## A Guide to your FULL Building Survey

Page 1

### INTRODUCTION

Your structural survey will be undertaken by a Chartered Building Surveyor. The survey report will include Parts 1 to 6 as outlined below.

### PART 1: GENERALLY

#### CONFIRMATION OF INSTRUCTIONS

#### GENERAL DESCRIPTION OF PROPERTY

This sets the scene for the Report and includes the orientation of the property and accommodation.

### 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, long ladders may be required to undertake the inspection. The requirement of long ladders will be assessed prior to the survey inspection and if an additional cost is to be applied then this will be agreed in advance.

#### 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.

#### FOUNDATIONS AND SETTLEMENT

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

## A Guide to your FULL Building Survey

Page 2

### 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 however will not be inspected internally**, but an opinion of their condition will be provided. **Any fireplace appliances will not be tested by our surveyor.**

### STAIRCASES

These will be described and their condition noted.

### 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.

### ASBESTOS

The presence of materials likely to contain asbestos fibres will be identified and their condition noted.

## A Guide to your FULL Building Survey

Page 3

### PART 3: SERVICE INSTALLATIONS

#### HOT & COLD WATER

The plumbing installations will be described and their condition noted. **The installations will not be tested by our surveyor.**

#### ELECTRICITY & GAS

The installations will be described and their condition noted. **The installations will not be tested by our surveyor.**

#### 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. **The central heating system will not be tested by our surveyor.**

#### SWIMMING POOL

If there is a swimming pool, it will be described and its general condition noted. **The plant filtration system serving the swimming pool will not be tested by our surveyor.**

### 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. **Invasive testing of concealed drainage runs will not be carried out by our surveyor.**

## **A Guide to your FULL Building Survey**

Page 4

### **PART 5: EXTERNAL AREAS**

#### **GARDENS, PATHS, DRIVEWAYS & BOUNDARIES**

These will be described and their condition noted.

#### **OUTBUILDINGS**

Detached and attached garages, conservatories, greenhouses, sheds, other outbuildings such a swimming pool plant/changing rooms etc. will be described and their condition noted.

#### **EXTERNAL DECORATIONS**

These will be described and their condition noted.

### **PART 6: OTHER MATTERS AND CONCLUSIONS**

Relevant items for legal advisers to report on in addition to the survey report content.

General statement; Hidden works.

Limitations of the Report.

Conclusions.

#### **COMMERCIAL SURVEY REPORTS:**

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

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**

A copy of the Lease is required before undertaking a survey of any commercial property and comment will be made upon the repairing covenants within our Report.