



BUILDING SURVEY REPORT

Relevant illustrative photographs included in report

Property:

*

Client:

*

Report Date:

*



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1 PRELIMINARIES

1.1 **Instructions:**

1.2 **Date of Inspection:**

1.3 **Weather Conditions:**

1.4 **Restrictions to Inspection:**

1.5 **Use of Report:**

1.6 **Limitation:**

2 GENERAL REMARKS

2.1 **Brief Description and Age:**

2.2 **Aspect:**

2.3 **History:**

2.4 **Construction:**

3 LOCATION AND ENVIRONMENT

3.1 **Neighbourhood/planning/land use/contamination:**

3.2 **Ground Conditions:**

3.3 **Roads and Access:**

3.4 **Radon:**

3.5 **Flooding:**

4 EXTERNAL INSPECTION

4.1 **Roof:**

4.2 **Rainwater Disposal:**

4.3 **Chimneys:**

4.4 **Main Walls:**

4.5 **Joinery:**

4.6 **Conservatories and Porches:**

5 INTERNAL INSPECTION

5.1 **Roof Spaces:**

5.2 **Ceilings:**

5.3 **Floors:**

5.4 **Walls and Partitions:**

5.5 **Fireplaces and Flues:**

5.6 **Joinery:**

5.7 **Bathroom Fittings:**

6 SERVICES

6.1 **Electrical Installation:**

6.2 **Gas/Oil:**

6.3 **Water Supply and Plumbing:**

6.4 **Heating Installations:**

6.5 **Alarms:**

6.6 **Drainage:**

7 ENERGY EFFICIENCY, VENTILATION, CONDENSATION

8 THE GROUNDS

8.1 **The Site:**

8.2 **Boundaries and Fences:**

8.3 **Retaining Walls:**

9 OUTBUILDINGS

9.1 **Garage:**

9.2 **Permanent Outbuildings:**

10 SUMMARY AND RECOMMENDATIONS

10.1 **Overall Assessment:**

10.2 **Serious Defects:**

10.3 **Essential Repairs:**

10.4 **Other Repairs:**

10.5 **Further Investigations:**

10.6 **Other:**

11 STATUTORY, LEGAL AND OTHER ISSUES

11.1 You should ask your solicitor to make further enquires and/or advise regarding the following matters:

11.2 **Tenure:**

11.3 **Rights of Way:**

11.4 **Roads:**

11.5 **Easements:**

11.6 **Outgoings:**

11.7 **Party Wall etc Act 1996:**

11.8 **Guarantees:**

11.9 **Animals:**

11.10 **Trees:**

11.11 **Town and Country Planning:**

11.1 **Building Regulations:**

11.2 **Listed Buildings and the effects of ‘Listing’:**

11.3 **Septic Tanks:**

11.4 **Asbestos:**

11.5 **Water Regulations:**

11.6 **Radon:**

12 BUILDINGS INSURANCE

Signed: Date:
K J Luxton

