

Clear Surveys

SURVEY REPORT

Property Address:

Example

Prepared For:

TBC

Survey Date:

TBC

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1. Purpose of this survey and estimate

This report has been prepared for the purposes of assisting the prospective purchasers in assessing what defects may be apparent within the property and the estimated costs of fixing these defects.

It is expected that the purchaser, will use the report to;

- Plan and budget for repairs they will need to make to the property both immediately and in the coming years if relevant
- Negotiate any fair reduction in the asking price if relevant

The report aims to cover works that will be required to make the property safe and habitable. It does not usually cover refurbishment works to replace items that are dated but functional, so long as they are not defective. This means that an older property with dated fixtures and fittings, that may obviously require some refurbishment, won't necessarily be listed as defective, so long as the relevant parts of the property are functional and do not require immediate repair or pose any financial risk.

The surveyor will identify repairs they feel that affect the habitability of the property with 'Urgent Safety Issue' so you can assess these in relation to the asking price and budget for the repairs soon after purchasing the property. 'Repairs Required' identifies anything that has been deemed to be defective, but within this category there will be items that are more or less important, both in terms of timeframe or financial risks. 'Repairs Required in Coming years' helps you plan for items that are not currently defective, but that may need to be monitored after you purchase the property. 'Further Information Needed' and 'Unable to Inspect in Detail' categories are used to highlight any limitations in the survey and to quickly identify items that you may wish to follow up with your legal advisors.

There are no typical surveys as every property has it's own idiosyncrasies both from the point of original construction and by the alterations and repairs it may have been subjected to since it's original construction. However, it is incredibly rare for no defects to be located whatsoever, even on very modern housing. It is worth remembering, the

report is seeking to test the house against an ideal standard. The reality is that it is almost impossible for any house to reach this standard at the exact snapshot in time the survey provides. In summary, a survey identifying even a wide range of defects usually does not mean the property represents a poor purchase but a very small amount of noted defects, is usually a sign of a good purchase, subject to the seriousness of those defects.

2. Limitations

The surveyor has assessed the internal external finishes of the property and where on site access is available, has looked into any void spaces such as lofts. The expert may not be able to see all of the property, for example they will not be able to cut back vegetation in the garden, lift fitted carpets or view any inaccessible voids like the areas under floorboards. The surveyor will try to identify areas that have not been inspected in the report but this list will not be exhaustive. The report may have omissions and if you believe there to be any, you have the right to ask for these items to added to the report. If you believe this to be the case please contact us.

We of course do not have x-ray vision and no survey can cover every single aspect of the property. It is not practical to move the vendor's furniture, vehicles or other belongings. The expert will use their years of experience in assessing defects to assess if these inaccessible areas may contain any hazards i.e. by looking for evidence of decay or faulty wiring. However, an item not receiving mention in the report does not mean this item has been approved as sound.

We occasionally recommend additional reports are completed and can make recommendations for local specialists should they be required. Examples of these could be experts to use CCTV to survey the drains that cannot be seen, or a Remedial Specialist to assess for any rot or beetle infestation in timber.

The costs provided are estimated broad costs that we would expect a local competent tradesperson to charge, based on our own knowledge. The exact costs may be higher or lower as many factors can effect contractor's costs, including the size of the business you appoint, their exact approach to rectifying the defect and whether you employ one contractor who applies a margin to manage their subcontractors works, or appoint individual tradespeople directly under your own supervision.

We do not undertake any works directly but can help prepare and supervise works. We can also help you find reliable contractors (see Section 6 below).

3. Your Surveyor

Ben Clear has been in the construction industry all his working life. He has worked on both sides of the building and surveying divide, having previously owned and operated his family construction business, CRB Contractors, which was founded by his father in 1979. Ben took over the running of the company in 2005 after achieving a first class honours degree punctuated by summers spent working 'on the tools'.

A recognised Master Builder, Ben sat on the National Standards Committee for the Federation of Master Builders, advising on disputes and technical issues for over 10 years. Ben has a high level of technical expertise but is also an experienced developer, having bought, improved and sold multiple properties over many years. Importantly he knows how to quickly and accurately provide costs and identify whether a property is worthy of your attention and your finances.

Via Clear Surveys Ben offers a range of additional Project Services that can help you get your project from an idea to reality. Clear Surveys offers free of charge introductions to competent, tested, local contractors plus design and planning permission services for extensions, conversions and alterations.

Ben lives in Seaford, East Sussex with his wife Aimee and daughters, Evie, Ruby and Rosa.

Ben adds "It's important to me to love what you do. I have a real passion for building works. I relish the problem solving and pragmatism that buildings demand but most of all I enjoy getting to know my clients so that I can understand their hopes and wishes for their project. Only then can I offer them a building that does exactly what they want it to do, at a price they are happy with."



4. Negotiating the asking price

If you are concerned about how the report may have affected the offer you have made for the property, please find some useful information below.

When approaching the estate agent or vendor with a revised offer we suggest you take the following factors into consideration;

The current asking price

Discuss with the agent what they considered when pricing the property; were they aware of any of the defects and did they approximate the repair costs when setting the asking price? An example of this could be a house where the roof has many missing tiles and there are obvious leaks from the roof. The agent likely considered these obvious defects but you will need to check they adjusted the asking price sufficiently to cover this.

Your agreed price

If you have already negotiated discounts off the asking price, you will need to consider how much more you can request to agree a fair revised sale price. Many vendors will understandably consider how much they have already discounted, especially if any significant or costly defects have been identified and form part of any negotiation.

Speak to your agent

There are normally two agents in the process, yours, and the vendors. Both will be able to provide an opinion on any revised offer and advise on the potential for success.

Be as fair as you can

Even though the report budgets may total say £50,000, this doesn't necessarily mean the asking price should be reduced by this amount. Consider the items above and reflect the urgency of any specific repairs and their effect on the property being habitable. Fair discounts are of course far more likely to be met with good responses.

5. Report & Estimate

Item No.	Element of Building	Action Required?	Repairs Required	Estimated Cost inc. VAT
1	Main Roof	Repairs required	<p>We inspected the roof coverings externally using binoculars and internally via the loft we inspected the felt membranes for signs of age related failures.</p> <p>We found the roof to be in reasonable order, albeit moving into the later stages of it's lifespan. There are various broken or slipped tiles that need replacing but the under felt whilst starting to become brittle, is still in reasonable order when viewed from within the loft space.</p>	£312
2	Verges	Element not present in this building		
3	Ridges and Hips	No immediate repairs noted	Using binoculars from ground level, we did not identify any obvious defects.	
4	Eaves	At Risk	Whilst we cannot inspect the eaves areas in detail, we do expect that the felt has retreated from the gutter line upwards. This is very common on properties of this age. The felt is exposed to UV rays from the sun which degrade it and this can eventually cause leaks into the soffit, cavity or at worst the internal walls. This should be addressed with simple felt replacement just above the gutter, allowing for new felt drapes to gutter to carry water from roof to gutter.	£456
5	Leadwork	No immediate repairs noted		
6	Chimney/s	At Risk	The chimney pointing is starting to erode and will need replacing in coming years but otherwise in generally sound condition with no signs of leaks nor issues with condensation within the flues.	

7	Flat Roofs	Repairs required	<p>Flat roofs typically have a lifespan between 15 and 20 years depending on the quality of the materials and original installation competency. As such, they are always somewhere on a sliding scale towards failure and therefore warrant special attention.</p> <p>The flat roofs at this property are in differing conditions.</p> <p>The Garden Building roof is formed in EPDM but has not been installed in line with the manufacturer's recommendations. It appears watertight and sufficiently well executed for an outbuilding but over time there may be issues at the eaves and drip edges where these are poorly formed.</p> <p>The garage flat roof has reached the end of its lifespan and whilst we did not get access keys to the garage, a limited inspection by inserting a camera through the side letterbox showed that there was damp on the underside of the roof boarding and also on the floor.</p> <p>The roof to the utility room attached to the back of the garage is in reasonable order with several years lifespan remaining.</p>	£1632
8	Guttering	Repairs required	<p>On the rear elevation, the joint to the neighbours is open and leaking, adding excess moisture to the outside wall. This needs repair.</p> <p>The rear extension and garden room do not have guttering and this should be added.</p>	£497
9	Fascia, soffit and barge boards	No immediate repairs noted		
10	Rainwater drainage system	Unable to inspect in detail	<p>We cannot survey underground systems during this type of survey and therefore cannot rule out any failures below ground. Pipework within the boundary of your property will highly likely be your responsibility to repair although some insurance policies do cover these repairs. We would recommend an underground CCTV survey is completed if you want to know the condition of underground pipes which we can arrange if required.</p> <p>There is no drainage to the front of the garage or the area around the porch and these are suffering from minor flooding as a result. New drainage needs to be installed here to prevent water entering the garage and flooding the access route to the front door.</p>	

11	Wastewater drainage system	Unable to inspect in detail	<p>The comments regarding rainwater drainage responsibilities above also apply to underground foul water services although any shared services (those where another property's foul water runs through a pipe within your boundary) will be the responsibility of Southern Water to inspect, repair and maintain so in these cases your financial exposure is lessened. However, any drains that are shared are covered by strict rules regarding building over or near them so this can affect any plans for extensions, leans to, conservatories etc. A CCTV survey can plot and identify shared drains to see how this may affect any future plans you may have for the property.</p> <p>We tested the drains by flushing toilets and running taps which proved mostly satisfactory (the kitchen sink needs unblocking) but this kind of testing is not conclusive proof of a healthy below ground drainage system.</p> <p>The utility room drainage is discharged into an open 4" pipe, this needs to be cut and sealed correctly and the pipework ideally checked to ensure it does run to foul drainage and not a ground based soakaway.</p>	£1200
12	External Walls & Movement	At Risk	<p>Generally sound with no signs of movement. However, the lounge window lintel is bowing slightly and should be monitored over time to ensure it is not worsening. Currently it is in an acceptable condition.</p> <p>One of the tiled cills is in poor condition (utility room window).</p>	
13	Porch	At Risk	<p>The porch type structure formed between the garage and the house is of low quality. You may feel that it is a useful addition and wish to keep it but it does not comply with building regulations and to some degree makes the route out of the building more difficult, for example if you needed to escape due to a fire. The timber and plastic roof structure also makes the risk of a fire in this area higher.</p>	
14	Rendering	No immediate repairs noted	<p>Some minor rendered sections are well aged but not wholly defective.</p>	
15	Vertical tiling	Element not present in this building		

16	Outbuildings & Extensions	At Risk	<p>The garden room was not open and we could not locate a key. We surveyed it externally and also by looking through the windows. It has been built in a fairly basic way and is not a high quality building but it appears to function well as an additional overspill space. It likely did not require planning permission due to it's low eaves height and modest size. There appears to be inflammable materials used where these are within 1m of the boundary fences which indicates a knowledge of the regulations by the installer.</p> <p>The utility room appears to be a conversion of an existing outbuilding. This has single skin walls and is not built to building regulations. As such it should be separated from the house via the installation of an external grade door to replace the internal grade door off the kitchen.</p> <p>Neither the utility room or garden room should be considered as sleeping accommodation, in terms of building regulations and planning, these are simply sheds or conservatory type structures, not habitable rooms.</p> <p>Oddly, a rear extension off the dining room has been partially built at some expense. The works have ceased and the space is used as a small terrace but if building regulations were applied for and inspections completed when it was being built, then it may be possible to complete this structure at a later date for a lower cost than starting from scratch.</p>	£528
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17	Pointing	No immediate repairs noted	Generally sound and better protected due to the building having been painted.	
18	Windows and Doors	No immediate repairs noted	The windows are not provided with trickle ventilators. These allow a small amount of background ventilation without the need to frequently open windows and help maintain a healthier environment within the building. There are difficult to retrofit into existing windows so you should consider them when replacing any windows in the future and in the meantime allow to open windows more frequently. Otherwise the upvc windows and doors are in reasonable order with only minor repairs required.	
19	Ground Floors	No immediate repairs noted		
20	Plastering walls and ceilings	Repairs required	The plasterwork is generally poor with many poorly completed repairs present.	£696
21	Internal decorations	No immediate repairs noted	These are dated and you will want to redecorate but they are not technically defective.	

22	Electrical consumer unit and wiring	Repairs required	<p>The consumer unit has been replaced in recent years and provides RCCBO protection. These are life saving devices that detect an electrical discharge event and cut the power to the affected circuit. The consumer unit does not currently need replacing but we would recommend seeking the installation certificate which may also highlight any wiring concerns that were prevalent during electrical testing completed at the time of installation.</p> <p>Whilst we cannot inspect all parts of a system during a survey like this, we typically remove a number of sockets and switches and look at the age and condition of the wiring to help inform if a rewire may be necessary now or in the near future. Older wiring, like that found in this property, can often be retained without issue, but where extensive renovations may be taking place in a specific area or across the property, often the argument for replacing the older wiring becomes stronger. This is due to the fact rewiring is disruptive to plaster, paintwork, floor coverings etc. so ideally would not want to rewire a house that otherwise didn't require any other works or repairs.</p> <p>In the external porch, internal grade wiring and accessories have been used, but this space is not watertight. we recommend these electrics are removed or replaced with appropriate IP65 rated accessories.</p>	£300
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23	Fire Safety	At Risk	<p>The property does not contain any mains powered interlinked fire alarms. These alarms are designed to all sound when one of them detects fire or smoke. They offer the best opportunity to be alerted to a fire quickly, especially during the night. They can be disruptive to wire in, so make the most sense when undertaking other renovation works. Some battery operated alarms now offer a similar feature, where one alarm will trigger another. As a minimum, we would recommend installing alarms such as the FireAngel Pro series which includes an interlinked feature and emergency lighting.</p> <p>The main bedroom windows do include fire escape hinges which allow the window to open further and provide the best chance of being able to escape or be rescued from a bedroom should a fire trap you in the room. However, the small bedroom that has been formed by partitioning off the originally larger front bedroom has no means of escape at all, the window is a fixed, non opening type. This window should be replaced to provide a safe means of escape.</p> <p>The firewall within the loft space that separates the house from the neighbours has some minor holes in the masonry around the purlins. These should be filled with mortar.</p>	£612
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24 Heating & Hot Water systems No immediate repairs noted

A boiler and heating/hot water system, much like a car, needs regularly servicing and care to ensure it keeps running. Typically boilers are said to have around 15 year lifespans before then becoming more economical to replace rather than repair but this can vary wildly. Factors like servicing, repairing faults when identified, how long a system may have been out of use at any point and how much use the system has had overall can all affect just how long a specific boiler may last. We recommend servicing records are sought via your legal advisors which will at least in part be reassurance (if they exist) that the boiler has been looked after. UK homes generally have one of three different types of heating/hot water systems. Mostly all heat the home in the same way, by warming water and sending it round the pipes to the radiators, but they all create hot water in different ways and each system has it's own strengths and weaknesses.

A combi boiler, like that found in this property, heats water on demand instead of preheating it and storing it in a cylinder. This is more efficient for most homes as you only heat the water that you need. The flow rates are generally better than the older gravity fed systems and you can have showers on the upper floors without the need for special pumps or electric showers. There is no stored water in the loft so all cold taps in the home should provide drinking quality water.

The radiators are modern replacements and this should help with the efficiency of the system and general comfort levels.

25	Plumbing and bathrooms	Repairs required	The bathroom is generally quite dated but functional. The grouting, tiling and bath panel are failing in places and all need some degree of repair.	£264
26	Utilities	Unable to inspect in detail	We could not trace the water main along it's length so cannot rule out that some portion of the pipework may be formed in lead. A plumber would be needed to further assess concealed portions which may give a better indication if any lead is in use. Lead was a common water pipe material prior up to around 1970. Lead pipes carry some health risks, especially to children under 6 and pregnant mothers. Risks can be reduced by doing simple things like running the water for a time before using it for drinking and cooking but the best solution is to replace the lead main with a modern plastic pipe, which can range from as little as £400 to as much as £1000 for longer or more complex routes.	
27	Internal joinery	Repairs required	There are various poorly executed repairs that require improvement.	£384
28	Kitchen	Repairs required	Dated and with various minor defects but functional.	£336

29	Staircase	No immediate repairs noted		
30	Upper Floors	Repairs required	Some loose and uneven floorboards noted.	£103
31	Floor finishes	Repairs required	Generally reasonable but the bathroom floor is a very poorly executed laminate that should be removed and replaced properly.	£672
32	Loft voids	No immediate repairs noted	There is no drop down ladder but a wooden ladder is stored in the front bedroom wardrobe for access.	
33	Roof timbers	No immediate repairs noted	We cannot practically survey every element of timber in the roof structure, generally due to limitations in accessing the insulated loft areas. However, a general look within the roof void identified that this cut and pitch roof is in good order with no immediate structural defects noted.	
34	Insulation levels in loft or roof	Repairs required	The loft insulation levels are low. We recommend that these are topped up to a minimum thickness of 300mm to improve the energy efficiency of the property. Whilst boarding in lofts generally acceptable, it should be raised above the insulation layer on plastic or timber legs, to ensure there is no reduction in insulation where boarding is installed. Loft insulation is the most cost effective way to lower heating bills and to reduce your homes carbon footprint.	£792
35	Garage Roof & Walls	See above	Walls are reasonable but roof is poor as noted in flat roof section above.	
36	Garage Door	Unable to inspect in detail	We had no keys and could not locate them on site so could not fully inspect the door nor the inside of the garage. We suspect the door is not used as the key hole is well painted over so you may find the main front door does not function well.	
37	Garden	Unable to inspect in detail	Whilst we saw no immediate issues with the garden in general this does not form a detailed part of our survey. As such, the garden and borders are not inspected for potential risks like Japanese Knotweed or other invasive plants. We recommend buyers check their environmental searches to see if there is an increased risk in this area and seek advice or inspection via a specialist if required.	
38	Driveways, Patios and Pathways	Repairs required	Various loose paving slabs were noted which should be re-laid and made safe.	£163
39	Retaining walls	Repairs required	Retaining walls are always of particular interest as they are expensive to repair when they fail and in extreme cases can pose a danger to individuals within their range. They are often designed by tradespeople without an engineer's input as retaining walls within the garden do not generally fall under the scope of building regulations. We noted one small wall failure in the rear garden which is low risk but does require repair.	£384

40	Fences and/or boundary walls	Urgent Safety Issue	We cannot be certain which boundaries belong specifically to this property. You should seek advice from your legal advisors to establish ownership before undertaking any repairs or replacements to any boundaries. Not all title deeds offer useful information, but you may be able to identify which boundary belongs to this property by locating 'T' marks on the title plan. These T shaped marks are normally on the side of the property who has responsibility for that boundary. T marks on both sides of the same boundary, usually indicate a shared boundary.	£2112
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The front boundary wall to the pavement is unstable and at risk of collapsing onto the pavement. This should be taken down and replaced with a small fence or other inexpensive boundary.

The rear fences are all in quite poor condition and require various repair to panels and posts.

Additional Points			
41	Any evidence of previous structural works inside or out?	Yes	The property has been subject to alterations and/or extensions for which planning and building regulations may have been required. We suggest seeking information via your solicitors searches to check to see if all the necessary approvals were received at the appropriate times as follows: Planning Permission: None of the buildings likely required planning permission but you should check if the utility extension was an original converted outhouse or extension as this may have required planning. Building Regulations: None of the (completed) extensions/garden building etc. should have required building regulations approval. However, the bedroom partitioning should have warranted an application but it is clear one was not made based on the lack of means of escape provided. You may wish to purchase an indemnity for this but we would otherwise strongly recommend a fire escape window is added.
42	Evidence of any wall tie degradation?	No	No obvious horizontal cracking which would indicate wall tie degradation but we can recommend specialist who can insert a camera in the wall cavity for an additional cost if required.
43	Any timber rot or decay in visible areas?	No	Whilst we did not detect any obvious wet or dry rot, it is impossible to inspect every piece of timber within the property during a survey. A fully destructive survey can achieve this but unless we have our suspicions that an issue may exist this would be counter productive.

44	Any potential asbestos?	Yes	<p>The property may contain asbestos containing materials. These can be found in a number of areas like soffits, ceilings, floor adhesives, older vinyl floor tiles, damp proof courses, pipe insulation and Artex. Artex installed prior to the year 2000 may contain a low risk form of asbestos called chrysotile. Whilst bound within a secure material, most asbestos does not present an immediate risk but issues can arise if you wish to undertake works to areas that may contain asbestos. We can organise asbestos tests to any suspicious materials once you take occupation of the property and give further advice about managing asbestos within the home safely. The presence or possible presence of asbestos should not deter you from purchasing a home, indeed it's quite difficult to find any house built before the year 2000 that has no asbestos within it somewhere. Current estimates suggest around half of all UK homes have some asbestos content, the most important thing is to know where it is and how to avoid disturbing it. We only recommend removal of asbestos where it will be directly affected by other planned works or where it has already been damaged. Generally, encapsulation or no action at all, is the safest solution.</p>
45	Any ventilation issues not noted elsewhere?	Yes	<p>We noted that the roof voids are not formally ventilated. This can be achieved in a number of cost effective ways and is especially important if improving insulation values as condensation can form in the loft voids and shorten the lifespan of the structural timbers if airflow through the loft is not achieved from cross ventilation.</p> <p>There is no mechanical extraction to fresh air provided in the kitchen and the bathroom extractor does not appear to be working. This is recommended to help manage normal moisture levels inside a property, without mechanical extraction, occupiers need to exercise good window opening discipline to remove excess moisture build up. A lack of mechanical extraction is not technically a defect and as such is not costed for here.</p>
46	Any damp issues not noted elsewhere?	Yes	<p>We inspected potential at risk areas using a combination of visual inspection, thermal imaging and protimeter (a type of damp meter which allows us to get indicative readings around 25mm below the surface).</p> <p>We found no visual signs of active or historic damp but we did detect higher readings to external and internal walls just above floor level. This was moderate but consistent and indicates that there are likely detailing issues with the original positioning of the damp proof courses. This should be a low risk issue with no current intervention required.</p>

47 Any issues with trees within the grounds of the property? No

TOTAL FOR REPAIRS £11,443

6. What Next? Project Services

Clear Surveys can help you get the repairs required undertaken quickly and efficiently using **our wide panel of specialist contractors and general builders**. Having spent many years in the industry, we are in an almost unique position of having well tested relationships with excellent contractors who would be pleased to provide a quote. We do not take any commission for introductions to contractors, we do so purely out of an interest in the works we prescribe being completed in a competent manner, by qualified professionals that we trust.

We can start the ball rolling by producing a detailed **Schedule of Works** which will describe the exact tasks that you want to undertake in an itemised format, so that you receive, clear and concise **Quotations** with specific inclusions and exclusions to avoid future in build disputes. We also provide specialist **Tendering Services** where we can assess the quotes you receive against industry standards and make recommendations based on our findings, alongside checking for errors and omissions.

We also draft **JCT Building Contracts** for you and your selected contractor to sign to ensure the terms of the contract are set and agreed in advance, and important details like adequate **Insurances, Retentions, and Defects Periods** are all agreed in advance. We undertake these types of services on projects as small as £5000, right up very large projects in excess of £1m.

We also offer specific planning advice to establish if any **Planning Permission** is required or if **Permitted Development Rights** can be relied upon to undertake the proposed works. We work with you to produce bespoke designs to suit your wants and needs whilst ensuring compliance with planning law. We also prepare plans and construction details for **Building Regulations** applications to ensure the project is completed to the correct specifications in line with contemporary regulations.

7. Further Investigations

We may have alluded to various other types of survey than can be completed at this stage should you need further reassurance before completing the purchase. Please find the details of various organisations that can provide further information should you need assistance.

Drainage Surveys:

We will not have been able to view into any underground drains so if you would like a full report for this we recommend contacting The National Association of Drainage Contractors, or we can advise of local drainage experts;

<https://nadc.org.uk/home-buyers-drain-surveys/>

Asbestos Surveys:

We may have identified potential asbestos containing materials in the property. A full R&D survey can be completed either prior to, or after purchasing the property if required. We recommend searching for accredited asbestos surveyors by region on the United Kingdom Accreditation Service website, or we can advise of named local contractors;

<https://www.ukas.com/find-an-organisation/>

Structural Issues:

Your Expert may have identified structural issues that require further investigation. We recommend using the Find an Engineer service provided by the Institute of Structural engineers, or we can provide details for local engineers;

<https://www.istructe.org/building-confidence>