


Basic Survey

Property Address: Example
 Client: TBC
 Survey Date: TBC

Item Inspected	Condition	Notes
Main Roof	Defects Present	The roof has a lifespan of between 10 and 15 years remaining. There are some minor repairs required now.
Roof Ventilation	Defects Present	
Chimney	No Urgent Repairs Noted	
Flat Roofs	At Risk	The extension flat roof needs replacing soon.
Guttering & Eaves	No Urgent Repairs Noted	
Rainwater Drainage	No Urgent Repairs Noted	
Wastewater Drainage	No Urgent Repairs Noted	
External Walls	No Urgent Repairs Noted	
Structural Movement	Defects Present	Minor issue with expansion from metal fixing corrosion.
Pointing	Defects Present	Several areas on rear elevation that require repointing.
Vertical Tiling	No Urgent Repairs Noted	
Cladding	Item not present	
Render	Item not present	
Ground Floor	No Urgent Repairs Noted	
Consumer Unit & Wiring	Defects Present	The consumer unit does not contain RCD protection. Recommend upgrade.
Fire Safety	At Risk	No fire alarms present. No escape hinges to bedroom windows.
Heating & Hot Water	No Urgent Repairs Noted	
Plumbing & Bathrooms	Defects Present	Minor grouting and silicone issues.
Internal Finishes	Not inspected during a basic survey	
Utilities	No Urgent Repairs Noted	
Joinery	No Urgent Repairs Noted	

Kitchen	No Urgent Repairs Noted	
Staircase	No Urgent Repairs Noted	
Upper Floors	No Urgent Repairs Noted	
Loft voids	Defects Present	Loft hatch insulation and seal is poor.
Roof Timbers	No Urgent Repairs Noted	
Insulation in loft	Defects Present	Upgrade to min. 300mm thickness.
Garage Roof & Walls	No Urgent Repairs Noted	
Garage Door	No Urgent Repairs Noted	
Driveways, Paths & Patios	No Urgent Repairs Noted	
Retaining Walls	Defects Present	Some restoration works required to rear right retaining wall.
Fences & Boundary Walls	Defects Present	Left boundary fence in poor condition with undefined boundary position.
Asbestos	At Risk	Asbestos may be present. An asbestos survey will be required prior to any renovation works.
Damp Issues	Defects Present	
Internal Ventilation	At Risk	No mechanical extraction to bathroom or kitchen.
Garden	Not inspected during a basic survey	
Trees	Not inspected during a basic survey	
Outbuildings	No Urgent Repairs Noted	

SUMMARY

	<p>This property likely requires between £1,000 to £5,000 in repairs. This is below average for a house of this age. You should be safe to proceed subject to your own views on the defects identified.</p>
	<p>This property likely requires between £5,000 and £10,000 in repairs. This is above average for a house of this age. You should proceed with caution. You may wish to negotiate subject to the strength of your original offer.</p>
	<p>This property likely requires in excess of £10,000 in repairs. This is well above average for a house of this age. You may wish to renegotiate your offer or consider withdrawing your offer if negotiation is not possible.</p>

Basic Surveys are offered at a lower price point than Standard Surveys to ensure our products are accessible to all budgets. They include less information than our Standard Surveys. The focus is primarily on the main building with gardens and outbuildings not inspected. The Basic Survey does not constitute a full survey but can be used as a simple and inexpensive way to assess your offer on any property. The limitations of a Basic Survey and comparison with our Standard Survey are provided on our website at <https://www.clearsurveys.co.uk/homebuyers-survey>

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