



# Building Survey



Property address

48, Jade Gardens, Colchester, Essex. CO4  
5FG

Client's name

Vipul Goel

Date of inspection

19th January 2021

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- Typical house diagram

\* Please read the entire report in order.

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# A

## Introduction to the report

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This Building Survey is produced by a surveyor who has written this report for you to use. If you decide not to act on the advice in the report, you do this at your own risk.

The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property
- provide detailed advice on condition.
- describe the identifiable risk of potential or hidden defects.
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers.

Any extra services provided that are not covered by the terms and conditions of this report must be covered by a separate contract.

After reading this report you may have comments or questions. If so, please contact the surveyor who has written this report for you (contact details are given in section L).

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**B**

## About the inspection

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Surveyor's name D. Nock

Company name McCallum Surveyors

Date of the inspection Tuesday 19th January 2021 Report reference number DN/001/105

Related party disclosure I have no links to this transaction

Full address and postcode of the property 48, Jade Gardens, Colchester, Essex. CO4 5FG

Weather conditions when the inspection took place When I inspected the exterior of the property, the weather was dry following a period of wet weather.

The status of the property when the inspection took place Occupied and furnished

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**B**

## About the inspection (continued)

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We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

<b>3</b>	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
<b>2</b>	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
<b>1</b>	No repair is currently needed. The property must be maintained in the normal way.
<b>NI</b>	Not inspected (see 'Important note' below).

**Important note:** We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed. Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.

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Property address

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C

# Overall opinion and summary of the condition ratings

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This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section and discuss in detail with us.

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## Our overall opinion of the property

This property is considered to be a reasonable proposition for purchase at a price of £325,000 I see no reason why there should be any special difficulty on resale in normal market conditions.

3

Section of the report	Element number	Element name
E: Outside the property		
F: Inside the property		
G: Services		
H: Grounds (part)		

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2

Section of the report	Element number	Element name
E: Outside the property	E5	Windows

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**C**

## Overall opinion and summary of the condition ratings (continued)

F: Inside the property	F1	Roof structure
	F2	Ceilings
G: Services		
H: Grounds (part)		
J: Structural Risks		

**1**

Section of the report	Element number	Element name
E: Outside the property	E1	
	E2	
	E3	
	E4	
	E6	
	E7	
	E8	
	E9	
F: Inside the property		
	F3	
	F4	
	F5	

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# C

## Overall opinion and summary of the condition ratings (continued)

	F6 F7 F8 F9	
G: Services	G2 G3 G4 G5 G6 G7	
H: Grounds (part)	H	
J: Risks	J1 J2 J3	

### Summary of repairs (and cost guidance)

Formal quotations should be obtained prior to legal commitment to purchase the property

- Replace electrical consumer unit £600
- Repair window hinges and handles £150
- Redecorate bathroom ceilings £250

### Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

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# C

## Overall opinion and summary of the condition ratings (continued)

Take out some insulation to loft by roof eaves to allow loft to have appropriate ventilation

### Security

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**D**

## About the property

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Type of property	This is a mid-terrace house containing four bedrooms.
Approximate year the property was built	The subject property was built in 2015.
Approximate year the property was extended	
Approximate year the property was converted	

### Accommodation

The property comprises of entrance hall, lounge, kitchen/breakfast room, office, cloak room with WC & handbasin.  
 First floor is 2 bedrooms and a bathroom with bath with hand shower, WC & handbasin.  
 The second floor is 2 bedrooms and a bathroom with shower, WC & handbasin.

### Construction

The property was built using traditional methods and techniques. It is constructed of brick and blockwork, part rendered and with Marley style tile pitched roof.

### Means of escape

By front door to the pedestrian path, rear sliding doors from the lounge to the garden.

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D

# About the property (continued)

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We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

## Energy Efficiency Rating

13/4/15 83B

Potential 93B

## Services

### Gas

Mains

Other

### Electricity

Mains

Other

### Water

Mains

Other

### Drainage

Mains

Other

*Please see section K for more information about the energy efficiency of the property.*

## Central heating

Gas

Electric

Solid fuel

Oil

None

## Other services or energy sources (including feed-in tariff)

## Grounds

Grass and patio to rear. Front door onto communal walkway.

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**D**

## About the property (continued)

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### Location

The property is located in Jade Gardens, Colchester an area convenient for local amenities.

### Facilities

Nearest shops and other facilities are within walking distance.

### Local environment

The property is on a reasonably level site.

### Other local factors

none

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## E

# Outside the property

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## Limitations to inspection

None.

1 2 3 NI

E1	N/A
Chimney stacks	

E2	Constructed of Marley style tiles, all in reasonable condition.
Roof coverings	Ridge tiles in good condition. The roofline appears to be level and within normal tolerances with no signs of any significant deflection or undulation noted, indicating that the roof structure is adequate for the current roof covering.

E3	Guttering and downpipes are of a plastic type, to the rear together with the waste pipes. Galvanized steel to front elevation. The rainwater goods are adequately aligned with no gaps and/or distortion noted. Plastic gutters are relatively maintenance free but do require regular cleaning out and periodic re-sealing of their joints. Downpipes need to be checked regularly to ensure that the joints have not come apart. Rainwater goods are jointed using rubberised gaskets which tend to perish over time. Periodic maintenance will be required. Support brackets do appear to have been provided at regular intervals.
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E4	The main walls of brick and blockwork, rendered and with steel over the openings and plastered or boarded to the internal walls. There is an accumulation of moss on the front upper wall by the glass porch of the property. This was started with rainwater bouncing off the glass porch and is seen in a few of the local flats. Just keep a close watch here, to ensure the moss does not too onerous. There is a small possibility this maybe coming from a broken gutter seal above, but as it was not raining during the survey it is hard to confirm. Do keep reviewing to check. The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations. The building is likely to be constructed upon a subsoil subject to seasonal shrinkage and expansion which can cause structural movement. Roots from trees and shrubs can also have a contributory effect to the condition of the foundations. The risk of movement can be reduced by both maintaining the drainage in good condition. No evidence of current subsidence or any settlement was detected. An inspection of the external surfaces of the main walls was made from ground level and upper windows.
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# E

## Outside the property (continued)

	E5	The windows are grey composite/uPVC double glazed.	2
Windows		The windows are in good condition. But the handles to the lounge, front bedroom and a rear bedroom are difficult to operate.  uPVC frames can vary enormously in quality and an assessment of individual design is beyond the scope of this report. They are less suitable for piecemeal repairs whilst stay mechanisms and fixings can require occasional overhaul.  There were no signs of condensation between double glazed panes at the time of inspection.  It should be noted that double glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation/misting between the panes. When this happens there is no remedy other than to replace the defective double glazed panes.	
Outside doors (including patio doors)	E6	The front door is grey composite and is in good condition. The rear sliding doors from the kitchen are grey composite uPVC, with glass and is in reasonable condition.  Doors open square to the eye.	1
Conservatory and porches	E7	There is a small front porch/overhang of glass over the front door.  All in good condition.	1
Other joinery and finishes	E8	The building fascia is of brick construction, rendered which is in good condition.	1
Other	E9		

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F

# Inside the property

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## Limitations to inspection

Access was obtained to the house and all buildings within the boundary. Pipes behind panels etc could not be inspected.

1
2
3
NI

F1  
Roof structure

The main roof structure is formed in conventional rafters incorporating adequately sized timbers. Timbers appear to be suitably arranged, with no signs of any significant twisting or distortion noted.

2

Insulation has been added to the appropriate 300mm. This includes the loft hatch. Not enough space has been left at the sides of the roof space for ventilation and subsequently air flow has been minimalised. The roof membrane is "sweating" beads of water on the timbers as a consequence and therefore this needs rectifying ASAP.

Current Building Regulation standards recommend that a roof void is insulated in its entirety, with a minimum of 300mm of a fibreglass insulation material, or its equivalent, depending on how the insulation is laid. Although not enforced retrospectively, we do endorse these standards and encourage you to upgrade insulation, where practicable and possible on occupation. This should include the upper surface of the trap hatch and eaves should be kept free to provide a degree of ventilation to the roof void. <https://www.planningportal.co.uk/>.

F2  
Ceilings

Ceilings in the rooms are boarded or plastered and painted. They are in good condition.

2

The ceilings in the two bathrooms are showing signs of needing redecoration, from hot showers.

F3  
Walls and partitions

The internal faces of the outside walls are finished in plaster & also boarded and painted. Upon removal of existing decorative surfaces there is a possibility that areas of replastering will be necessary prior to redecorating.

1

Moisture content readings were taken throughout the ground floor walls with an electronic damp meter and no dampness was found in the walls, which would confirm the damp proof course is working correctly.

F4  
Floors

Subfloors are of a solid construction, overlaid with timber, carpet, laminate and tile.

1

Upper floors are of suspended timber construction.

Where walked upon, suspended timber floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion.

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# F

## Inside the property (continued)

F5 Fireplaces, chimney breasts and flues	N/A
F6 Kitchen	<p>Kitchen units fitted are in reasonable condition. There is a laminate style worktop, with ceramic flooring.</p> <p>Storage space in the kitchen is good and there are a number of drawers and units for cutlery etc. Various cupboards in rooms, all in good condition.</p> <p>It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.</p>
F7 Woodwork (for example, staircase and joinery)	<p>All doors and frames along with the skirting boards, are in a good condition. The doors to the rooms are of a timber type, all in a good condition. The joinery was carefully inspected where readily accessible. No inspection has been made of built-in appliances. Accessible doors and windows were checked to establish the ease with which they may be opened and shut.</p> <p>Doors and openings open square to the eye with no signs of any significant movement or distortion noted.</p>
F8 Bathroom fittings	<p>Ceramic tiles to the bathroom appear to be in a good condition.</p> <p>The main bathroom has a bath, shower, WC &amp; handbasin. There are two smaller bathrooms with a shower, WC's &amp; handbasins. All appear to be in reasonable condition. The water pressure was checked to several draw-off points and found to be adequate. Water pressure can vary seasonally and during times of demand, both within the property and in the locality.</p>
F9 Other	Not applicable.

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# Services

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Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely and meet modern standards.

## Limitations to inspection

My inspection of the services was visual only and no tests whatsoever were carried out. I would stress that I am not qualified service engineer. If you require further information and assurances as to the condition and capability of any services or fitments, specialists should be contacted.

1 2 3 NI

**G1** Electricity *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every 10 years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

The property is connected to a mains electricity supply with a meter on the outside of the property to the front. The consumer unit in a cupboard in the kitchen 2

The consumer unit is a type with a miniature circuit-breakers. But it is not an Edition 17 with amendment 3 or an 18<sup>th</sup> Edition, which are metal and the latest technology. It needs changing.

The Institute of Electrical Engineers (IEE) recommend that electrical installations should be tested every 10 years or upon change of ownership. I was not provided with any evidence of recent testing.

Where testing or indeed any work is carried out to the electrical installation, I recommend that you use a contractor who is affiliated to the NICEIC.

**G2** Gas/oil *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

Gas enters the house by a gas pipe from the pavement outside. There is a gas meter at the front of the building on the ground. 1

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**Building Survey ...**

# G

## Services (continued)

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G3 Water	Cold water is supplied directly from the mains. Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists.	1
G4 Heating	A gas Potterton boiler is fixed on the floor in the kitchen.	1
G5 Water heating	Water is heated on demand by the gas boiler and stored in the Santon tank in the airing cupboard on the landing.	1
G6 Drainage	The property appears to be connected to the mains drainage system which is likely to be shared with the adjoining property. The exact location and direction of the underground drainage installation cannot be determined with accuracy and it would be prudent to complete utilities searches prior to commitment to purchase.  Sinks and wash hand basins drained promptly suggested that there are no current blockages, from the house.	
G7 Common services		
G8 Other services/features		

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**H**

## Grounds (including shared areas for flats)

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Limitations to inspection

None

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# Issues for your legal advisers

1 2 3

H1  
Garage(s)

H2  
Permanent  
outbuildings and  
other structures

H3  
Other

We do not act as 'the legal adviser' and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

I1 Regulation Your legal advisor should confirm whether there is any certification relating to services undertaken.

I2 Guarantees NHBC 10 year guarantee, since 2015.

I3 Other matters none.

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J

# Risks

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This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

J1

Risks to the building

1

**Structural movement:**

I can find no evidence of movement to the structure of the building.

No evidence of serious settlement or ground heave was found to the property at the time of my inspection.

**Dampness:**

Walls are plastered. Subject to this the walls were tested, and no dampness was noted.

**Timber defects:**

No evidence of timber defects to the construction and fabric of the property,

J2

Risks to the grounds

1

**Contamination:**

No evidence of contamination was noted.

**Flooding:**

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding from rivers.

J3

Risks to people

1

**Asbestos:** No evidence of possible asbestos was noted.**Health and safety advice:**

No issued or trip hazard found.

J4

Other risks or hazards

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# Energy efficiency

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This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

Insulation	K1 Walls as built.
Heating	K2 Gas boiler with steel radiators and TRV's (Thermostatic Radiator Valves).
Lighting	K3 There are 100% fittings with LED's.
Ventilation	K4 As per built.
General	K5

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# Surveyor's declaration

"I confirm that I have inspected the property and prepared this report."

Signature

D. Nock

Total floor area approx. 112 square Meters.

For and on behalf of

Company

McCallum Surveyors

Address

Nuttery Vale

Town

Eye

County

Suffolk

Postcode

IP21 5BB

Phone number

01379 668438

Website

[www.mccallums.uk](http://www.mccallums.uk)

Email

[info@mccallums.uk](mailto:info@mccallums.uk)

Property address

48, Jade Gardens, Colchester, Essex. CO4 5FG

Client's name

Vipul Goel

Date this report was produced

19/1/21

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employee, who accepts full responsibility for these.

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

McCallum Surveyors gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

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# What to do now

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If you are a prospective or current homeowner who has chosen a Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

## Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for.
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

## Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example. By structural engineers or arboriculturists) to discover the true extent of the problem.

## Who you should use for these further investigations

Specialists belonging to different types of organisation will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact your surveyor.

## What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed. If you are a prospective purchaser, you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

# Description of the Building Survey Service

## The service

### The Building Survey Service includes:

- a thorough inspection of the property (see 'The inspection');
- and
- a detailed report based on the inspection (see 'The report')

### The surveyor who provides the Building Survey Service aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property.
- provide detailed advice on condition.
- describe the identifiable risk of potential or hidden defects.
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase consider what further advice you should take before committing to purchase the property.

Any extra services provided that are not covered by the term s and conditions of this report must be covered by a separate contract.

## The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report.

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected where there is safe access.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp-meter, binoculars and a torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property

## Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

## Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access, these are reported, and advice is given on any potential underlying risks that may require further investigation. Buildings with swimming pools and sports

facilities are treated as permanent outbuildings and therefore are inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

## Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

## Dangerous materials, contamination and environmental issues

The surveyor makes enquires about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report his and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012/ With flats, the surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the duty holder.

## The report

The surveyor produces a report of the results of inspection for you to use but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

**The report is in a standard format and includes the following sections.**

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
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- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration
- Typical house diagram

## Condition ratings

The surveyor gives condition ratings to the main parts (or 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows.

**Condition rating 3 -** defects that are serious and/or need to be repaired, replaced or investigated urgently.

**Condition rating 2 -** defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

**Condition rating 1 -** no repair is currently needed. The property must be maintained in the normal way.

**NI -** not inspected.

# Description of the Building Survey Service

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The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The surveyor may report on the cost of any work to put right defects (where agreed) but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

## Issues for legal advisers

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

## Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

# Description (continued)

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## Standard terms of engagement

- 1 **The service** - the surveyor provides only the standard Building Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
  - Plan drawing.
  - Schedules of works.
  - Re-inspection.
  - Detailed specific issue reports.
  - Market valuation and re-instatement cost; and
  - Negotiation.
- 2 **The surveyor** – the service is to be provided by an Surveyor, who has the skills, knowledge and experience to survey and report on the property.
- 3 **Before the inspection** - this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better
- 4 **Terms of payment** - you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5  **Cancelling this contract** - you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
  - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or

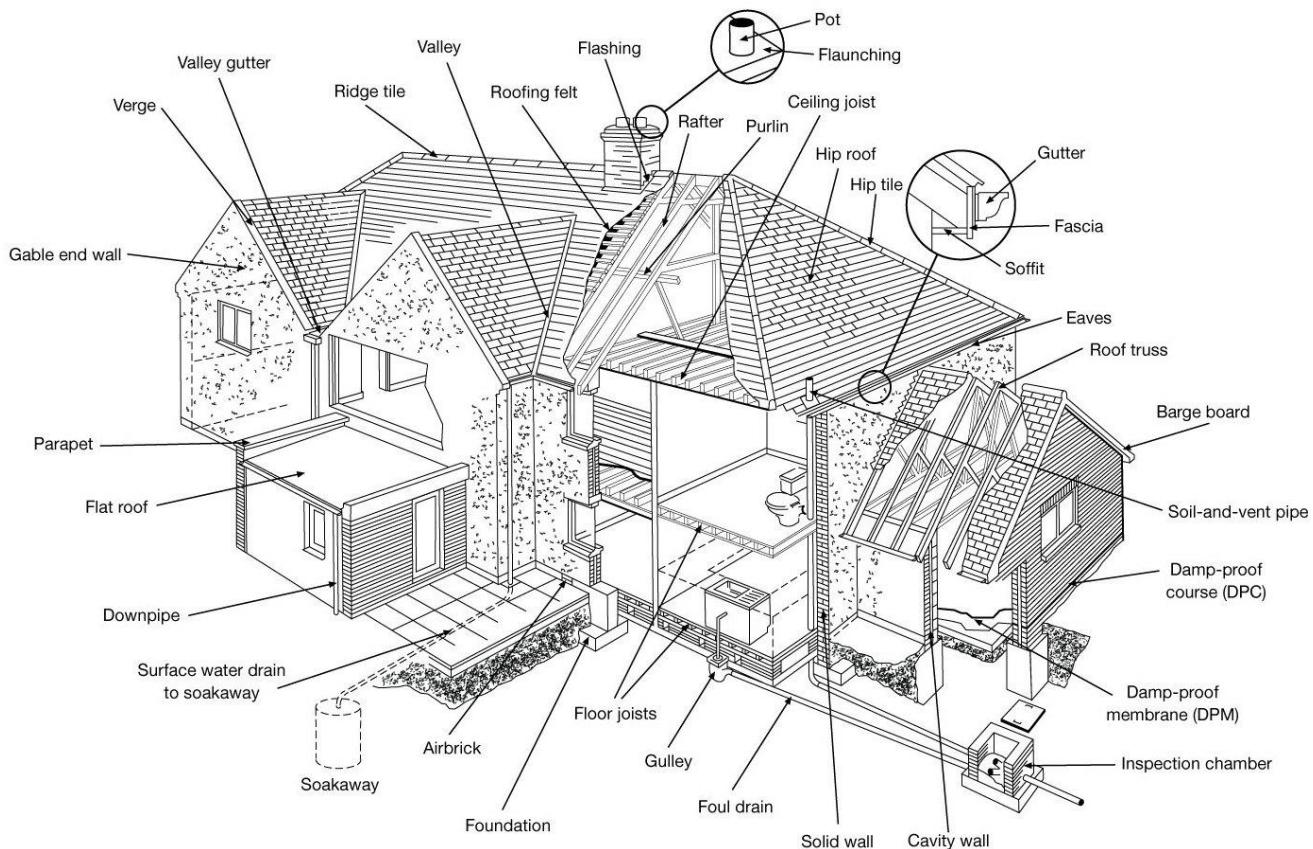
If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.
- 6 **Liability** - the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

## Complaints handling procedure

**Note:** These terms form part of the contract between you and the surveyor

# Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



Property address 48, Jade Gardens, Colchester, Essex. CO4 5FG

**Building Survey ...**



Property address

48, Jade Gardens, Colchester, Essex. CO4 5FG

**Building Survey ...**



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**Building Survey ...**



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Property address

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**Building Survey ...**