

sample

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Building Condition Survey (Example)

Dated



Date of first issue : 2014

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Signed:..... Date.....



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BUILDING CONDITION REPORT

1.00 INTRODUCTION

- 1.01 Address:**
- 1.02 Client:**
- 1.03 Purpose of Survey** Pre-purchase investigations and assessment.
- 1.04 Surveyor:** Andrew Shenton BSc(Hons) DipCons MRICS BCAS
- 1.05 Date of Inspection:**
- 1.06 Time:** 09.00
- 1.07 Weather Conditions:** Dry, fine, sunny
- 1.08 Tenure:** Freehold (Advised, and requires confirmation)
- 1.09 Council Tax Band:** To be advised by legal professionals
- 1.10 Occupation:** The property is occupied
- 1.11 Location** The property is semi-rural.
- 1.12 Facilities** The property is served by all statutory mains services, for power, sewerage, and mains water.
- 1.13 Adjoining Properties -** The property is adjoined to the North by modern residential dwellings. A single dwelling is located to the Southern boundary beyond the garden boundary line.
- 1.14 Description –** The property comprises a four bedroom two storey detached dwelling of 1830 Georgian architecture. External walls are of traditional brickwork, and the roof is pitched and slated. The property is set within extensive grounds, which contain independent buildings of traditional and sectional construction. The main property frontage faces East.
- 1.15 Property Plans -** This survey is referenced to the drawing shown in Appendix B – Floor plans and roof plans
- 1.16 Services :** Refer to table below.
- | Service | Location of incoming | Provided | Connected |
|-------------|----------------------|----------|-----------|
| Mains water | Basement BF01 | Y | Y |
| Mains gas | South elevation | Y | Y |
| Electricity | Kitchen GF03 | Y | Y |
| Telephone | Hallway GF01 | Y | Y |
| Alarm | Hallway GF01 | Y | Y |



2.0 SUMMARY

2.01 Generally

The property comprises a two storey detached four bedroom dwelling. Originally constructed circa 1830. The architecture is Georgian, with the front Eastern elevation being of high quality brickwork in Flemish bond, broken with stone string and cornice details. The roof is of slate, having been reroofed circa 1970, where the original four chimneys, were reduced to two. The property has been modified during its lifetime, and is understood as not being listed.

Limitations – This survey is limited to the Main house, with a comment on the outbuildings

2.01.01 Externally

The property is generally in a reasonable condition for its age. The traditional and solid Georgian construction has stood it well. The main roof is in need minor repairs to its verges, and main slated surfaces to secure slipped slates. Minor structural movement to the NE corner of the building at eaves level was noted, and may require some pinning back to prevent further spread. The rear chimneys to the West elevation have been reduced in height, since their original construction, and contain some damaged brickwork, and poor flaunching to the chimney top.

Minor movement was noted to the brickwork arches above some windows, but not considered of structural significance. Any repair would therefore be for cosmetic reasons.

2.01.02 Services

The electrical installation was installed approximately thirty years ago, and it has not been retested to conform to modern electrical regulations. Whilst wiring may still be adequate, fusing arrangements and circuit tripping has significantly advanced. A true assessment of the electrical installation is recommended from certified electrical practitioners.

2.01.03 Internally

Significant corrosion (not structurally damaging) was noted to the steel beams within the basement, and they were also noted to be without any fire protection, which is now a requirement within the building regulations. Insulation was also not present to the timber floor above the basement (GF06), and an increase in the main loft insulation may be beneficial to the overall thermal performance of the building.

2.01.04 Site and environment

Generally the property is set within a well maintained and tidy landscape. Many established trees are located on the site, or on the boundary. A tall Larch Western boundary line is present, which may require some longer term maintenance, to crown and cut back as necessary.

The two storey out-building is in need of some basic roof repairs, but could ultimately benefit from a refurbishment of its slated roof. The removal of the tree to the rear of the outhouse would also be beneficial.



2.02 Summary of Repairs

IMMEDIATE (within two years)

2.02.01 External repairs

• Minor roof repairs – refixing of slates	£
• Brickwork repairs to chimneys	£
• Flashing repairs to chimneys	£
• Structural stabilisation of NE corner at roof level	£
• Ease, adjust, and reseal window frames in brickwork reveals	£
Total	£

2.02.02 Services

• Electrical installation testing	£
• Servicing of heating installation	£
• Supply and install new fire detection units	£
• Reinstall insulation to header tank in loft space	£
Total	£

2.02.03 Internal repairs

• Fire proofing and rust treatment to basement steel beams	£
• Installation / investigation of basement sump pump	£
Total	£

2.02.04 Site and environment

• Roof repairs to outbuilding	£
• Remove tree to rear of outbuilding	£
Total	£

LONGER TERM (Future works)

2.02.05 External repairs

• External redecoration (within 3 years)	£
• Re-align brickwork arch above window to FF09	£
• Re-align rubbed brickwork arch above window to GF02	£
Total	£

2.02.06 Services

• Upgrading of electrical installation	£
• Installation of ventilation to bathrooms & utility	£
Total	£

2.02.07 Internal repairs

• Modify / refurbish windows to basement	£
• Refurbishment of basement brick stairway (Safety)	£
• Improvement of thermal insulation, loft and floors	£
Total	£

2.02.08 Site and environment

• Reroofing of outbuilding to include underfelt	£
• Tree maintenance to boundary lines	£
Total	£



3.00 BUILDING CONDITION SURVEY

3.01 Externally House

3.01.01 Roof Areas – A&B comprise a pitched natural slated, under-felted traditional roof with clay ridge tiles. The roof was noted to have been refurbished circa 1960's

Condition – The surfaces were generally in a good condition, although a few slates had become dislodged. The Northern verge was noted to contain dislodged pointing, and slates.

Action – Undertake minor refixing of slates, and repointing of North verge. £

3.01.02 Roof-scape features – None identified, plain roof surfaces

3.01.03 Chimney Stacks and Flues – Comprising two brick chimneys CH01, CH02 to the West elevation, each terminating in a single flue and clay pot. It should be noted that the chimneys have been reduced in height from their original design during past reroofing works.

Condition – It was noted that some brickwork surfaces were starting to spall, and the condition of the head flaunching was deteriorating.

Action – Undertake repairs to flaunching and pointing of brickwork to both chimneys. (Maybe consider rebuilding and increasing height?) £

3.01.04 Flashings and weatherings – Comprising sheet lead surfaces to the East bay window, the porch portico. Chimneys CH01, CH02 contain lead stepped and apron flashings, with a lead back gutter.

Condition – Minor flashing movements to chimney areas, but all other surfaces were in a reasonable condition.

Action – Re-clip and repoint flashings to chimneys. Assess condition of back gutters to both chimneys. £

3.01.05 Gutters, downpipes, External Plumbing – Rainwater systems generally comprised plastic chamfered square section guttering, with plastic rainwater pipes.

Condition – No significant defects noted

Action – None

3.01.06 Foundations – The foundations were not visible,

Condition - No significant defects were noted.

Action – None

3.01.07 Main Walls – The construction comprised traditional solid brickwork laid in lime mortars. The East elevation was of high quality, tightly bonded, Flemish bonded brickwork, with a stone string course, and header cornice. The North and West elevations were in common bond brickwork. The South elevation had been cement rendered.

Condition – Wall surfaces were generally in a satisfactory condition for the age and type of building construction. North, East, and West elevations contained areas of repointing, which had been undertaken using cement mortars. Minor spalling of brickwork surfaces was noted.

Action – Re-align and repoint brickwork arch above window to room FF09 £

Georgian lintel to window of GF02 - Remove previous repair pointing to, re-align rubbed brickwork arch keystones, and repoint in lime putty mortar. £

North East corner – Install stainless steel resin bonded twist ties to improve structural stability of corner. £

3.01.08 Balconies – None present



- 3.01.09 External stairways** –None present
- 3.01.10 DPC** – None present
Condition – No significant defects noted.
Action – None
- 3.01.11 Sub-floor ventilation** – Ventilation bricks were located to all the elevations, and were noted to be above eternal ground levels and free of debris.
- 3.01.12 Window Frames and External Joinery** – Units comprised traditional timber single glazed sash and casement constructions.
Condition – Most units were in a reasonable condition. Minor frame sealant damage was noted to brickwork reveals.
Action – Ease and adjust all units, and reseal frames to adjacent brickwork surfaces as required. £
- 3.01.13 Glazing** – Most glazing comprised standard float glass of single thickness.
Condition – No significant defects were noted.
Action – None
- 3.01.14 External Decoration and Paintwork** – Decorations comprised gloss painted woodwork, masonry painted rendering and stonework items.
Condition – Paintwork was noted to be in a reasonable condition, but may require refreshing in the next two years. Redecoration of the rendered South elevation may be of benefit to address any potential hidden water penetration. £
Action – Redecoration of all areas within three years
- Total External Repairs (House) £**

3.02 Internally House

- 3.02.01 Roof Space** – Access is via a ceiling hatch located within FF07. There were no access boards for safe navigation. It was noted that the roof surface was under-felted.
Condition – The area was noted as dry, and contained sufficient ventilation.
Action – None
- 3.02.02 Ceilings** – Comprised plain plastered modern boards, and traditional lath and plaster surfaces.
Condition – No significant defects were noted.
Action – None
- 3.02.03 Walls and Partitions** – Comprised solid masonry with applied plaster surfaces, and dry lined plaster surfaces. It was noted that the external walls of the property had all been thermally dry lined.
Condition – No significant defects were noted, however dry-lining can hide damp ingress, trapping moisture within the structure.
Action – None
- 3.02.04 Beams and columns** – Comprising open steel beams within the basement BF01. There were no identifiable columns, and the majority of timber floor beams were integral to floor structures and beyond ceiling surfaces.
Condition – No significant defects were noted to visible timber floor beams.
Action – The steel beams with the basement are recommended to be prepared and treated with a rust inhibitive paint, or coated in an intumescent spray finish to provide sufficient fire protection for the upper floor structure. £



- 3.02.05 Fire Places** – A single fireplace was located within GF06. A gas operated Rayburn was located in GF03. All other fireplaces had been previously been removed and capped over.
Condition – No significant defects noted.
Action – Chimney flues in use, to be swept and cleaned as part of regular maintenance.
- 3.02.06 Floors** – Generally comprised traditional timber suspended constructions, with the kitchen (GF03) and conservatory (GF04) being of solid construction.
Condition – No significant defects noted.
Action – None
- 3.02.07 Floor Coverings** – Generally comprising carpet, laminate sheeting, brick paving, and quarry tiles.
Condition – No significant defects noted
Action – None
- 3.02.08 Cellar and Vaults** – Comprising a single basement accessed from the ground floor in GF01, via a brick staircase. Ventilation pits and windows were located to the North and East elevations. A sump pit was located within the brick paved floor.
Condition – The area was sufficiently ventilated. It was noted that the timber window units were in need of refurbishment, and there was no evidence of a sump pump.
Action – Modification or refurbishment of ventilation windows. £
Installation or investigation of sump pump requirement. £
- 3.02.09 Doors** – Comprising timber framed and panelled units, set within timber frames.
Condition – All units were in a working condition
Action – None
- 3.02.10 Glazing** – Internal glazing comprised modern secondary units to all external windows.
Condition – No significant defects noted.
Action - None
- 3.02.11 Stairways and ramps** – Comprising a single timber stairway from GF01 to the first floor (FF07) A brick structure staircase lead to the basement (BF01)
Condition – No significant defects were noted to the timber staircase. Brick surfaces to the basement staircase were noted to be worn.
Action – Refurbish stairway to basement (BF01) to provide safe access. £
- 3.02.12 Internal joinery - Fitted Cupboards** – Comprising a small cupboard to the utility room (GF05)
Condition – No significant defects noted
Action - None
- 3.02.13 Kitchen Units** – Comprised standard base units, with stained timber drawers and door fronts. The work surface was of granite finish.
Condition – Generally all units were in a good condition.
Action - None
- 3.02.14 WC / Sanitary Ware** – Comprised two vitreous china WC pans with separate cisterns, one cast iron bath, one flat access shower,
Condition – No significant defects noted.
Action – none



- 3.02.15 Thermal insulation** – Fibreglass quilting of approximately 200mm thickness was located within the loft space. All external windows contained secondary glazing. No insulation was noted to the floor surface between BF01 and GF06
Condition – Insulation provision may require improvement.
Action – Allow for installation of additional insulation to key areas. £
- 3.02.16 Dampness** – No significant areas were identified to the main living areas of the property. The basement was considered as a managed environment, with sufficient ventilation to allow moisture to dissipate effectively. Correct use of surface materials are advised to maintain this managed environment.
- 3.02.17 Decorations** – Comprised emulsion, glossed woodwork, and ceramic tiling
Condition – Most surfaces were in a reasonable condition.
Action – None
- 3.03.18 Woodworm, dry rot, and other timber defects** – No significant defects noted.
- 3.02.19 Structural Movement** – No internal evidence of movement were noted.
- 3.02.20 Ventilation** – No mechanical ventilation was provided, and ventilation was provided by natural means through window opening.
- Total Internal Repairs (House) £**

3.03 Services House

- 3.03.01 Electricity** – The supply to the property comprised a statutory domestic single phase connection. Distribution was via board with removable fuses, and it was advised that the property was rewired about thirty years ago.
Condition - A periodic inspection test was not available for inspection.
Action – The property requires hardwire testing to establish conformity to current electrical standards. £
Allowance to be made for upgrading of electrical installation to meet current regulations. £
- 3.03.02 Fuel** – The property was fuelled by statutory mains gas, entering the meter located to the South elevation.
Condition – No significant defects noted.
Action – Gas service to be checked as part of heating appliance servicing.
- 3.03.03 Water Supply, and Internal Plumbing** – Water pipework was of copper, with the mains entering the property within the basement BF01. An insulated heating header plastic tank is located within the loft space.
Condition – No significant defects were noted, however caution for historic lead pipework is always to be taken. The insulated tank in the loftspace was noted to have dislodged insulation panels surrounding it.
Action – Reinstall insulation protection to heating header tank in loft-space. £
- 3.03.04 Hot water and Central Heating** – Provided by a Worcester Greenstar Combi 30CDi (installed 2010) Radiators comprise pressed steel panel and fin units on a low pressure heating circuit.
Condition – No significant defects noted. Services were noted to be undertaken on a yearly basis.
Action – Undertake full service £



- 3.03.05 Foul water drainage** – The drainage system is connected to the statutory mains, and is combined with the surface water discharge from the property.
Condition – The inspection chamber to the rear of the West elevation of the property, was opened, and free flow of water within glazed clay pipework was noted. No significant defects were noted.
Action – None required
- 3.03.06 Rain water drainage** – Rainwater is combined with the foul drainage installation.
Condition – No significant defects were noted.
Action - None
- 3.03.07 Telecom and IT** – Telecom services entered the East elevation of the property. No significant defects were noted.
- 3.03.08 Fire protection systems** – A smoke detector was located to landing within FF07.
Condition – No tests were applied. No heat detection to the kitchen or other smoke detection units were noted.
Action – Supply and install new smoke and heat detection units. £
- 3.03.09 Security systems** – The property contained an externally monitored intruder alarm system, activated by movement sensors.
Condition – The installation was active, and monitored under contract
Action – New occupant to maintain contract with monitor provider.
- 3.03.10 Other Services** – None observed
- 3.03.11 Mechanical services** – No mechanical ventilation was provided.
Condition – N/A
Action – Install ventilation equipment to bathroom and utility areas. £
- Total Services (House) £**

3.04 Site and Environment

- 3.04.01 Fire Alarms, Detectors, fire precautions Etc** – Refer to item 3.02.08
- 3.04.02 Security** – The property is set within a semi-rural environment, with fences and hedges separating the demise from adjacent open land.
Condition – All fences and boundary lines were in a reasonable condition.
Action – Monitor and upgrade as necessary
- 3.04.03 Burglar Alarms** – Refer to item 3.02.09
- 3.04.04 Energy Conservation** – None observed
- 3.04.05 Deleterious Materials** – None observed, however caution always to be maintained when opening up any construction details.
- 3.04.06 Disability Access** – Access adjustment was noted to require significant adjustment if required in the future.
- 3.04.07 Glazing risk assessment** – Not undertaken.
- 3.04.08 Adequacy of electric lighting** – Comprised basic provision. Installation was not observed for adequacy.
- 3.04.09 Outbuildings** – Comprising a two storey garage, store, and office area. A single sectional concrete garage, and a separate greenhouse are set within the grounds.
Condition – The two storey building is of traditional brickwork, with a pitched slated roof (C&D), and was noted to be without underfelt.
Action - Immediate roof repairs to slated roof of two storey building. £



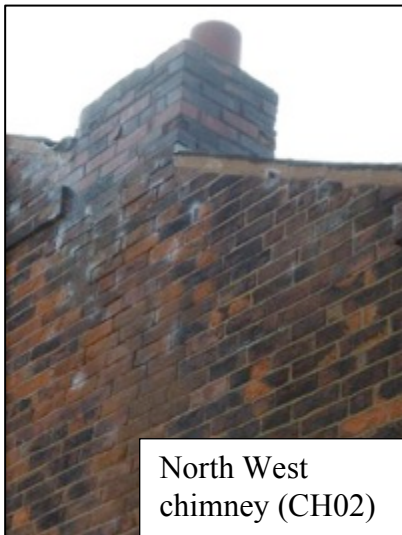
- Future reroofing of two storey building, to include underfelt. £
- 3.04.10 Access and circulation** – Comprising a gravel driveway and block / brick paved hard-standing areas
Condition – No significant defects noted
Action – None
- 3.04.11 Flora and fauna** – The property was surrounded by established trees and hedgerows.
Condition – Most areas appeared to be in a satisfactory condition.
 Isolated trees and vegetation were considered too close to the building structure.
Action – Remove trees and vegetation that are considered too close to property structures.(rear of outbuilding) £
 Tree maintenance to boundary lines £
- 3.04.12 Hard and soft landscaping** – Refer to item 3.04.10 Access and circulation.
- 3.04.13 Retaining walls** – None observed
- 3.04.14 Boundaries** – Comprising hedges and timber fences. Refer to 3.04.02
- 3.04.15 Water courses** – None observed.
- 3.04.16 Environment** – No pollution issues were noted during the survey.
- Total (Site and environment) £**

4.00 SCOPE OF SURVEY

- 4.01 The comments and recommendations made within this report are based on visual inspection only unless otherwise stated.
- 4.02 Observations regarding the external condition of the roof, walls, rainwater goods and the like are made from ground level only unless otherwise stated.
- 4.03 Internal roof voids have only been inspected where access hatches are provided and are reasonably accessible.
- 4.04 Foundations have not been exposed for examination unless specifically stated.
- 4.05 Observations regarding structural stability are based on observations only unless specifically stated. Foundations, floors, walls and other structural elements have not been opened up or exposed for inspection and testing.
- 4.06 All services, both incoming and distribution, have been inspected visually only unless otherwise stated. No tests have been applied.
- 4.07 The survey was undertaken with a view to pre-acquisition of the property for occupation as owner occupiers or tenants on a long lease.
- 4.08 A structural survey was not undertaken, any references included within this report appertaining thereto are for information purposes only and do not imply that the structural performance of any or all members has been ascertained.
- 4.09 No enquiries have been undertaken in connection with any liabilities that may arise under statutory obligations relating to environmental contamination or the control of pollution.
- 4.10 The Survey is restricted to the property defined at this surveys commencement only.
- 4.11 The prices or costs shown in the survey are exclusive of VAT



Appendix A - PHOTOGRAPHS





Ventilation to
East elevation



Rubbed brick arch
above East window
to GF02



Poor render detail to
South West chimney
CH01



Basement BF01



Basement BF01
Sump chamber



Basement BF01
Corroded beam



Appendix B - LAYOUT PLANS (Sketch Only)

Plans are not printed to scale and are to be used only for reference with this survey. The drawings are to be read in conjunction with the Schedule of Condition referring to specific defect locations.

