

Essential Survey

Property Address: House in Sussex
 Client: Mrs. Smith
 Survey Date: 23 January 2025


Item Inspected	Condition	Notes
Main Roof	Defects Present	Pitched roof covered with concrete interlocking tiles, minor moss growth noted. Cracking present to verges requiring repair.
Roof Ventilation	Defects Present	No formal roof ventilation present.
Chimney	Defects Present	2no. chimneys present, repointing required to both in areas. Left hand side chimney is suspected to be boxed in within kitchen, unable to confirm sufficient support is in place and Building Regulations sign off should be sought. Staining was noted to the render on this stack within the loft void.
Flat Roofs	Item not present	
Guttering & Eaves	Defects Present	Severe blockages and leaks noted. Clearance and repairs required. Redecoration of timber soffits required in areas.
Rainwater Drainage	Unable to inspect	Unable to inspect below ground soakaways but suggest entire system is checked upon clearance and repair.
Wastewater Drainage	Unable to inspect	We inspected the above ground drainage by flushing WC's and running taps. These are running well but this does not rule out any below ground drainage issues in uninspected areas. The inspection chamber to the left hand side pathway was lifted and appeared free from defect.
External Walls	Defects Present	The external walls are masonry cavity type with face brickwork finish and weatherboarding to the front in areas. Cavity wall insulation has been retrospectively installed. No damp proof course could be seen to the conservatory area and it should be confirmed if this is present.
Structural Movement	No Urgent Repairs Noted	Cracks were seen below the windows to both side elevations of the property. These are suspected to be related to expansion and contraction and are not deemed to be related to structural movement/subsidence.

Windows & Doors	Defects Present	<p>The windows are not provided with trickle ventilation. These are complex to retrofit to existing windows but are now required by building regulations when you come to replace the windows. In the meantime, you should practice good window opening discipline to help ventilate the property with fresh air as often as possible to prevent condensation and mould risks occurring.</p> <p>Some blown window units were seen and require replacement, otherwise minor repairs and adjustments are required to a number of windows to ensure full working order. A number of sill end caps were also noted to be missing.</p> <p>The front door catches on opening and closing and requires adjustment. The door to the conservatory also catches on the carpet and requires adjustment.</p>
Pointing	No Urgent Repairs Noted	The pointing to the property appeared generally satisfactory with some crack repairs present as referenced above undertaken in differing mortar colour.
Vertical Tiling	Item not present	
Cladding	No Urgent Repairs Noted	As per the above, timber weatherboarding was present to the front of the property and this appeared generally satisfactory.
Render	Item not present	
Ground Floor	No Urgent Repairs Noted	The ground floor is deemed to be solid concrete slab construction and no immediate concerns were noted with the slab, however floor coverings were not lifted as part of this inspection.
Consumer Unit & Wiring	Defects Present	The wiring to the property was seen to be dated in areas and you may wish to upgrade this at time of any renovation works.
Fire Safety	At Risk	<p>The property only contains battery operated smoke alarms. Mains operated smoke alarms that interlink to each other should be considered. An early warning of a fire spreading is pivotal for saving lives during a fire.</p> <p>The bedroom windows do not provide a safe means of escape in the event of a fire.</p>
Heating & Hot Water	No Urgent Repairs Noted	<p>We completed a simple test of the heating and hot water systems and found them to be in working order at the point of the test. The boiler should be provided with a Gas Safety certificate dated within the last 12 months prior to you using it.</p> <p>Some older style and electric radiators were noted and you may wish to replace these in future.</p>
Plumbing & Bathrooms	No Urgent Repairs Noted	The bathroom appeared satisfactory with no significant issues noted.
Internal Finishes	Defects Present	Minor splits were noted to the kitchen flooring and this covering will likely need replacing. Heavy wallpaper was present in areas which prevented full inspection to some walls.
Utilities	Unable to inspect	We could not trace the water main below ground. This may contain lead which comes with associated health risks.
Joinery	Defects Present	Glazed panels were seen to internal doors and it should be confirmed if the glazing is safety glass. Necessary upgrades should be made if not present.
Kitchen	No Urgent Repairs Noted	Serviceable with minor adjustments required.

Staircase	Item not present	
Upper Floors	Item not present	
Loft voids	No Urgent Repairs Noted	Minor adjustment required to loft hatch which currently does not sit flush, otherwise satisfactory.
Roof Timbers	Defects Present	No gable walls restraint was noted within the loft space and this should be introduced.
Insulation in loft	Defects Present	Upgrade to min. 300mm thickness.
Garage Roof & Walls	Defects Present	The garage roof is asbestos construction and at such time of replacement will need to be removed by a competent professional. Damage was seen to the front parapet wall and copings requiring repair.
Garage Door	Defects Present	The garage door opened and closed satisfactorily at the time of inspection. However, corrosion could be seen to the lintel above the door.
Driveways, Paths & Patios	Defects Present	Cracked and undulating paving noted. Water ponding present to driveway along with moss build up due to rainwater drainage issues. Cracking and undulating surface also noted to driveway. The steps from the rear conservatory have a number of blown bricks and require repair. These also present an unprotected fall risk.
Retaining Walls	Item not present	
Fences & Boundary Walls	Defects Present	Broken fence panels noted requiring repair. Cracking present to front boundary wall.
Asbestos	At Risk	Asbestos may be present. Particularly to the garage roof, artex ceilings, redundant water tank and external storage box. An asbestos survey will be required prior to any renovation works.
Damp Issues	Defects Present	Elevated moisture readings were noted to the porch area. An isolated reading was also found next to the living room chimney breast, suspected to be associated with the rainwater issues.
Internal Ventilation	No Urgent Repairs Noted	Mechanical ventilation present to both bathroom and kitchen.
Garden	No Urgent Repairs Noted	No immediate concerns noted at time of survey.
Trees	Item not present	
Outbuildings	Defects Present	The shed in the rear garden has window panes missing and is likely in need of removal/replacement.

SUMMARY

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.

 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.

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.

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.

Clear Surveys Ltd. is registered in the UK, Company No. 11362981. All surveys, fee work and subsequent advice is covered by our Terms and Condition of Sale. You can view these on our website here: <https://www.clearsurveys.co.uk/terms-conditions> or ask us for a hard copy.

1. Purpose of this report

This report has been prepared for the purposes of assisting the prospective purchasers in assessing what defects may be apparent within the property and provide an overall budget of fixing these defects may potentially cost.

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.

There are no typical surveys as every property has its own idiosyncrasies both from the point of original construction and by the alterations and repairs it may have been subjected to since its 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 and external finishes of the property and where on site access is available, has looked into any void spaces such as lofts. The surveyor 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 damp in surrounding areas. 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 affect 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.

3. Condition Ratings

Our "Action Required" Section above shows what steps may be needed next. This are described below in more detail for clarity. RICS offer a template which differs slightly from our own, offering a narrower range of defect categories. Whilst we have expanded on this more limited range, we have provided the RICS equivalent condition ratings below for compliance purposes.

No immediate repairs noted:

As described. This is equivalent to RICS Condition Rating 1.

Minor maintenance works required:

As described, a minor issue is present that will warrant intervention but this issue is not significant or urgent. This is equivalent to RICS Condition Rating 2.

Repairs Required:

We have identified defects that require repair now or in the very near future. This is equivalent to RICS condition Ratings 2 or 3 depending on the severity of the defect.

Repairs required in coming years:

We use this status to highlight areas where works may not currently be required but will required your attention during your ownership of the property. This is particularly useful to help ascertain any unusual expenditure that may be specific to this property. This is equivalent to RICS Condition Rating 1.

Element not present in this building:

As described. This is equivalent to RICS Condition Rating NI.

Unable to inspect in detail:

As described. This is equivalent to RICS Condition Rating NI.

Further information required:

As described. This is equivalent to RICS Condition Rating R.

RICS Condition Ratings:

R – Documents we may suggest you request before you sign contracts.

Condition Rating 3 – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.

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 – Elements not inspected.

4. Terms, Conditions & Notices

All surveys are subject to our current Terms and Conditions of Sale. A Full copy of these can be view on our website at: <https://www.clearsurveys.co.uk/terms-conditions>

Liability: This report is provided for your use only and we cannot accept responsibility if it is used, or relied upon, by anyone else except you.

Complaints: We always strive to offer an excellent level of service but if you have a complaint regarding your survey please contact ben.clear@clearsurveys.co.uk.

A copy of our complaints handling procedure is also available upon request.