Local Home Surveys
Regulated by RICS

This is an example of my level 2 home buyer report.

It is taken from an actual survey done on a 1950's built, 3 bedroom, semi-detached property.

This sample contains just two sections of the final report that ran to over 100 pages.

After receiving their report, my client wrote this feedback:
"Dominic is friendly, easy to talk to and goes above and beyond on his surveys. The fact Dominic only surveys one property in a day means he's thorough. Dominic kept in contact throughout the whole process keeping us up to date with everything. Since receiving our report we had a builder go through the survey. And he could not praise it enough. How thorough and in-depth it was. The builder even remarked it had to have been ***the best survey*** *he has ever checked with the amount of detail included.*
Dominic is an excellent surveyor and knows his stuff. Couldn't recommend him enough. He covers the points needed and more."

Section 4 - Outside of the Property

4.1 Chimney Stacks

Condition rating 2

Construction & Type and Limitations

The two chimney stacks (west and east) are brick built.

The west stack has one metal flue from the gas-fired boiler in bedroom 3.

The east stack has four pots and is shared with the adjoining property. There are two pots to the subject property providing flues to the wood burning stove in the living room and the closed fireplace in bedroom 1.

The flashing at the base of the stacks at the junction with the roof slopes is of lead.

The chimney was examined from ground level with the aid of binoculars for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, render and pointing damage and other evidence of failure.

The chimney was examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. It was inspected for possible defects including undue movement, distortion, chemical or weather related damage, brickwork and pointing damage and other evidence of failure.

Due to limited viewing angles it is not possible to see all elements of the chimney stack from ground level, particularly the mortar flaunching which holds the pots in place.

Condition	No significant defects are noted and the chimney stacks were found to be structurally stable. No evidence was seen of any unusual cracking or other failure, or unusual wear to the bricks. The rear pot on the east stack is uncapped and open to the elements. If any pots are left uncapped then rain can penetrate the flues and damp can appear inside the property on the breasts. Providing fireplaces are regularly used then any penetrating moisture will dry out, however if fireplaces are used infrequently then it would be prudent to provide rain cowls to allow flue gases to escape but prevent moisture ingress to the flue. Fitting a cowl will also provide protection from bird and debris ingress. There are areas of missing mortar on the both stacks and these require re-pointing. The west stack may have some repair work done on it which has resulted in some untidy brickwork. The fitting of the cowl and re-pointing of the mortar can be carried out as part of the next set of ongoing maintenance or part of the work required as highlighted in section 4.2 Roof Coverings. The flashing at the base of the stacks is, as far as can be seen, in a serviceable condition. The chimney stacks should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather. Missing, loose or defective mortar should be repointed as necessary.
	 Front view of east chimney stack

Front view of west chimney stack

Rear view of east chimney stack

Rear view of west chimney stack

4.2 Roof Coverings

Condition rating 3

Construction & Type and Limitations

The main roof slopes are pitched and covered with interlocking concrete tiles. All ridge tiles are concrete and bedded in mortar.

There is a flat roof section to the original utility outbuilding which is of built up layers of mineral felt.

A second flat roof section covers the bay window to the living room. It is covered in copper.

The roof pitches were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.

The flat roofs were inspected from a ladder for signs of damage, ponding, inadequate fall and for the presence of chippings. The condition of the coverings was inspected for blistering, raised sections and tears.

Condition

Pitched Sections
Main roof:
All tiles seen were in a fair condition with no evidence of any major failures or defects. The mortar at the verges (side most run of tiles) is complete and intact with no evidence of any major weathering. The top line of ridge tiles is even with no evidence of any undue levels of flexing or bowing.

There is a small number of misaligned tiles visible at the south-west corner of the main roof.

This area seems to have had some repair work to the roof tiles and verge at some point.

The metal reinforcing rods within the concrete corbel have rusted and caused the concrete to crack and break away in some areas. If left to deteriorate further, other sections of concrete will fall away and would harm anyone immediately below at the time. The corbel provides support to the brickwork above and this corner of the roof. There are safety and structural issues here with the added element of access which will increase costs for repair. The corbel will require specialist concrete repair work from an accredited contractor as soon as is reasonably practicable. For these reasons, a condition rating 3 has been applied.

Lean-to roof:
It was also noted that self adhesive 'Flashband' has been used at the junction of the roof to the west wall. While this may provide resistance to leaks for a short period, it should only be considered as a temporary flashing material which is likely to deteriorate over a period of time. This should be replaced with correctly fitted lead flashing as part of the next ongoing maintenance.
In addition, the underlay below the lean-to roof tiles does not feed in to the gutter correctly.

Carry out normal maintenance to both pitched roofs including removal of moss build-up.

Any slipped, missing or broken tiles on the roof pitches should be repaired and replaced.

You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Any missing mortar at the verges or ridge tiles should be replaced. Any moss or other accumulated plant matter should be cleared.

From the ground level inspection, it could not be confirmed that the underlay material (underneath the roof tiles) feeds correctly in to the gutters. When present, the edge of the underlay should feed in to the gutters to transfer any water away from the fabric of the property. Ideally, a plastic support tray system (eaves protector) should be installed above all the gutters to reduce the risk of water penetration leading to rot or other defects in nearby timbers.

Flat Sections
The utility roof:
This is in a weathered but serviceable condition. No damp was located on the underside and the upstands were complete, but there were other issues:
- signs of water staining and areas of moss growth suggesting ponding,
- no solar chippings have been added to the surface,
- signs of raised areas or blistering,
- a tear was noted on the wall between the flat roof and the pitched lean-to roof,
- the roof felt does not cover the abutment to the west wall.

I would estimate that the roof covering is at least half way through its expected lifespan of 15/20 years. The vendors may have certification for any previous recovering works. Your legal adviser will be able to confirm if certification exists.

Built up bitumen and felt flat roofs have a limited life expectancy generally not more than 15/20 years, and they can fail within a shorter time span. It is essential to monitor and maintain this roof carefully; to add solar chippings and to repair any sections that start to show signs of blistering.

Ideally you should anticipate that it would require normal maintenance for the short to medium term but you should allow for recovering within 10 years, although, there is no evidence of failure at present. The most likely areas where deterioration will occur are the joints between the flat roof and the parapets or to other upstands. When any recovering is undertaken, the supporting structure may also need some attention.

The bay window roof:
The copper covering is very weathered and shows areas of previous repair. The timber structure is in very poor condition and the roof is no longer securely fixed to the decaying timber frame. Although there is no evidence of internal issues at present (such as damp ingress), you should consider budgeting for the re-roofing of the bay window within a year. As mentioned above, the supporting structure may also need some attention.

Misalignment of roof tiles above south-west corner

Severely damaged rear Corbel and opening between bricks above

Raised areas of flat roof felt

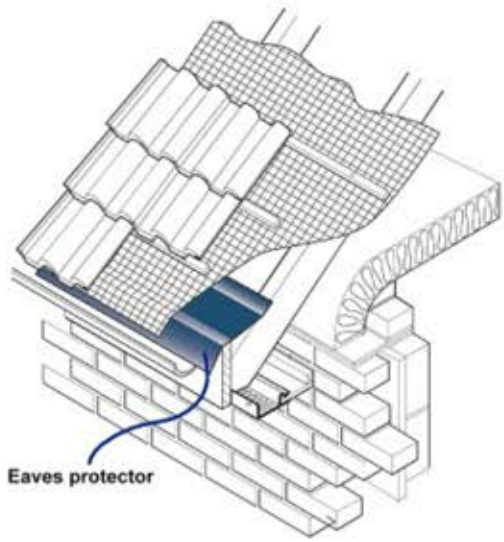
Damaged felt on wall between flat roof and lean-to roof

Insufficient abutment of roof felt on wall between flat roof and lean-to roof

Moss growth on flat roof

Flashband on lean-to roof

Incorrect position of lean-to roof underlay



Eaves protector

Weathered copper covering to bay window roof

Bay window roof insufficiently fixed and timber frame decaying

4.3 Rainwater and Above Ground Drainage Fittings

Condition rating 1

Construction & Type and Limitations

The rainwater gutters and downpipes are uPVC throughout.

The integral soil vent pipe (SVP) will be cast iron and the terminal extends through the north roof slope. The SVP does not have a bird guard fitted.

The SVP to the ground floor WC has an Air Admittance Valve (AAV) fitted instead of an external SVP.

There is a surface gulley below the kitchen window providing drainage from the kitchen sink. Additional surface gulleys for rainwater are provided near the north-west and south-west corners of the property and these probably feed in to the mains drainage system.

An inspection was carried out from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around for possible areas of leakage, misalignment, overflow and other defects.

As it was dry at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings.