

Condition Report

Benchmarked to Level 1 RICS Home Survey Standard June 2020

Property address:

PROPERTY

PHOTO

Client: xxxx

Surveyor: Chris Brownlow BSc (Hons) Graduate Building Surveyor

Date of inspection: 14th January 2020

Date of report: 17th January 2020

Report reference: 20/xxxx



Repair



Maintain



Protect

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Condition Ratings and Symbols

To help describe the condition of the property we give Condition Ratings to the main parts (the 'elements') of the building, garage and external areas. Some elements can be made up of several different parts.

In the Element Sections of parts E, F, G and H, we describe the part that has the worst Condition Rating (CR) first and then briefly outline the condition of the other parts. The Condition Ratings are described below.



CR3 – the Building Element requires repair that is considered to be serious and/or urgent and/or in respect of which further investigation is considered appropriate. **Important note: a CR3 does not necessarily mean that expensive repair is required, there may only be a minor maintenance issue (such as a loose chimney flashing letting water into the roof void) but it is applied if an Element requires urgent repair and/or further investigation. In relation to some of the Services Installations (Electricity, Gas and Heating – “services that can kill”) a CR3 will be applied by default if the Surveyor does not have sight of current test certificates and/or service records at the time of inspection or prior to the report being completed.**



CR2 – the Building Element requires repair but the works are not considered to be serious or urgent and can be undertaken as part of routine maintenance.



CR1 – the Building Element is considered to be in a satisfactory state of repair **taking into account the building materials and the age of the building** and no immediate or short-term maintenance is required.

NI

Not inspected – it was not possible to inspect this building element on the day of the survey.



This symbol indicates that there is a Health and Safety issue even though the Building Element may not require repair in itself (**for example:** a door with a glass panel where the door opens and closes satisfactorily but the glazing is not of toughened glass).

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Appendices

- A. Terms of Engagement**
- B. Typical house diagram**
- C. Condensation**
- D. Asbestos**
- E. The Party Wall Act**
- F. Useful weblinks**
- G. Glossary**
- H. Maintenance notes**

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A. Introduction

The **Level 1 Condition Report** is produced by a member of RICS to provide an objective opinion about the condition of the property at the date of inspection. The report objectively describes the condition of the building, its services and the grounds. It highlights relevant legal issues and any obvious risks to the building, people or grounds. The report is succinct and provides an assessment of the relative importance of the defects and problems. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made. A Survey Level 1 report does not include advice on how to carry out repairs or on ongoing maintenance and this, combined with the less extensive inspection, usually means it is better suited to conventionally built, modern dwellings apparently in satisfactory condition. It will not suit older or complex properties, or those in a neglected condition.

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B. The Inspection

Surveyor's name and RICS number

Chris Brownlow BSc (Hons) Graduate Building Surveyor – 6717701

Instructions

Further to your instructions and our confirmation e-mail I have now inspected the subject property and my Report follows.

The agreed Terms of Engagement are at Appendix A.

Conflict of interest/disclosure

Having checked our database and made other reasonable enquiries we confirm that to the best of our knowledge and belief we have no conflict of interest in carrying out these instructions.

Date and extent of inspection

The property was inspected on the 14th January 2020. My inspection was undertaken in accordance with the agreed **Terms of Engagement**.

Weather conditions

The weather at the time of my inspection was dull with some intermittent rainfall.

Occupation

The property was vacant butt fully furnished. All floor areas were close covered.

Handings

Unless otherwise stated, the terms “right, left, front and rear” apply throughout as if the property is viewed from the named road frontage.

Important note: *We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.*

We 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 aid of binoculars and/or a camera on a telescopic pole. If necessary inspection will be carried out from land in third party ownership if the owner's permission can be obtained.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

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We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive

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C. Overall Opinion including a Summary of the Building Elements given a Condition Rating (CR) 3

The Surveyor will state his/her overall opinion of the property and will highlight any major repairing, legal or other issues that will be discussed in greater detail later in the report. Whilst you may find it informative to read this Section first it only provides a general “overview”. You should read and consider all parts of the report and so understand the Overall Opinion in the context of the property as a whole.

Overall Opinion

Property is considered a reasonable proposition for purchase. It comprises an end terraced property within a modern residential estate and is good example of its type. The property is in generally good condition but there are some minor maintenance works that will need to be carried out.

The following Building Elements have been given a Condition Rating 3

Electricity (H1)

Gas (H2)

Heating (H4)

Hot water (H5)

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D. Summary of Health & Safety issues

This summarises the Sections of the Report within which I raise concerns over risks to the Health & Safety of occupiers of and visitors to the property.

Electricity (H1)

Gas (H2)

Heating (H4)

Hot water (H5)

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E. The Property

The property

Address

Description – type of property and intended use

2 bed end-terraced property for domestic use.

Approximate year built

2007

Approximate year the property was extended and/or converted

Not applicable

Notes: Structures such as porches, conservatories and sun lounges are often insubstantial and may have poorer standards of design, construction and performance than the main building. They are, therefore, covered separately under Section F8. Your legal adviser should check that any works that are identified in this Section received relevant Local Authority planning consents and Building Regulations approvals and, if the property is held Leasehold, that the approval of the owner of the Freehold interest also issued consents if necessary. You should also note that the Council Tax banding of the property, on which annual rates payable to the Local Authority are based, can be revised on a change of ownership and you may wish to check with the Valuation Office Agency (VOA) whether any past extensions and alterations are included in the current Council Tax banding. If there are modern extensions, alterations or other building works you should ask the property owners if they can supply copies of construction drawings, plans etc as, whilst noting that construction on site may not always match that on the drawings, these can give useful information on hidden details (insulation, steelwork, drainage connections etc) and materials used.

Location

The property is located on the West side of xxxxxx within a mixed residential estate in a reasonably popular area of Bolton.

Facilities

The surrounding areas offer a good range of shops, schools and every day amenities. Bolton Town Centre is a very short drive away as well as easy access to surrounding train stations and the motorway network.

Local environment

Surrounding development mainly comprises similar age residential properties within a residential estate. The area has a history of coal mining and industrial activity and your legal

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adviser obtains coal mining and environmental reports. You should note the proximity of electricity pylons and cables and a railway line.

Summary of construction

Elevations are of cavity brick and block beneath timber framed roofs covered in concrete interlocking tiles. The ground floor is of solid concrete construction with the first floor being of suspended timber.

Accommodation – brief summary

Ground floor:

Living room

Kitchen-diner

Cloakroom/wc.

First floor:

Small landing

2 bedrooms

Bathroom/wc

Outside:

Small garden areas to front, side and rear. There is a parking space to the front.

Floor area(s)

Without having undertaken a detailed measured survey of the property I calculate the Gross External Floor Area of the living accommodation to be 66 square metres or thereabouts. This includes all ground floor and first floor areas.

Services

All mains services (electricity, gas, water and drainage) are connected to the property.

Non-mains services (if any)

Not applicable

Heating

The property has a gas central heating system and this provides hot water by way of a combination boiler.

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Other services or energy sources including renewables

None

Notes:

If you have proposals to extend or alter the property you may need Local Authority approvals and guidance on planning and Building Regulations matters can be found here <https://www.planningportal.co.uk/> and here <https://www.labc.co.uk/homeowners/do-i-need-building-regs-application>

If you are intending to let the property to tenants you will need to ensure that you comply with all statutory liabilities (<https://www.gov.uk/renting-out-a-property>) and you should consult with an experienced letting agent (<https://www.arla.co.uk/>) in this regard.

Since 2010 Building Regulations may be necessary if major works are undertaken to a “thermal element” – such as a roof, external wall or floor – and this will cover, for example, replacement of a roof covering even if you re-use the existing slates; the roof is a “thermal element” https://www.planningportal.co.uk/info/200130/common_projects/47/roof/6

Additional planning controls will apply if the property is a “listed” building and/or in a Conservation Area or National Park.

If the property is held Leasehold (Section 13.1) then your legal adviser will need to check the Lease terms and whether any Freeholder’s consents (for which a fee may be payable) are required for extensions and alterations.

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F. External Elements

Limitations to inspection

None.

F1 Chimneys and vertical flues

Not applicable.

F2 Pitched roofs – structure and coverings

The main roof slope is pitched front to rear with fibreglass lined valleys on the front slope at its intersection with a gabled area over the first-floor window.



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Roof slopes show no significant irregularity. The concrete interlocking tile roof covering is in satisfactory condition but there is some minor moss growth, especially to the edges of the valley gutters to the front slope. The ridge tiles are well bedded but also show some moss growth. The PVC verge caps to the edges of the roof appeared to be secure.

The roof to the vestibule is pitched from left to right and covered in concrete tiles matching those on the main roof. No particular defects were noted. The lead flashings are secure. I no evidence of a cavity tray in this area (see accompanying *Cavity Tray Reference Sheet*) but I found no signs of any rainwater ingress internally. **CR 1.**



F3 Flat roofs

None.

F4 Rain and waste water disposal (above ground – see Section H6 for underground drainage)

The rainwater goods comprise PVC gutters and downpipes. They were functioning adequately but gutters should be cleaned of any debris and any leaking joints sealed. The downspouts run into closed gulleys. **CR 1.**



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F5 Main walls

The walls are of cavity brick and concrete block construction with galvanised mild steel lintels over door and window openings. The presence of weep vents over these lintels suggests the presence of cavity trays. However, some of the weep vents are blocked and they should be cleared to allow for the escape of water.



There are imitation stone sills below windows to the front of the property which are in generally good condition but there are some areas of missing pointing to the joints. Brickwork is neatly coursed and in reasonable condition but some areas show some weather staining especially to the rear left-hand corner of the property, which is slightly more exposed to the prevailing weather and where pointing is already a little eroded. A PVC damp proof course was identified in all elevations and is generally well above ground level. Ground levels to the front of the property are a little high resulting in the DPC sitting too close to the external ground level but the position is considered tolerable. **CR 1.**

F6 Doors

Entrance to the front of the property is through a painted steelwood panel door with a small safety marked double glazing unit and it is hung in a timber frame. The timber sill is becoming weathered and there were signs of some water ingress around the base of the door. A sliding



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double glazed uPVC double door to the rear is in good condition and opened and closed satisfactorily. **CR 2.**



F7 Windows (including skylights)

The windows are of white uPVC dating from original construction and they were found to be in generally in good condition with most opening lights operating satisfactorily. However, the right-hand light in the front bedroom opens in a twisted manner (see photo on page 17) and the hinge should be fixed before any serious damage to the frame or glazing is caused. **CR2.**

2

F8 Conservatories and porches

None.

F9 Other joinery items and decorative finishes

The vented uPVC fascia, soffit and barge boards are in good condition. There is some minor weathering to the paintwork on the timber door frame to the front. **CR1.**

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F10 Other items

None.

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Twisted opening light to the front bedroom window

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G. Internal Elements

Limitations to inspection

All floor areas remained close covered.

G1 Roof voids

The roof space is part-boarded and there some lightweight storage remains. There is a good layer of fibreglass insulation. The roof is constructed using pre-fabricated timber trusses which have adequate cross-bracing for their span as well as steel straps to tie the roof structure into the gable wall. There was no sign of any distortion in the roof structure and I found no disease or beetle infestation to the timbers. A modern “breathable” membrane is positioned underneath the roof covering and is in good condition. I found no evidence of rainwater ingress but there is some condensation and mould growth to the right-hand side of the party wall (see **Appendix C**). It is noted that the upper section of the party wall is clad in fire boarding and is probably a timber frame. **CR 1.**



G2 Ceilings

The ceilings are of plasterboard and are level throughout. **CR1.**

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G3 Internal walls and partitions

The load bearing walls are of concrete block dry-lined in plasterboard and are in good condition. There are some stud partitions between the living room and kitchen and forming the upstairs rooms. These partitions are also in good condition. **CR1.**



G4 Fireplaces, chimney breasts and flues

None

G5 Floors

The ground floor is of solid concrete construction and is generally level. The first floor is suspended timber and is also level and firm throughout. **CR1.**



G6 Kitchen and utility fittings

The kitchen area is fitted with a reasonable range of laminate base units and cupboards including a stainless-steel sink, laminate worktops and tiled splashbacks which are in satisfactory condition. There is an integral electric oven below a gas hob with a filter hood above as well as plumbing provision for an automatic washing machine. **CR1.**



G7 Sanitary fittings

The cloakroom contains a two-piece white and chrome suite in good condition. The main bathroom contains a three-piece white and chrome suite and there is a mixer shower above the bath. There are some minor splits to the bath panel, probably caused by impact, but these are of no major concern. **CR1.**



G8 Internal joinery items including doors and staircases

Gloss painted window sills, skirting boards and door frames are in good condition. The doors are of flush veneer type and are also in good condition. **CR1.**



G9 Other built in fixtures (such as wardrobes)

There is a fitted laminate wardrobe of similar quality to the kitchen units in the front bedroom and in good condition. **CR1.**



G10 Other items

None.

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H. Services Installations

*Notes: We are not plumbers, electricians or gas engineers and we are not qualified to test service installations or to report on their condition. **Remember – electricity and gas in particular are “services that can kill”** and it is essential that your legal adviser ensures that electrical and gas installations and appliances have up to date inspection documentation from appropriately qualified contractors; if not these installations should be inspected by competent persons (<https://www.competentperson.co.uk/>) **prior to purchase.** If you are purchasing the property as an investment to be let to tenants, there is specific legislation that will apply to the service installations and your legal adviser and/or letting/managing agent should be able to advise on what you will need to provide to your tenants. It must be noted that many parts of service installations, such as pipes and cables, are concealed within the building or below ground and cannot be inspected. The following Sections are for information only but the Surveyor will advise if any specialist advice is considered appropriate. **Please note also that the electrical, gas (or oil) and heating installations will be given a CR3 by default if the Surveyor does not have sight of current test certificates or servicing records at the time of inspection or prior to the Report being issued.***

Limitations to inspection

I was unable to lift either of the drainage chambers in the rear garden due to one being covered in heavy stone paving and the other being obstructed by the boundary fence.

H1 Electricity

The electricity meter is housed in an external meter cupboard and the consumer unit is in a cabinet to the vestibule. The property is wired in pvc insulated cable. Although I have no reason to suspect any serious issues there is no date sticker visible on the consumer unit and no evidence of recent testing.

I recommend that you engage a qualified electrician to prepare an Electrical Condition Report **prior to purchase. CR3.**

Please note the following, particularly if the Surveyor advises that you should have the electrical installation tested prior to purchase:

<http://www.electricalsafetyfirst.org.uk/find-an-electrician/periodic-inspection-explained/>

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You should also note that even minor electrical works are now covered by Building Regulations and must be carried out by a competent electrician who will be able to issue the relevant certification. You may wish to check that the property has an adequate number of electrical sockets etc. to meet your likely requirements.

H2 Gas (or oil if applicable)

There is a mains gas supply with the meter being in an external cabinet. Distribution pipework is in copper. I have no reason to suspect any major issues but I have not had sight of any certification and I recommend that you obtain Gas Safety Certificate **prior to purchase**. **CR3**

Please note that it is illegal under the Gas Safety (Installation and Use) Regulations 1994 for unqualified persons to test or work on any part of a gas installation or a gas appliance and all qualified gas engineers must be on the Gas Safe Register <http://www.gassaferegister.co.uk/>



H3 Water

There is a mains water supply with a plastic supply pipe entering in the kitchen where the stop tap is located on a copper rising main. **CR1**



H4 Heating

There is a gas central heating system comprising radiators served by a condensing boiler in the kitchen. The boiler was operating at the time of my inspection but I have not had sight of any certification and unless the vendor can provide a current service certificate you should have the installation checked by a Gas Safe registered engineer **prior to purchase**. **CR 3 subject to documentation.**



H5 Hot water

Hot water is provided by the combination boiler (see above). **Condition Rating 3 subject to documentation.**



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H6 Drainage

I was unable to lift either of the inspection chambers and the risk of hidden defects will have to be accepted. I noted no sign of any backing up in the kitchen waste gully. I did, however, note some disturbance to the gravelled area around the bottom of the PVC soil stack. It is possible that this is due to the rodding point to the soil stack having been accessed to clear a previous blockage. **CR1 limited inspection**

1



General note

In most cases the drainage system to a property is below ground and largely inaccessible. The Surveyor will, where possible, open any accessible drainage chambers and, if water is available at the property, run water through them to check the flow and for any signs of blockage, backing up or other issues BUT no specialist drainage tests will be carried out. The Surveyor will advise if no inspection chambers are located or if there are any that could not be opened with an explanation as to why. If there are reasons to suspect drainage problems then further specialist advice will be recommended.

Your legal adviser will normally recommend that you obtain a Drainage and Water Search (known as a CON29DW) and this will cover:

- services to which the property is connected*
- charging basis for services*
- contact details for sewerage and water billing company*
- meter location (if applicable)*

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- *adoption agreements*
- *consultation on build over*
- *sewers within the boundaries and 100 feet thereof*
- *low water pressure*
- *internal flooding from overloaded public sewers*
- *nearest public sewage treatment works*
- *water quality*

The following links should help you understand which of the drains within the boundaries of the property may be your responsibility and which may be maintained by the Water and Sewerage Company (e.g. United Utilities) under The Water Act 2011:

<http://www.ccwater.org.uk/waterissues/currentkeywaterissues/privatesewersandlateraldrains>

/

and

<https://www.yorkshirewater.com/sites/default/files/downloads/Private%20Sewer%20Transfer%20Regulations.pdf>

and your legal adviser should be able to confirm.

H7 Non-mains services (if any)

None.

Please note we do not test or comment on specialist non-mains service installations such as:

- *Smoke detectors and fire alarms*
- *Carbon monoxide alarms*
- *Sprinkler systems*
- *Security alarms and CCTV equipment*
- *Telephone and computer cabling and equipment*
- *Multi-media installations, home cinema and sound systems etc*

H8 Other services or energy sources including renewables

None.

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I. Grounds, boundaries and outbuildings

I1 Garage

None.

I2 Other outbuildings

There is a weathered timber and felt shed in the rear garden but this warrants no comment or Condition Rating.

I3 Grounds and boundaries

The external areas are a largely open plan garden to the front and side with lawns and slightly uneven concrete paving. The tarmac parking space to the front of the property has poor drainage provisions and was holding water at the time of my inspection.



There is a stone paved rear garden also with poor provision for surface water drainage. The garden is enclosed by close board timber fencing, with a gate leading to the side footpath, which is in fair condition.

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J. Energy Performance

We have not prepared the Energy Performance Certificate (EPC). If the EPC has been lodged at <https://www.epcregister.com/>, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy-efficiency rating: 75c

Environmental impact rating: 78c

Whilst I am not a qualified Domestic Energy Assessor my observations on the recommended measures to improve energy performance as noted in the EPC are as follows:

The ratings are not unusual for a property of this age and type. Improvement could be gained by ensuring that all light-fittings are equipped with low-energy saving bulbs. A more dramatic improvement could be seen by installing solar panels to provide the electricity. However, this may come at some cost and involve some certification and approvals.

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K. Comments regarding Fire Safety

My observations on fire safety at this property are:

The provisions for escape from the property in the event of a fire are satisfactory and meet current standards. There are adequate fire escape windows to the first-floor bedrooms as well as mains wired smoke detectors in the living room and landing area.

Useful guides on fire safety in the home can be downloaded here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/564803/Fire-Safety-in-the-Home.pdf

<https://www.rics.org/globalassets/rics-website/media/news/press-releases/rics-fire-safety-new-web-version.pdf>

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L. Matters for your Legal Adviser

*Your legal adviser is responsible for following the “paper trail” in respect of a property transaction. The Surveyor is NOT a legal adviser but will act as the legal adviser’s “eyes and ears” in relation to the property and this Section will outline any legal issues the Surveyor considers require clarification. **You should note that the Surveyor’s advice, including any such relating to the value of the property, may be affected by the outcome of your legal adviser’s enquiries and any discrepancies should be referred back to the Surveyor.***

Boundaries

In a physical, rather than legal, sense and noting that I have not seen any deed or other title plans or undertaken any detailed measurements on site, boundaries appeared to be well defined and in an adequate state of repair unless noted under Section I3.

Easements and rights of way

Unless otherwise stated I noted nothing to indicate that the property may be subject to any onerous or unusual easements or restrictions and our opinion of value is reported on this basis.

Roads

Access to the property is by way of made up highways that are believed to be adopted for maintenance at public expense.

L1 Regulations and approvals

Your legal adviser should obtain certification for any Building Regulations or planning permission applications relating to the property.

L2 Guarantees etc

- * Any original guarantee provided under the NHBC scheme
- * Any certification relating to the double-glazing, such as FENSA certificates
- * Electrical certification
- * Gas Safety certificates
- * Certification relating to the central heating installation
- * Any certificates regarding any recent works to the drainage system

L3 Any other matters

Your legal adviser should obtain coal mining and environmental reports.

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M. What to do next

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property (if applicable). Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations 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, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

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, he/she may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who you should use for these further investigations

You should ask an appropriately qualified person. Specialists belonging to different types of organisations 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 the surveyor.

What the further investigations will involve

This will depend on the type of problem but parts of the building may have to be disturbed and so you should discuss this matter with the current owner, via the estate agent if applicable. In some cases, the cost of investigation may be high.

When to do the work

The Condition Ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

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CR2 – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.

CR3 – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a **CR2** are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks. Accordingly, you should regularly check elements with a **CR2** to make sure they are not getting worse.

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N. Surveyor's declaration

"I confirm that I personally this property and have prepared this report."

Surveyor's name: Chris Brownlow BSc (Hons) Graduate Building Surveyor

RICS number: 6717701

Signature:



Counter-signed by John Brownlow MRICS MRPSA,
Director

For and on behalf of

Edwards Genesis (Chartered Surveyors)

Suite 5, 1 Derby Street, LEIGH WN7 4PF (Main Office)

(also at 82 New Hall Lane, Heaton, BOLTON BL1 5HQ)

Tel: 0844 412 8585 (24 hours with answering service)/01942 608608 (office hours, Monday-Friday)

e-mail: edwardssurveyors@gmail.com

web: www.edwardsgenesis.co.uk

Facebook: <https://www.facebook.com/EdwardsGenesisSurvey/>

Twitter: <https://twitter.com/egsurvey>

You Tube: <https://www.youtube.com/channel/UCB2q431nHmxYFxy1UsqpGuw>

Why the bee?



This is the Manchester Bee and it was adopted as a symbol of the City after the tragic terrorist bombing at the Manchester Arena in 2017. As a business working in Greater Manchester, we aim to embody the Mancunian spirit of industry and fairness whilst retaining a "northern" sense of pride, perspective and good humour! The words on the bee's body are "Hope", "Strength" and "Peace".

Edwards Genesis is the trading name of Miller Edwards Ltd. and also incorporates Brownlow Associates (Consultant Surveyors and Valuers) and the Valuation Department of Millers (Chartered Surveyors).

Company Registration no: 6702718

Directors: John Brownlow MRICS MRPSA, Simon Miller FRICS MRPSA

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APPENDICES

A. Survey Report - Terms of Engagement

Introduction

Edwards Genesis are committed to providing the Client with sound, cost effective, independent and professional advice to help you make the correct decisions in respect of the property you are proposing to purchase. As part of this service, our Surveyor will endeavour to submit a readily readable Report, avoiding technical jargon wherever possible but fully explaining technical terms where these are used. The Report will identify major defects and serious items of disrepair, with recommendations as to repair, including carrying out further investigation or obtaining specialist advice where necessary, taking into account the age and type of property and any specific requirements identified by the Client.

“Benchmarking” of Survey Reports – RICS Home Survey Standard June 2020

"Benchmarking" of all levels of Survey Report became mandatory for all RICS members carrying out surveys on residential properties under the Home Survey Standard (HSS) from 1st June 2020.

These are the minimum standards each survey level should achieve. Where possible we will exceed the minimum standards in the areas **highlighted**

Notes – any of the Survey Levels can be provided as a standalone Report OR, at an additional cost, with a Valuation Appendix that will meet the requirements of RICS Valuation – Global Standards 2020.

The HSS does not require reports to include photos – all our reports will include photographs and may also include diagrams, weblinks, reference sheets, maps etc

Survey Level 1 - Condition Report

This service is designed for clients (buyers, sellers and owners) seeking a professional and objective report on the condition of the property at an economic price. As a result, it is less comprehensive than Survey Level 2 and Survey Level 3. This level of service includes a visual inspection that is less extensive than for the other Survey Levels. No tests of the building fabric or services are undertaken. **(We will, where possible, observe services in normal operation as under a Survey Level 2 and this will include lifting of covers to drainage inspection chambers. Roof voids are inspected on a “head and shoulders” basis).** The report objectively describes the condition of the building, its services and the grounds. It highlights relevant legal issues and any obvious risks to the building, people or grounds. The report is succinct and provides an assessment of the relative importance of the defects and problems. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made. A Survey Level 1 report does not include advice on how to carry out repairs or on ongoing maintenance and this, combined with the less extensive inspection, usually means it is better suited to * conventionally built, modern dwellings in satisfactory condition. It will not suit older or complex properties, or those in a neglected condition.

*Notes – *as a guide, but each case to be judged on its merits, houses built since 1990 and not greatly extended or altered (except perhaps by addition of a small conservatory or porch), of conventional style (typically on an estate rather than being a “one-off”) with upto 3 floor levels above ground.*

Survey Level 2 - Home Buyer Survey

This level of service is for clients who are seeking a professional opinion at an economic price. It is, therefore, less comprehensive than a Level 3 service. The focus is on assessing the general condition of the main elements

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of a property. This intermediate level of service includes a more extensive visual inspection of the building, its services and grounds, but still without tests (we will, where possible, turn on taps, flush toilets and run water through drainage chambers). Concealed areas normally opened or used by the occupiers are inspected if it is safe to do so (typical examples include roof spaces, basements and cellars). (We will, where possible, inspect sub-floor voids although physical entry will only be undertaken if the surveyor judges it to be safe). The report objectively describes the condition of the different elements and provides an assessment of the relative importance of the defects/problems. At this level, although it is concise, the report does include advice about repairs and any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigations should be made. This level of service suits a broader range of conventionally built properties, although the age and type will depend on the knowledge and experience of the RICS member. This level of service is unlikely to suit:

- complex buildings, for example those that have been extensively extended and altered
- unique or older historic properties – although Survey Level 2 services may be appropriate for some older buildings, the decision will depend on the RICS member's proven competence and knowledge and the nature of the building itself. For example, a Survey Level 2 report on homes with traditional timber frames or those built much before 1850 is likely to be inconclusive and be of little use to the client or
- properties in neglected condition.

Survey Level 3 - Building Survey

This level of service is for clients who are seeking a professional opinion based on a detailed assessment of the property. The service consists of a detailed visual inspection of the building, its services and the grounds and is more extensive than a Survey Level 2. Concealed areas normally opened or used by the occupiers are inspected if it is safe to do so (typical examples include roof spaces, basements and cellars). Although the services are not tested, they are observed in normal operation – in other words, they are switched on or off and/or operated where the occupier has given permission and it is safe to do so. The report objectively describes the form of construction and materials used for different parts of the property. It describes the condition and provides an assessment of the relative importance of the defects/problems. Additionally, it should:

- describe the identifiable risk of potential or hidden defects in areas not inspected
- propose the most probable cause(s) of the defects based on the inspection
- outline the likely scope of any appropriate remedial work and explain the likely consequences of non-repair
- make general recommendations in respect of the priority and likely timescale for necessary work

Where an RICS member feels unable to reach the necessary conclusions with reasonable confidence, they should refer the matter for further investigations. **However, at Survey Level 3 such referrals should be the exception rather than the rule.** A Survey Level 3 report should aim to provide the client with all the information they need to make a decision. This level of service will suit any domestic residential property in any condition depending on the competence and experience of the RICS member.

Purpose of Report & Extent of Inspection

1. The Surveyor will advise the Client, by way of written Report, as to his/her opinion of the state of repair and condition of the property's structure and fabric in the context of its age, type and quality of construction but not as an inventory of every individual defect.
2. Other than as set out below, the Surveyor will carry out such work as is reasonable, in his/her professional judgement, and possible having regard to the Surveyor's personal safety so as to enable him/her to meet the requirements of Item 1 above, bearing in mind the practical limitations imposed by the individual

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circumstances of the property at the time of the inspection, and always bearing in mind that the Surveyor is a visitor to the property.

3. The Surveyor will inspect as much of the internal and external parts of the property as is practicable in order to meet the above requirement. Where accessible, loose floorboards, trap doors, unsecured hatches and covers will be lifted or opened as applicable but the Surveyor will not be under any obligation to lift fitted floor coverings, move stored items or furniture, or remove fixtures and fittings to facilitate inspection.
4. Any areas of the structure, including woodwork, which are covered, unexposed or inaccessible will not be inspected, and no parts of the building will be opened up in any way which may cause damage without the prior written consent of the Vendor or Owner (or their authorised Agents) being obtained. The Report will not purport to express an opinion, implied or otherwise, on the condition of un-inspected parts of the property. However, if the Surveyor has valid reason to suspect that there is a material risk of defects in any parts where inspection has not been possible, recommendations will be made as to what practical steps, if any, should be undertaken to determine the condition of those parts.
5. The property will be inspected from ground level and available vantage points (with the aid of binoculars and a camera mounted on a telescopic pole where necessary) within the curtilage and/or from adjacent public areas. Where necessary and possible the Surveyor will inspect from an adjoining owner's land if the permission of said party can be obtained in advance or at the time of inspection. Flat roofs and other upper parts of the structure will be inspected more closely by use of the Surveyor's 3 metre ladder, having due regard to the safety of the Surveyor and others, and/or by use of a camera mounted on a telescopic pole. If the Client requests in advance, and the nature of the particular property so requires, the Surveyor will arrange for longer ladders or other access equipment to be brought to site **at the Client's expense**.
6. Where parts of the exterior are impossible to inspect, or where inspection is restricted due to, for example, trees or nearby structures, the Surveyor will comment on this fact in the Report and will make appropriate recommendations if it is felt that closer inspection is required.
7. Roof voids will be physically inspected where suitable access hatches of adequate size are present and can be safely opened without causing damage or any risk of injury to the Surveyor or others. It is noted that modern levels of thermal insulation often restrict a Surveyor's ability to move safely within roof voids but our Surveyors carry high-power torches that facilitate better inspection from access hatches and other safe vantage points.
8. Sub-floor areas of reasonable depth (generally a minimum of 450mm) and not flooded or excessively wet will be inspected, again with due regard to the safety of the Surveyor and with particular regard to the presence of electrical equipment (cables and connections), gas service pipes and plumbing and/or heating pipework, where a suitable trap door or other access point, of adequate size, is located and accessible at the time of the Surveyor's visit. **Note:** Clients purchasing properties with suspended timber ground floors are advised to ask Vendors whether such traps are known to exist.
9. No comment can be made as to the condition of chimney flues or the practicality of using the same.
10. The building structure and fabric will be examined for evidence of foundation problems or ground movement, and the Surveyor will comment on any potential destabilising influences, but it is impractical during the course of a routine Survey to excavate and expose foundations.
11. Theoretical calculations to check sizes and/or adequacy of structural elements will not be undertaken.

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12. In the case of a flat or maisonette (*note:* we offer a purpose-designed Flat Buyer Report), the inspection will cover such areas as are, or are believed to be, included in the sale (as advised by the Vendor, Owner and/or Agent where applicable) and will not extend in detail to other parts of the building/buildings or common parts although reference will be made to any areas of obvious concern. The Surveyor will be under no obligation to inspect the Lease and/or Management or Service Charge Agreement and Clients are advised of the need to obtain sound legal advice when purchasing flats and similar properties as Leases and other Agreements can impose onerous obligations in respect of parts of the building, communal areas etc. which may not be immediately related to the property being purchased.
13. The inspection and Report will include garden areas, outbuildings, boundaries etc. but comment on such features may be limited if the Surveyor finds only minor defects and/or considers that the condition of items such as outbuildings is of little concern in relation to the condition of (and, if applicable, the value of) the main building. Specialist installations such as swimming pools and similar leisure facilities, ornamental garden features etc. will normally fall outside the scope of a Survey Report other than at **Level 3**.

Service Installations and Specialist Fixtures and Fittings

1. *Edwards Genesis* are not plumbers, electricians or gas engineers and are not qualified to test service installations or to report on the condition thereof. Accordingly, no specialist tests of service installations (water, electricity, gas, heating & drainage) will be applied. Similarly, we cannot test or report on specialist fixtures and fittings such as lifts, security and fire alarms, built in cooking or other gas and electrical appliances etc. However, the Surveyor will inspect service installations where possible and will Report on any patent defects and/or will advise where further investigation or specialist tests are considered necessary. Everyday items such as taps, toilet fittings, etc. may be tested by normal operation if appropriate and the Surveyor will lift any drainage inspection covers within the curtilage of the property where such covers are intact and accessible, not stuck or secured shut, and can be lifted without specialist equipment. However, no drains test will be applied.
2. Where the Client requires specialist tests/reports on service installations etc. *Edwards Genesis* will be pleased to assist in arranging these, with the consent of the property Vendor/Owner or the Agent, but the Client will be responsible for agreeing Terms of Engagement with any specialist contractors employed and for meeting their charges direct.

General Matters

1. Unless otherwise stated in the Report, The Surveyor will have made no direct enquiries of planning, local, highway or other statutory authorities, Government Departments or Agencies etc. in relation to tenure, covenants, rights of way, planning schemes, NHBC or Architects Certificates etc. but comment will be made if the Surveyor has reason to suspect problems in any such areas so the Client may bring these to the particular attention of his/her legal advisers and the Surveyor may refer to information known to him/her or discovered by pre- or post-inspection internet research or other enquiry.
2. In providing the Survey Report, the following assumptions will apply unless there is information to the contrary:
 - that no high alumina cement/concrete, calcium chloride additive, asbestos or other potentially deleterious, hazardous or toxic material or technique was used in the construction of the property or has been incorporated since (the report will fall outside *The Control of Asbestos Regulations 2012*), but the Surveyor will advise

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in his/her Report if he/she has any reason to suspect the presence of asbestos-containing materials,

- that the site on which the property stands, or any immediately adjacent land, has not been contaminated (within the meaning of The Environmental Protection Act 1990 and subsequent legislation) by any past use but the Surveyor will advise on any known or suspected environmental issues, taking into account the location of the property, and will advise if any appropriate reports should be obtained by your legal adviser; if the report includes valuation advice, this will be given on the assumption that full buildings insurance cover will be available on normal terms,
 - that the property is not subject to any unusual or especially onerous easement, restrictions, encumbrances or outgoings, is unaffected by any matters which would be revealed by a local search and replies to the usual pre-contract enquiries, or by any Statutory Notice; and that neither the property, its condition or its use (or any intended use) is or will be unlawful,
 - that an inspection of those parts which have not been inspected would not reveal any material defects or, if applicable, cause the Surveyor to materially alter any valuation advice.
4. The Report will be provided for the sole and confidential use of the named Client and his/her professional advisers. It must not be made available, copied, sold or otherwise transferred to third parties without the express written consent of *Edwards Genesis* (for which consent a fee may be payable) and we will accept no liability to any such party unless such consent has been given. *Edwards Genesis* retain the copyright and intellectual property rights to the report and all associated material, including photographs and other images, and reserve the right to publish or otherwise use all of this material, or any part thereof, in any printed or electronic format, including web pages and social media, but in so doing we will take all reasonable precautions not to identify the property and/or the named client. Comments within the Report will be made in good faith **and on the strict understanding that they will not be quoted out of context to any third parties.**
 5. Where requested, the Surveyor may provide the Client with a verbal précis of his findings, and/or a pre-report “bullet point” summary of his/her main findings and observations, and/or a draft copy of the Report, but the Client should not, under any circumstances, make any binding commitment to purchase the property or enter into any other contract relating to the proposed purchase before receiving the final Report, signed by the Surveyor or an authorised representative of *Edwards Genesis*. We can accept no responsibility for any loss in such circumstances. **Note: we can only provide pre-Report advice, verbally or in writing, once the Client has acknowledged agreement to the Terms of Engagement and made payment of the agreed fee.**
 6. Any repair costs or other sums quoted will be for guidance only and it is incumbent on the Client to verify the likely costs of remedial and other works by obtaining contractors’ estimates/quotations before entering into a binding contract to purchase. It is also prudent to allow a contingency sum for extra or unforeseeable items.
 7. Where it is agreed in advance that the Report is to include valuation advice, including completion of a mortgage lender’s standard Mortgage Valuation Report, such advice will be given in accordance with *Edwards Genesis*’ Terms of Engagement for Valuation Reports (attached if appropriate) in so far as they are not superseded by these Conditions of Engagement in terms of the level of inspection etc. Any valuation advice will be included in an **Appendix** to the Survey Report and will be provided in accordance with the **MANDATORY** requirements of *RICS Valuation - Global Standards 2020*.
 8. Formal acknowledgement of the Client’s agreement to these Terms of Engagement is required and such

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acknowledgement must be received **as a condition of our Professional Indemnity Insurance** before the Report, or any précis or draft version thereof, can be issued (see Item 5 above).

9. The Client will pay to *Edwards Genesis* the agreed fee, as set out in the accompanying letter or e-mail, for preparation of the Report and, unless otherwise agreed in advance, the fee is due on the date of the accompanying letter or e-mail (see attached **Payment Terms** if advance payment of the agreed fee is requested). **Reports will not normally be released until payment has been received.** Where advance payment is not requested our Terms of Credit are payment within 28 days of the date of invoice and we reserve the right to charge statutory interest on overdue accounts.
10. In accordance with **RICS Regulations** we have a formal Complaints Handling Procedure. A copy is available on request.

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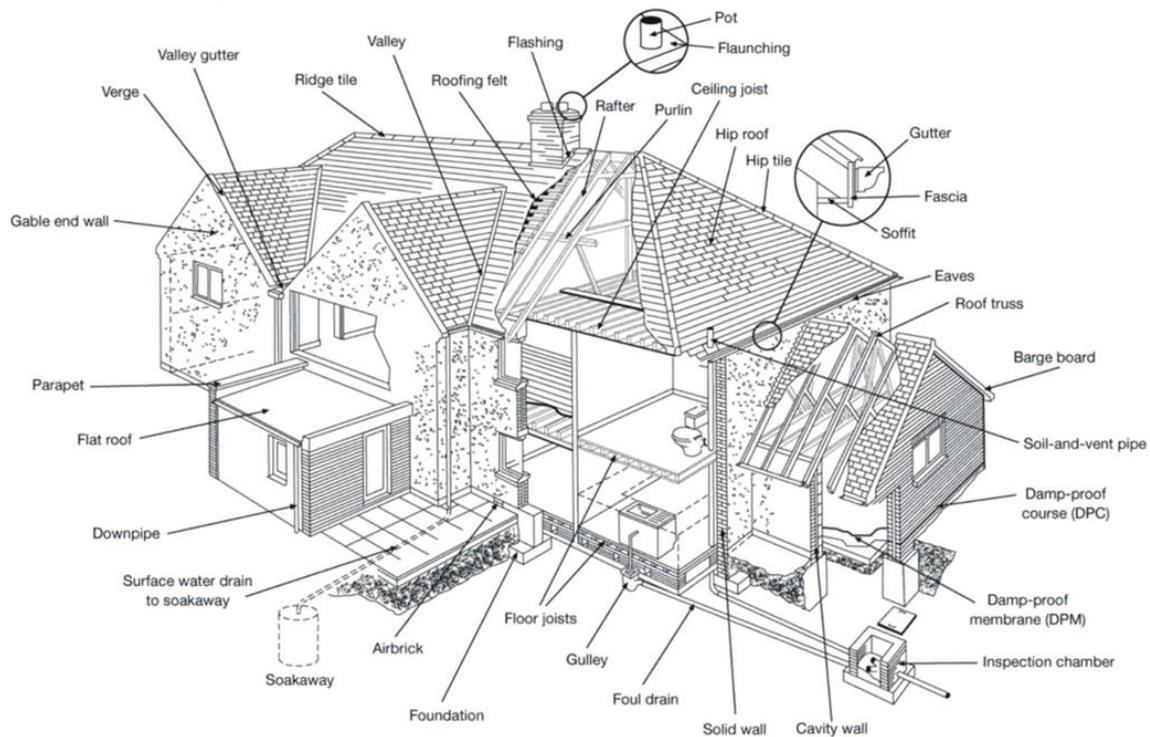
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B. Typical house diagram

This diagram illustrates where you may find some of the Building Elements referred to in the Report.



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C. Condensation

We include this information in all our Survey Reports as condensation, often with accompanying black mould, is a very common issue in the modern domestic environment.

Note: this information is included in the final report.

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D. Asbestos

This information is included as even relatively modern dwellings may have asbestos-containing materials within them.

Note: this information is included in the final report.

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E. The Party Wall Act

Source: <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#introduction>

The [Party Wall etc Act 1996](#) provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings.

A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes.

The Act is separate from obtaining planning permission or Building Regulations approval.

What is a party wall?

The main types of party walls are:

- a wall that stands on the lands of 2 (or more) owners and forms part of a building - this wall can be part of one building only or separate buildings belonging to different owners
- a wall that stands on the lands of 2 owners but does not form part of a building, such as a garden wall but not including timber fences
- a wall that is on one owner's land but is used by 2 (or more) owners to separate their buildings

The Act also uses the expression 'party structure'. This could be a wall or floor partition or other structure separating buildings or parts of buildings in different ownership, such as in flats.

What the Act covers

The Act covers:

- new building on or at the boundary of 2 properties
- work to an existing party wall or party structure
- excavation near to and below the foundation level of neighbouring buildings

This may include:

- building a new wall on or at the boundary of 2 properties
- cutting into a party wall
- making a party wall taller, shorter or deeper

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- removing chimney breasts from a party wall
- knocking down and rebuilding a party wall
- digging below the foundation level of a neighbour's property

Explanatory booklet (download free <https://tinyurl.com/yxm9w97a>)

This provides detailed guidance on the Party Wall etc. Act 1996. The guidance explains how the Act may affect a building owner who wishes to carry out work covered by the Act or an adjoining building owner who receives notification under the Act of proposed work.

The guidance has been further updated in May 2016 to take account of amendments to the Act to allow the electronic transmission of notices and other documents, required under the Act, where both the giver and receiver of the notices and documents agree.

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F. Useful weblinks

[The Royal Institution of Chartered Surveyors \(RICS\)](#)

RICS is the world's leading professional body for qualifications and standards in land, property and construction.

[The Independent Surveyors Association](#)

An association of independent surveying and valuation practices with members throughout England and Wales

[Environment Agency](#)

Government advice on flooding and other environmental issues.

[National Housebuilders Registration Council \(NHBC\)](#)

For advice on new housing.

[The Health Protection Agency \(HPA\)](#)

Government advice on radon, electromagnetic fields, radio masts etc.

[Powerwatch](#)

An "outside" view on electromagnetic fields, radiation and associated issues.

[The Coal Authority](#)

For advice on coal mining issues.

[Planning Portal](#)

A very useful UK Government "interactive" guide as to when Planning Permission and Building Regulations approvals are required for alterations, extensions etc.

[Competent Persons Register](#)

Competent Person Schemes (CPS) were introduced by the UK Government to allow individuals and enterprises to self-certify that their work complies with the Building Regulations as an alternative to submitting a building notice or using an approved inspector. A Competent Person must be registered with a scheme that has been approved by The Department for Communities and Local Government (DCLG). Schemes authorised by the DCLG are listed on its website at <http://www.communities.gov.uk>

[The Property Care Association](#)

The PCA is the trade association representing structural repair, timber, damp and waterproofing specialists across the United Kingdom. Members of the PCA can be trusted to rectify problems with affected buildings, by employing industry certified surveyors and technicians to uphold challenging standards.

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G. Glossary

We try to avoid using technical building jargon in our Survey Reports, at least without an explanation as to what a term may mean, but if there is something you don't understand you may find it here:

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H. Maintenance notes

General Matters

We have prepared these notes as a guide to help you plan for routine maintenance and also to enable you to inspect your new home from time to time so that you can identify areas where expenditure may be required on repair works.

Note: this information is included in the final report.