

SCHEDULE 1

Regulations 4 and 5

PART 1

Survey Report Form

Survey Report

On

[Property address]

Customer:

Customer address:

Date of inspection:

Prepared by:

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1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

Description	<input type="text"/>
Accommodation	<input type="text"/>
Gross internal floor area (m ²)	<input type="text"/>
Neighbourhood and location	<input type="text"/>
Age	<input type="text"/>
Weather	<input type="text"/>
Chimney stacks	<input type="text"/>

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Roofing including roof space	<input type="text"/>
Rainwater fittings	<input type="text"/>
Main walls	<input type="text"/>
Windows, external doors and joinery	<input type="text"/>
External decorations	<input type="text"/>
Conservatories / porches	<input type="text"/>
Communal areas	<input type="text"/>
Garages and permanent outbuildings	<input type="text"/>
Outside areas and boundaries	<input type="text"/>
Ceilings	<input type="text"/>
Internal walls	<input type="text"/>
Floors including sub floors	<input type="text"/>
Internal joinery and kitchen fittings	<input type="text"/>
Chimney breasts and fireplaces	<input type="text"/>
Internal decorations	<input type="text"/>

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Cellars

Electricity

Gas

Water, plumbing and bathroom fittings

Heating and hot water

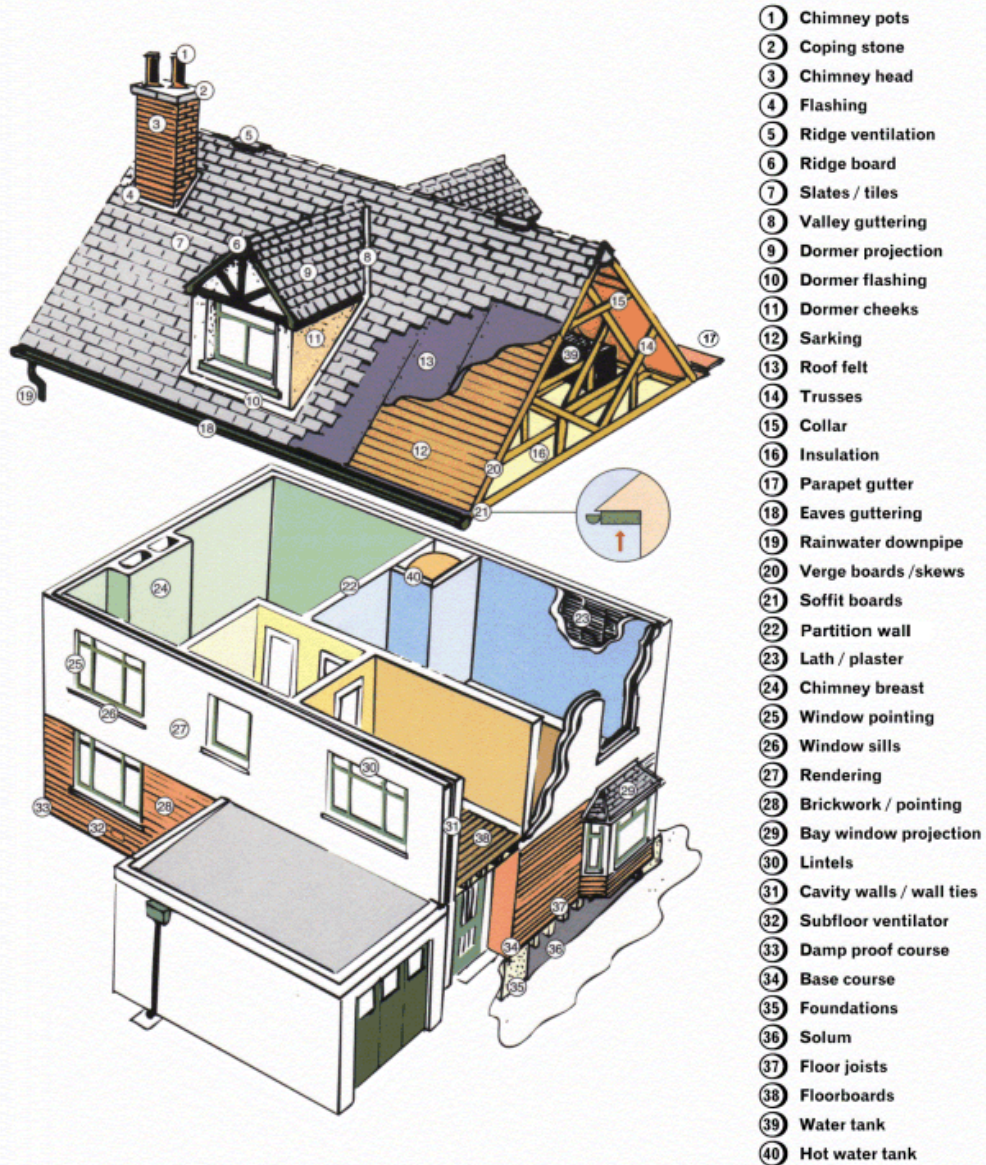
Drainage

Fire, smoke and burglar alarms

Any additional limits to inspection:

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Sectional Diagram showing elements of a typical house








Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

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2. CONDITION







This section identifies problems and tells you about the urgency of any repairs by using one of the following three categories:

Category 3: Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Category 2: Repairs or replacement requiring future attention, but estimates are still advised.	Category 1: No immediate action or repair is needed.
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 Structural movement	
Repair category:	
Notes:	
 Dampness, rot and infestation	
Repair category:	
Notes:	
 Chimney stacks	
Repair category:	
Notes:	
 Roofing including roof space	
Repair category:	
Notes:	
 Rainwater fittings	
Repair category:	
Notes:	






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<p>Category 3: Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.</p>	<p>Category 2: Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p>Category 1: No immediate action or repair is needed.</p>
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 <p>Main walls</p>	
Repair category:	
Notes:	
 <p>Windows, external doors and joinery</p>	
Repair category:	
Notes:	
 <p>External decorations</p>	
Repair category:	
Notes:	
 <p>Conservatories / porches</p>	
Repair category:	
Notes:	
 <p>Communal areas</p>	
Repair category:	
Notes:	
 <p>Garages and permanent outbuildings</p>	
Repair category:	
Notes:	






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<p>Category 3: Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.</p>	<p>Category 2: Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p>Category 1: No immediate action or repair is needed.</p>
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 <p style="text-align: center;">Outside areas and boundaries</p>	
Repair category:	
Notes:	
 <p style="text-align: center;">Ceilings</p>	
Repair category:	
Notes:	
 <p style="text-align: center;">Internal walls</p>	
Repair category:	
Notes:	
 <p style="text-align: center;">Floors including sub-floors</p>	
Repair category:	
Notes:	
 <p style="text-align: center;">Internal joinery and kitchen fittings</p>	
Repair category:	
Notes:	




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<p>Category 3: Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.</p>	<p>Category 2: Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p>Category 1: No immediate action or repair is needed.</p>
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 <p style="text-align: center;">Chimney breasts and fireplaces</p>	
Repair category:	
Notes:	
 <p style="text-align: center;">Internal decorations</p>	
Repair category:	
Notes:	
 <p style="text-align: center;">Cellars</p>	
Repair category:	
Notes:	
 <p style="text-align: center;">Electricity</p>	
Repair category:	
Notes:	
 <p style="text-align: center;">Gas</p>	
Repair category:	
Notes:	

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<p>Category 3: Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.</p>	<p>Category 2: Repairs or replacement requiring future attention, but estimates are still advised.</p>	<p>Category 1: No immediate action or repair is needed.</p>
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 <p style="text-align: center;">Water, plumbing and bathroom fittings</p>	
Repair category:	
Notes:	
 <p style="text-align: center;">Heating and hot water</p>	
Repair category:	
Notes:	
 <p style="text-align: center;">Drainage</p>	
Repair category:	
Notes:	

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Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the comments above for detailed information.

Structural movement		<p>Repair Categories</p> <p>Category 3: Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.</p> <p>Category 2: Repairs or replacement requiring future attention, but estimates are still advised.</p> <p>Category 1: No immediate action or repair is needed.</p>
Dampness, rot and infestation		
Chimney stacks		
Roofing including roof space		
Rainwater fittings		
Main walls		
Windows, external doors and joinery		
External decorations		
Conservatories / porches		
Communal areas		
Garages and permanent outbuildings		
Outside areas and boundaries		
Ceilings		
Internal walls		
Floors including sub-floors		
Internal joinery and kitchen fittings		
Chimney breasts and fireplaces		
Internal decorations		
Cellars		
Electricity		
Gas		
Water, plumbing and bathroom fittings		
Heating and hot water		
Drainage		

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately

achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

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3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	
2. Are there three steps or fewer to a main entrance door of the property?	Yes/No
3. Is there a lift to the main entrance door of the property?	Yes/No
4. Are all door openings greater than 750mm?	Yes/No
5. Is there a toilet on the same level as the living room and kitchen?	Yes/No
6. Is there a toilet on the same level as a bedroom?	Yes/No
7. Are all rooms on the same level with no internal steps or stairs?	Yes/No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes/No

4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

Estimated re-instatement cost for insurance purposes

Valuation and market comments

Report author:

Address:

Signed:

Date of report:

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PART 2

Regulations 4 and 5

Information on energy efficiency

1. The total floor area of the rooms in the house which are artificially heated or cooled.
2. The main type of heating and fuel.
3. The calculation tool used in compiling the energy report.
4. A list of recommended measures to improve the energy efficiency of the dwelling, including measures that may become cost-effective in the future and measures that may be cost-effective when other building work is being carried out.
5. Information describing each recommended measure.
6. The typical cost of each recommended measure.
7. Typical cost savings for each recommended measure.
8. An indication of current carbon dioxide emissions resulting directly or indirectly from energy use within the house (for heating, lighting, mechanical ventilation and air conditioning but not for appliances) and an indication of potential emissions if the recommended measures were implemented.
9. An indication of current and potential (if the recommended measures were implemented) energy use expressed in kilowatt hours per square metre (kWh per m²) of floor area per annum.
10. An indication of current and potential (if the recommended measures were implemented) running costs for lighting, heating and hot water.
11. An indication of current and potential (if the recommended measures were implemented) energy efficiency of the house.
12. An explanation of the standard assumptions made about occupancy, heating patterns and geographical location, and the factors that the calculations of energy use and fuel costs take into account.
13. Advice that works to carry out recommended measures may require permissions, warrants or certificates to be obtained.
14. Contact details for sources of further information on energy efficiency.