

BUILDING SURVEY

Prepared for

Client Name	Claire Smith
Property Address	10 Tennis St Racquet Town
Date of Inspection	5 May 2023

Prepared by

Chawton Hill Associates Ltd	Wesley House Bull Hill Leatherhead Surrey KT22 7AH
Originated	Joe Clark Assoc(RICS)
Reviewed	Director
Date	01 January 2023

Contents

1.0 Survey Introduction.....	3
2.0 About the Inspection	6
3.0 Condition & Budget Cost Estimate.....	7
4.0 About the Property	10
5.0 Energy Matters.....	12
6.0 Internal Report	13
7.0 External Report.....	23
8.0 Survey Declaration	26
9.0 Next Steps.....	27
10.0 Complimentary Services	Error! Bookmark not defined.
11.0 Typical House Diagram	28
12.0 Photo Schedule	Error! Bookmark not defined.



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Incorporated in 2001, Chawton Hill Associates Ltd are regulated by RICS under membership #55828 and are listed in the RICS [Chartered Surveyors Directory](#)

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All our surveyors are either AssocRICS (Associate), MRICS (Member) or FRICS (Fellow) qualified.

Chawton Hill Associates Ltd are certified to ISO 9001 standard under registration #202395 & carry £5m of Public Liability/Professional Indemnity Insurance & £10m Employers Liability Insurance.

1.0 Survey Introduction

Visual - Please be aware that our inspection was carried out on a visual basis only. No part of the structure was opened up for a detailed examination or testing. We have therefore, where appropriate, made assumptions based on experience of the property type, construction and materials used. We cannot guarantee that defects do not exist in those parts of the structure, which are concealed, unexposed or not reasonably accessible.

Access - The inspection of the high-level external areas was undertaken from ground level and on a Surveyor's ladder only up to 3 metres above ground level. We cannot guarantee that defects do not exist to those parts of the structure, which were concealed and not reasonably accessible.

We have not been able to inspect ducts, voids or any similar enclosed areas, the access to which requires the use of specialist tools, or which will cause damage to fixtures and finishes and therefore, will be unable to report that any such area is free from defect.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Tests - We have not carried out or commissioned specialist tests in order to ascertain whether or not high alumina cement, calcium chloride concrete additive or any other deleterious materials have been used.

We must stress that we have not carried out any investigation to determine whether any high alumina cement was used during the construction of the building inspected and we are therefore unable to report that the building is free from risk in this respect. In view of the possible potential danger connected with high alumina cement we strongly recommend that the appropriate investigations, inspections and tests be carried out immediately by a suitably qualified engineer.

Japanese Knotweed or Invasive Species Survey - We have not conducted a survey to identify Japanese Knotweed or other invasive species which may exist in the

gardens or grounds of the subject property or in neighbouring properties. We will however report if we feel that such plants could exist and if evidence is clearly available. We do strongly recommend that you request your Solicitor to ask for details from the vendor relating to any known outbreaks of Japanese Knotweed or other invasive species either in the subject property or neighbouring properties and within a 7m radius of any habitable space.

If it is suspected that Japanese Knotweed or a similar invasive species exists, we recommend that a specialist Japanese Knotweed survey and report should be conducted by a member of the Property Care Association Invasive Weed Control Group (PCAIWCG) and the recommendations actioned for eradication or management.

Inspections - We have not carried out or commissioned specialist inspections or tests relating to heating, hot or cold water, electrical and mechanical systems, and drainage or sanitation installation. However the surveyor will report if it is considered that inspections or tests are advisable

Common Residential Building Issues – Older properties will have a range of inherent minor issues, which may not affect its structural stability or integrity. These can include slightly uneven floors, hairline cracks or loose areas of plasterwork and minor thermal cracks to brickwork or walls. It may not be possible to list and record every minor issue due to the limitations of the survey. However, the Surveyor will report if it is felt that these are of a significant nature, could affect the structural stability of the property or are of a progressive nature.

Drain Inspection - The surveyor will lift accessible inspection chamber covers where it is safe to do so and observe the normal operation of the services in everyday use. Their ability to do so will be restricted where properties are empty, drained down and services disconnected. Assuming all services are connected and functioning fully and safely, normal operation usually includes:

- turning on water taps, filling and emptying sinks, baths, bidets and basins, and flushing toilets to observe the performance of visible pipework, when the surveyor considers these appropriate in assessing the system;

- lifting accessible inspection chamber covers to, for example, drains and septic tanks, where it is safe to do so, identifying the nature of the connections, and observing water flow where a water supply is available.

In all cases, the surveyor will advise the client that further tests and inspections are needed if the owner or occupier does not offer evidence of appropriate installation or maintenance, or the client seeks assurance of their condition, capability and safety.

General - This service is delivered in accordance with the Home survey standard (1st edition) RICS professional statement and is equivalent to level 3.

In addition, this service has the following particular features:

Reinstatement Cost Assessment for insurance purposes if selected at the time of booking.

Your Solicitor should obtain a copy of the current Energy Performance Certificate.

Your Solicitor should confirm whether vendors are aware of any insurance claims, if the property or neighbouring properties have been affected by Japanese Knotweed, whether the property has been flooded, ownership of all of the boundaries and if there are any neighbourly disputes including those relating to rights of way and boundaries.

This service includes a **Budget Cost Estimate** for any recommended maintenance or remedial works. The cost shown are for budgetary purposes only and are based on the Surveyor's knowledge of current market rates for similar works. You should obtain formal quotations from appropriate organisations prior to legal commitment.

If you decide not to act on any of the advice shown in this report, you do so at your own risk.

If you have any questions or comments after reading this report, please contact us on info@chawtonhill.com or talk to your surveyor on 01372 360663.

2.0 About the Inspection

Surveyors name	Joe Clark
Related party disclosure	Nothing to declare.
Weather conditions at time of inspection	Sunny with slight overcast, temperature around 20°C
Property status at time of inspection	The property was occupied with the vendors present. The vendor's furniture, fittings and fitted carpets were in place meaning the scope of the survey will be limited in some locations.
References	The terms left and or right in this report always assumes that the property is being viewed from a position in front of the building, unless otherwise stated.
Use of this report	Third party use shall not be permitted without prior approval of Chawton Hill Associates Ltd.

We employ a rating system to help you determine the severity of any issues we may highlight during the inspection.

Throughout the **6.0 Internal by Room** and **7.0 External Report** sections of this report, we rate issues using the following traffic light system. Please note we only rate and include within the **3.0 Condition & Budget Cost Estimate** section 'Serious' or 'Requires Repair/Attention' issues. Unless detailed as 'Not Inspected', all other aspects of the building we deemed do not require repair but must be kept in good condition through regular maintenance.

Serious Issue	<ul style="list-style-type: none">Issues that need to be repaired, replaced or investigated urgently.
Requires Repair/Attention	<ul style="list-style-type: none">Issues that need to be repaired or replaced in due course.

3.0 Condition & Budget Cost Estimate

In this section, our surveyor has given their overall opinion of the property and highlighted areas of concern using the traffic light system detailed in **2.0 About the Inspection** section.

The condition summary also includes the estimated cost to rectify any defects found by our surveyor. Please note the costs shown are for budgetary purposes only and exclude costs for professional fees and VAT.

If requested a Reinstatement Cost Assessment has been included for insurance purposes only.

We strongly recommend that all sections of this report are read. Please do not hesitate to contact your surveyor detailed in the **8.0 Survey Declaration** section if you have any queries or concerns.

Alternatively, you can contact us at info@chawtonhill.com or on 01372 360663 quoting your Job Ref # shown on the front page of this report and in the footer.

Condition Summary

10 Tennis Street, Racquet Town was in a sound and stable structural condition and free from any signs of significant or ongoing progressive movement or defects.

The property had been maintained to a high standard with only minor items of general maintenance being required. External items requiring attention include:

- Replacing a few failed bricks notably on the front and right hand elevations.
- Survey of the mature trees in the garden.
- Clear gutters.
- Masonry boundary walls require minor repairs and repainting where not covered in foliage.

Issue Rating	Issue Details	Cost (£)
Serious Issues		
Requires Repair/ Attention		
	Clear high level lead valley gutters and cast iron round gutters, allow for access. Replace any broken clay tiles noted.	£900.00
	Service the water softener on an annual basis.	£300.00
	Arrange for the spalled brickwork on the front and right of the property to be cut out and replaced with matching brickwork. This will require listed building consent and allowance for access.	£1000.00
	Infill hairline cracking in the plastered walls as noted in the survey and leave ready for redecoration.	£300.00
	Total:	£2500

Reinstatement Cost Assessment

Not requested

Description	Cost (£)
Demolition	
Rebuild based of floor area (xxxm ² as indicated on the agent's property details)	
Cost relating to site abnormalities	
Statutory fees	
Professional fees at 15% of the Contract Sum	
Contingency Sum at 10% of the Contract Sum	
Total rebuild cost	£

N/A = not requested at the time of booking.

Note: The Reinstatement Cost Assessment is for guidance only and is based on the gross internal floor area as provided by the agents. We have not undertaken a measured survey of the property.

4.0 About the Property

General Description and Location

This Victorian property comprised a three bedroom semi detached residential dwelling house laid out over two storeys. The property is located on the right-hand side of the street and is approximately half a mile from the nearest underground, which can get you into the city in less than 30 minute.

Construction and Condition Summary

The property was constructed with solid load bearing masonry walls with two floors of accommodation located under plain clay tiled pitched roofs with dormer window details and lead valley gutters. External buildings included one garage. Timber framed single glazed windows had been installed with a combination of cast iron and uPVC gutters, downpipes and soil and vent pipes. To the front of the property there was a small area of garden giving access to the front door. A combination of stone paving and stone chippings had been laid to form the paving. On the extreme left-hand side of the property there was the gravel drive giving access to the garage. The gravel drive was accessed from the street via a small cast iron gate.

The property was generally in a sound and stable structural condition and was free from signs of progressive movement or defects. The property had been maintained to a high standard

Mechanical Installation

We did not test the Mechanical Installation and carried out a visual inspection only. We would recommend that the installation is tested by a Gas Safe registered engineer and any improvements made prior to your occupation.

Electrical Installation

We did not test the Electrical Installation and carried out a visual inspection only. We would recommend that the installation is tested by a NICEIC registered engineer and any recommended improvements are made prior to your occupation and use.

Gas and Electricity Meters

The gas and electricity meters were located in the same cupboard as the fuse board.

Timber Decay

No evidence of timber decay was found to the visible timbers.

Deleterious Materials

An Asbestos Refurbishment and Demolition Survey should be undertaken prior to any alteration works. If asbestos is identified, it should be managed or removed in accordance with the Health and Safety Executive's guidelines. Suspected asbestos materials were identified as follows: No issues found

Dampness

Tests were conducted using a Protimeter Moisture meter. The presence of furniture and possessions in dwellings will limit the scope of the inspection. We are not permitted to move furniture or furnishings in the course of our survey.

Foul and Surface Water Drainage

No issues were found in this area

Statutory Approvals

We recommend your Solicitor verifies whether the relevant statutory approvals were obtained for any alterations undertaken to the building fabric or service installations. We identified the following potential alterations: No issues found

Flooding

Inspection of the Environment Agency Flood Risk Maps indicates there was no risk to flooding.

Subsidence

No issues were found in this area

Radon

The property was located in an area where Radon Gas had not been detected.

Tenure

10 Tennis Street, was a freehold dwelling house located on a no access side road. Your solicitor should confirm this together with details of any relevant rights of way.

5.0 Energy Matters

Appropriateness of Recommended Improvements

The property benefits from modern and refurbished single glazed windows and doors. The gas fired boiler located in the enclosure of the kitchen was a modern unit providing hot water for the taps.

Insulation of the roof space was noted in the un-boarded areas. As the property is a Victorian building, we do not believe the property will have cavities within the walls. This will mean cavity wall insulation could not be installed within the property. Improvements to insulation levels to solid floors are difficult to achieve without changes to floor finishes and alterations to door head positions.

Inspected Discrepancies Compared to Energy Performance Certificate

The Energy Performance Certificate was not available for review on the day of the inspection.

6.0 Internal Report

LOFT

Access

Accessed via a painted timber panelled door with small bolts and catches. Internally the finishes were as follows:

Ceiling: plastered ceiling which had been painted. Some scuff marks were noted.

Floor: Laminate wood effect flooring.

Services: A white plastic twin 13amp switched electric socket had been installed along with a light switch which operated a single bulkhead light fitting.

Structure

The sawn cut pitched and hipped roof structure with substantial timber purlins to each roof slope that were supported on the party wall by brick corbels with additional lateral bracing was generally sound.

Internal Chimney Stacks

No issues were found in this area

Insulation

Fibreglass insulation was laid between the ceiling joists

Boarding

No issues were found in this area

Cold Water Tanks

No water tank was present

Cables

Lighting was provided

Infestations

No evidence of infestation was found.

General Conclusions

Our inspection was limited due to there being boxes everywhere for storage, although in general the roof structure was generally sound. The loft space was large, and we noted that a loft conversion had been undertaken to the neighbouring property.

BEDROOM – FRONT LEFT

Ceiling

The ceiling had been plastered and painted white. The ceilings were generally sound. Attached at the junction of the ceiling and walls was an original painted coving.

Walls

The walls were masonry and covered with wallpaper. Condensation staining was noted to the front left-hand corner probably due to a lack of ventilation during the colder winter months.

Floor

Light grey fitted carpet laid over a suspended timber base with slight unevenness adjacent to the fitted cupboard although that was not considered significant. Floor felt firm and levelled underfoot.

Windows

Painted timber framed single glazed window with small sections of glazing and two side hung opening lights. Brass handles and stays had been installed.

Door

The softwood painted panelled door fitted squarely into the door opening with the softwood painted frame square to the opening.

Joinery

Painted square section of softwood skirtings and moulded timber door architraves. Generally sound.

Services

A light switch adjacent to the entrance door operated a ceiling light. On the right hand wall was a single twin 13amp switched electric socket with a single twin 13amp switched electric

socket with a polished faceplate. A further electrical socket was noted in the front left-hand corner.

Radiator

The heating was provided by a radiator located under the window.

Fitted Wardrobes

To the rear was fitted wardrobes with a sliding door unit that fitted squarely into the opening.

BEDROOM – FRONT RIGHT

Ceiling

Again, same as the previous bedroom. Ceiling had been plastered with texture to it and painted white. The ceilings were generally sound. Attached at the junction of the ceiling and walls was an original painted coving.

Walls

The walls were masonry again but painted all over.

Floor

Again, fitted with carpet, felt levelled and solid underfoot.

Windows

Painted timber framed single glazed window with brass handles.

Door

The softwood painted panelled door fitted squarely into the door opening with the softwood painted frame square to the opening. Slight marks on the doors but nothing too concerning.

Joinery

Painted square section of softwood skirtings and moulded timber door architraves. Generally sound.

Services

A light switch adjacent to the entrance door operated a ceiling light. One double electrical socket was provided.

Radiator

The heating was provided by a single panel radiator near the window.

BEDROOM – REAR LEFT

Ceiling

Same as the previous bedroom. Ceiling had been plastered with texture to it and painted white. The ceilings were generally sound. Attached at the junction of the ceiling and walls was an original painted coving.

Walls

Combination of masonry which had been plastered and painted and boarded walls which had been skimmed and painted. Generally sound no indications of any damages.

Floor

Fitted carpet laid over a suspended timber base. The floor felt firm and even underfoot.

Window

Set into the front wall was a white top hung painted timber framed opening light. A timber shelf was noted at the bottom of the window which was secured using a brass stay.

Door

The softwood painted panelled door fitted squarely into the door opening with the softwood painted frame square to the opening.

Chimney Breast

Closed off unused

Joinery

Painted square section of softwood skirtings and moulded timber door architraves. Generally sound.

Fitted Cupboard

No fitted cupboard/wardrobe only 6 chest of drawers looked to be in good condition

Services

A light switch adjacent to the entrance door operated a ceiling light. One double electrical socket was provided.

Radiator

The heating was provided by a single panel radiator near the window.

FIRST FLOOR LANDING

Located to the right hand side of the property was the first floor landing. A staircase descended to the ground floor near the front door.

Ceiling

Plastered and painted with texture. Generally sound.

Walls

A combination of masonry which had been plastered, painted and boarded walls. Generally sound.

Floor

Fitted carpet laid over a suspended timber base. The floor felt firm and even underfoot, like most of the rooms.

Windows

No windows on the first floor landing

Joinery

Generally sound

Services

A light switch adjacent at the top of the landing operated a ceiling light. One double electrical socket was provided.

Staircase

Descending adjacent to the rear wall was a staircase with kite treads turning the stairs through 180°. Handrails and spindles were present, the stairs had fitted carpet runner with metal rods on top. The staircase felt firm and even underfoot.

BATHROOM

Ceiling

The ceiling was boarded and covered with polystyrene tiles that should be removed to reduce the risk of fire spread.

Walls

The walls were masonry and covered with tiles and were generally sound although the tiling was a little dated.

Floor

Solid firm large square ceramic tile flooring

Window

Set into the rear wall, the window was glazed with obscured glass and fitted with a brass handle and stay. A painted timber window board was noted.

Door

Softwood framed painted four panelled door fitted with a set of brass turn handles and a mortice latch. The door closed comfortably into the frame.

Joinery

Painted moulded timber door architraves. Generally sound

Sanitaryware

Attached to the wall was a wall mounted white ceramic WC. Attached to the left hand wall was a white ceramic wash hand basin with a single chrome mixer tap delivering hot and cold water at adequate pressure via a single faucet. Mastic seals were noted between the ceramic wash hand basin and the tiling.

Services

Recessed into the ceiling was a single light fitting controlled from a switch with a polished faceplate on the first floor landing

Radiator

Heated towel rail located behind the bathroom door.

GROUND FLOOR ENTRANCE HALL

Ceiling

Plastered and painted ceiling, attached at the junction of the ceiling and walls was a painted original coving. Ceiling looked to be generally sound.

Walls

Boarded, skimmed and painted. Generally sound. The left hand wall has patterned wallpaper.

Floor

High quality laminated flooring was used in the entrance hallway that runs into the front room. Floor was in good condition and felt firm underfoot.

Door

A painted timber frame supported a large six panelled painted timber door fitted with a mortice lock, two frame bolts and a security chain.

Joinery

Timber skirting details and moulded timber door architraves. Generally sound.

Services

Attached to the ceiling in the entrance hallway was a metal light fitting suspended from the ceiling on a section of chain. The light switch was located on the right hand side of the entrance hallway. Above the light switch was a central heating controller

Radiator

No form of heating was noted in the entrance hallway.

RECEPTION – FRONT

Ceiling

Ceiling was in good condition, plastered and painted.

Walls

The walls were masonry, plastered and painted with one feature wall to the right-hand side that had wallpaper

Floor

High quality laminated flooring that runs from the entrance hallway, felt solid underfoot.

Windows

A painted timber framed single glazed bay windows with 6 glass panelling.

Doors

Providing access to the entrance hallway was a painted softwood obscured door that fitted squarely into the door opening with a painted softwood frame square to the opening.

Chimney Breast

On the right hand side of the room a section of wall projected from the main elevation. This may be the location of a former chimney breast and fireplace. Boarded off not in use.

Joinery

Timber skirting boards and architraves in natural finish.

Services

A light switch adjacent to the entrance door operated wall lights. Three double electrical sockets were provided and a terrestrial aerial point.

Radiator

The heating was provided by a radiator located behind the sofa.

RECEPTION – LEFT HAND SIDE

Ceiling

Ceiling was in good condition, plastered and painted.

Walls

The walls were masonry, plastered and painted.

Floor

High quality laminated flooring that runs from the entrance hallway, felt solid underfoot.

Fireplace

none

Windows

none

Door

Providing access to the entrance hallway was a painted softwood obscured door that fitted squarely into the door opening with a painted softwood frame square to the opening.

Joinery

Timber skirting boards and architraves in natural finish.

Understairs Cupboard

none

Services

A light switch adjacent to the entrance door operated wall lights. Two double electrical sockets were provided.

Radiator

The heating was provided by a radiator.

KITCHEN

Ceiling

Plastered and painted. Generally sound.

Walls

Masonry which had been plastered and painted. Generally sound.

Floor

Rectangular polished Limestone tiles laid over a suspended timber base.

Windows

Timber windows set into the front wall.

Door

Providing access to the entrance hallway was a painted softwood panelled door

Joinery

Painted square section softwood skirtings and square sections of timber door. Generally sound.

Kitchen Units

The kitchen units were slightly dated. Installed into the kitchen cupboard were the fuse board and electric. Wood effect style worktops were noted on the perimeter of the kitchen. An overhead tap, a chrome lever tap with a sprung design and a single lever delivered hot and cold water into the sink at adequate pressure.

Services

Suspended from the ceiling above the small dining table was a chandelier-style light fitting. The lights were controlled from a dimmer switch adjacent to the entrance door.

Radiator

The heating was provided by two metal panel radiators located behind the dining table.

7.0 External Report

FRONT ELEVATION

Roof

There were a few sections of dated plain tiled roof on the left- and right-hand sections of the property. The main front roof to the right-hand side of the property was formed by sections of plain clay tiles with half round ridge tiles and shaped hipped tiles bedded in mortar. There were two lead valley gutters which needs cleaning. A small number of sections of broken clay tile were noted. The broken tiles should be replaced, and the valley gutters swept clean. Using an Airocam the main roof details appeared sound.

Party Walls

The faced brick wall required minor repointing in some areas although that was not considered significant.

Chimney Stack

One chimney stacks was noted on the left hand side of the of the property. The chimneys projected approximately four metres above roof level and were fitted with clay pots and tiled collar details.

Gutters and Downpipes

The PVC gutter discharged rainwater into a PVC downpipe and underground.

Fascias and Soffits

The fascia boards and soffits were PVC and generally sound with ventilation to the roof space provided via the soffit board.

Walls

The main walls to the front elevation were formed from masonry brickwork with a step detail at the base of the building. The faced brick wall required minor repointing in some areas although that was not considered significant.

Threshold and Entrance Step

Large stone slabs and a gravelled area were noted in front of the property.

External Areas and Boundaries

The front boundary comprised a metal fence supported on a brick wall. A small metal gate gave access to the street.

LEFT HAND ELEVATION

Roof

As noted above

Gutters and Downpipes

As noted above

Fascias and Soffits

As noted above

Walls

As noted above

REAR ELEVATION

Roof

As noted above

Party Walls

As noted above

Chimney Stack

As noted above

Gutters and Downpipes

As noted above

Soil and Ventilation Pipework

As noted above

Fascias and Soffits

As noted above

Walls

As noted above

External Areas and Boundaries

As noted above

SINGLE STOREY REAR EXTENSION

Roof

As noted above

Party Wall

As noted above

Gutters and Downpipes

As noted above

Fascias and Soffits

As noted above

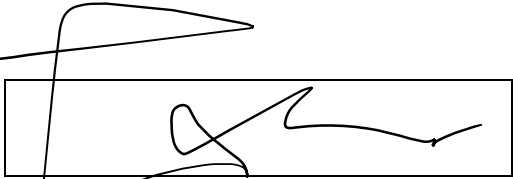
Walls

As noted above

External Areas and Boundaries

As noted above

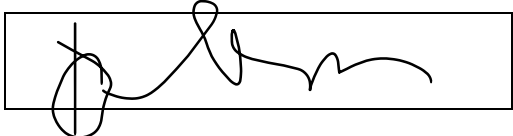
8.0 Survey Declaration

Surveyor's Signature 

Surveyor's Name

Surveyor's RICS # Qualification

I hereby declare I have written this Building Survey report following my inspection of the property on the date shown.

Reviewer's Signature 

Reviewer's Name

Reviewer's RICS # Qualification

I hereby declare I have reviewed this Building Survey report and believe the findings to be an accurate representation of the inspection.

For our full Building Survey Terms & Conditions under which this report has been prepared, please visit our Building Survey Terms & Conditions on our chawtonhill.com website.

	Initials	Date
Typed	JC	01.01.23
Initial Check	DS	01.01.23
Final Check	JC	01.01.23

9.0 Next Steps

Schedule of Repair Costs

We recommend you obtain at least 2 but ideally 3 quotes for any repairs mentioned in the Schedule of Repair Costs. It is good practice to follow these simple guides when asking for quotes;

- only use experienced and fully insured contractors
- ask for local references for similar work
- describe in writing what you want them to do
- obtain a written quote
- if the work requires specialist skills always check the contractor's membership of the appropriate regulated body e.g. electricians and gas engineers

Further Investigations

We recommend you discuss these;

- with your surveyor to gain a better understanding of what might be involved
- with the current property owner as often further investigations can cause considerable disturbance and can be expensive

Talk to your Surveyor

If you have any questions or would like to discuss further an issue you may have seen during the optional property walk around, please do not hesitate to contact your surveyor. He or she will be delighted to expand upon their comments in this report.

We are often also able to suggest local contractors to approach for any repair costs.

10.0 Typical House Diagram

A guide to some of the building elements described in this report.

