


Pre-Survey & Vendor		Persons present		Owner		Tenant		Vacant		Other	
Vendor name(s)											
Yrs @ property/when bought											
When was property constructed											
Alterations/Extensions/Additions											
Known defects/problems/party wall issues/recent repairs/flooding/insurance claims											
Knotweed/Invasives											
Boiler/Electrics - When fitted/serviced											
Local Authority						Title no.		Geology			
Flood risk area	High	Close to high	No	Don't know			Radon risk area	High	Medium	Low	Don't know
Conservation area	Yes	No	Don't know				National Park	Yes	No	Don't know	
Listed Building	Yes	No	Don't know				Other risks	Fracking	Landfill	Waste	Historic land use
LA Planning								Est property age based on:-			
								Title	Maps	Planning	Vendor info
								BT Download speed - Fibre available			
								Mb/s Y / N			
FENSA								Bin day M / T / W / T / F			
EPC								GD Loan			
								Y / N			
Boiler/Gas/Electric service											
Drainage		Mains	Septic tank	Cesspit							
Shared areas/Maintenance/Parking/Rights of Way											
										Adopted road	
										Y / N	
Boundaries - seller assumed responsibility highlighted		Back				Legal					
		Rear left	Rear right			Covenant		Ransom Strip			
						Easement		Dropped Curb	Y	N	TPO Y / N
						Wayleave		Right of Way			
		Front left	Front right			Flying Freehold		Planning Permission			
		Front				Septic Tank		New Build Warranty	NHBC / Zurich / Architect / Other		
						Right to Discharge		Contamination			

Key			
Abbreviation	Description	RM	Room
√	No defect/present and accounted/normal	RoW	Right of Way
	Shared wall	SASH	Sliding Sash (window)
1F	1st Floor	SC	Main Stopcock
2F	2nd Floor	SG	Single Glazed
AB	Air Brick	SH	Storage Heater
ACM	Asbestos Containing Material	SHC	Side Hung Casement (window)
AFACBS	As far as can be seen	ST	Stud wall
AIB	Asbestos Insulating Board	SWVP/SVP	Soil & Waste Vent Pipe
B	Boiler	T	Thermostat
BB	Back Boiler	T&T	Tilt & Turn (window)
HBW	Half brick wall	TALC	Type, Age, Location, Condition
1BW	1 brick thick wall	TD	Timber door
CB	Chimney Breast/Stack	TEX	Textured surface
		TPF	Timber Panel Fence
CD	Composite Door	TPL	Thermoplastic floor covering
CCU	Electrical Consumer Control Unit		Cracks (in blue)
CM	Cement mortar	TR	Trussed Rafter roof
CFB	Common Furniture Beetle	TP or TPF	Timber panel fence
CH	Ceiling Height	TVCB	Timber vertical close board fence
COMB	Combined rain & foul sewer	TRV	Thermostatic Radiator Valve
COMBI	Combination boiler	TW	Timber framed window
CPD	Cupboard	UPVCD	uPVC Door
CW	Cold water	UPVCD½	uPVC Door - Half glazed
CWI	Cavity Wall Insulation	UPVCDF	uPVC Door - Fully glazed
CWST	Cold Water Storage Tank	UPVCDG	uPVC Double Glazing
D	Door	VCB	Vertical Close Board fence
DG	Double Glazed	VSS	Vertical Sliding Sash window
2DG	Secondary Glazed	W	Window
DL	Dry-lined or stud wall	WBI	Wood Boring Insects
DMR	Damp Meter Reading	WB	Free standing Wardrobe
DP or D/PIPE	Rainwater down pipe	WHB	Wash hand Basin
DPC/DPM	Damp Proof Course/Membrane	WME	Wood Moisture Equivalent %
DW	Dish Washer	WM	Water Meter
DWB	Death Watch Beetle	WSC	Water Stop Cock
EB	Earth Bonding present	*	Defect or feature recorded (in red)
EM	Electric Meter	↑	Roof pitch rising towards arrow point or rising floor or ground level
ES	Electric Shower		
EXTN	Extension		
F	Fire		
FD	Fire Door		
FP	Fireplace		
FR	Refrigerator		
FR/R	Front/Rear		
FW	Fitted Wardrobe		
GDN	Garden		
GF	Ground Floor		
GGE	Garage		
GM	Gas Meter		
HL	Hairline (crack)		
HLWC	High Level cistern to WC		
HW	Hot Water		
HWST	Hot Water Storage Tank		
HWST1	Hot Water Storage Tank with single immersion		
HWST2	Hot Water Storage Tank with dual immersion		
IC	Inspection Chamber (manhole)		
ILCT	Interlocking concrete tile		
LCD	Liquid Crystal Display		
LE or LowE	Low Energy light		
LM	Lime mortar		
LPG	Liquefied Petroleum Gas		
MCB	Miniature Circuit Breaker		
MM	Moisture Meter reading		
NA	Not Applicable/Not Present		
NPP	No permanent pilot		
PD	Plastic (UPVC) door		
PVC	Plastic		
PW	Plastic (UPVC) framed window		
RAD	Radiator		
RHS/LHS	Right/Left Hand Side		

Not to scale

Plan/Floor

DAMP METER READINGS TAKEN AT 1 METRE INTERVALS INTERNALLY WHERE POSSIBLE - NORMAL UNLESS INDICATED BY *

Outbuildings/Garages/Sheds/Conservatory

No.			No.			No.		
On / Off Site	Location		On / Off Site	Location		On / Off Site	Location	
Use			Use			Use		
Wall construction			Wall construction			Wall construction		
Roof construction			Roof construction			Roof construction		
Size m ²			Size m ²			Size m ²		
Age			Age			Age		
Power			Power			Power		
Light			Light			Light		
Heating			Heating			Heating		
Flooring			Flooring			Flooring		
Value			Value			Value		
Condition			Condition			Condition		

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Limitations to inspection

Notes

Elevation			Facing N / NE / E / SE / S / SW / W / NW		
Wall			Roof		
Solid	Brick	Stone Flint	Covering	Roof no.	Pitched Flat
Cavity	CWI fill holes		Slate	Clay	Concrete
Brick bond			Plain	Interlocking	
Timber/PVC clad			Felt	Glass	
Timber frame			Ridge tiles	Clay	Concrete
System			Polycarbonate		
Tile Hung			Metal		
Render			Asbestos		
Weeps			Good Bad Comment		
Parapet/Upstand			Fall		
Mortar			Moss		
Injection			Sag		
Air Bricks			Spread		
Verticality	Good	Bad	Ridges/Hips		
Horizontality	Good	Bad	Chipped/slipped tiles		
DPC			Windows None		
Membrane			PVC / Timber / Metal / Other / SG / DG		
Bitumen			Rot / Poor Maint / Broken / Blown DG / Other		
Slate			Throating/Drip provision Y / N		
Chemical			Flue/Vent None		
Visible	All		Balanced / Fan / Open / Extractor		
	Part		Rust / Poor Maint / Broken / Stains / Leaks		
	None		Chimney None		
mm above GL			Brick		
			Render		
			Pots		
			Cowls		
			Flashing		
			Flashing/Apron		
			Ariel/Dish		
			Height OK		
			Strightness OK		
			DPC		
			Rainwater Goods None		
			PVC / Metal / Asbestos / Other		
			Stains / Leaks / Uneven / Joints / Broken / Sag		
			Fascia/Soffit/Bargeboards None		
			PVC / Timber / Asbestos / Other		
			Rot / Poor Maint / Broken / Other		
			Doors None		
			Composite / PVC / Timber / Metal / Other / SG / DG		
			Rot / Poor Maint / Broken / Blown DG / Other		
			Throating/Drip provision Y / N		
			Sanitary/SVP None		
			PVC / Cast iron / Metal / Asbestos / Other		
			Rust / Poor Maint / Broken / Stains / Leaks		



Limitations to inspection // // // // = Vegetation / Limited angle / Other structure / Close-up only / Distance only

Internal Inspection												
Energy Efficiency												
CWI / EWI / IWI												
Loft												
HWST												
PV/Solar												
Services												
TV aerial		Installed			Y / N		Location					
Satellite Dish		Installed			Y / N		Location					
Alarm system		Installed			Y / N		Control panel location					
Electricity	Mains	Meter Single / Dual rate			RCD	MCB	Hardwire fuses		Key/Credit meter			
Meter	Outside box at Front RHS LHS Back In Garage Cpd under stairs Other											
CCU location	Hall In Garage Cpd under stairs Other											
Wiring	PVC?											
General opinion	Evidence of recent test? Y / N Date											
Gas/Oil	Mains	LPG	Oil				Oil tank	Size (Ltr)		Leaks	Level	¼ ½ ¾ ¾
Meter / Tank location	Outside box at Front RHS LHS Back In Garage Cpd under stairs Other											
Water	Pipes	Copper	Lead	Mix								
Stopcock location	Kitchen	Bathroom	WC				Water Meter	Y / N Under flap in road / path to front				
Kitchen damper pad present	Y / N		Possible ACM?			Y / N						
CWST	Location			Support	Material	Insulation	Lid	Leaks				
HWST	Location			Support	Leaks	Insulation	Spray foam	Jacket	Sealed			
	Stat Y / N		Immersion	Single	Dual	None	Capacity	Litres				
Heating	Gas / Oil	Elec	Rads	Warm Air	Storage	Coal	Open fire	Logs	CPSU	District	Underfloor	
	Full/Partial	Below 50% TRV	Above 50% TRV									
	Other											
	Controls	Programmer	Location	Thermostat	Location							
Heating	On / Off											
	Running		Fired up when programmer switched			Fired up when hot tap run			Switched off at main power switch			
Boiler	Make/Model		Location									
	GC No											
	Evidence of recent test? Y / N Date											
Smoke alarms	Qty	Locations										
CO monitor	Qty	Locations										
Other												
Internal joinery												
Stairs	Pitch °	Tread gap	Baluster gap	Treads	Flight 1	Flight 2	Landings					
	Handrail	Safe/Unsafe										
Understair Cupboard	Woodworm Y/N	Floor hatch	Access Good/ Bad									
Store/Boiler	Woodworm Y/N	Asbestos	DG									
Doors	Panel	Flush	Open test									
Skirtings/ Architraves												
Door locks												
Front	3 / 5 / 7 lever	Multi Point	Night Latch	Barrel Lock	/ Bolt							
Side	3 / 5 / 7 lever	Multi Point	Night Latch	Barrel Lock	/ Bolt							
Back	3 / 5 / 7 lever	Multi Point	Night Latch	Barrel Lock	/ Bolt							
Patio	3 / 5 / 7 lever	Multi Point	Night Latch	Barrel Lock	/ Bolt							
French	3 / 5 / 7 lever	Multi Point	Night Latch	Barrel Lock	/ Bolt							

Room	DEFECTS INDICATED BY *														
	Ceiling height m		Wall thickness		Heated Y/N		Habitable Y/N		Fixed lights						
Floor	Solid	Suspended	Timber	Concrete	Fitted carpet	Rug	Exposed floorboard	Laminate	Carpet tiles	Wood block	Cerramic tiles	Vinyl			
	Spring Y / N		Hogging Y / N		Damp Y / N		Slope Y / N								
Ceiling	Plaster board	Lath & Plaster	Textured paint	Paper	Tiles	Asbestos	Polycarbonate		Striaight	HL	Jagged	Cracks	Stains	Uneven	Damp
Walls	Solid	Stud	Dry-lined	Paper	Tiles	Mould						Cracks	Stains	Uneven	Damp
Moisture Meter	No readings	Obstacles	Limited readings obtained		Satisfactory spread of readings		Door/Window reveals checked		Floor readings Y / N			Control meter reading			
Electrics Good/Bad	Lights		Sockets		Earth bonding		Wiring								
Chimney Breast	Present Y/N		Qty		Open flue		Support		Damp		Hearth		Flue Liner		Vent
Ventilation	Passive		Ext fan		Cook hood		Air brick								
Heating	Rad	TRV	Leaks Y / N		Rad Hot / Cold		Underfloor Elec / Wet			Electric fire / rad / storage rad / heater			Open fire	Warm Air	
Checks	Door		Window		Light		Water		Flush						
Sanitary	Bath		Shower		Basin/Sink		WC	Hot water at...		Basin (qty)	Shower	Bath			
Windows	uPVC		Timber		Metal		Age		SG		Trickle vent				
	2DG		Misted		Poor fitting		Rot		DG		SHC	Sash	T&T	THC	
Window lock	Y / N	Handle	Hasp	Bolt	Other				Key available	Y / N					

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Notes & limitations

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