

GCE AS/A LEVEL



WJEC GCE AS/A level in BUILT ENVIRONMENT



PATHWAY A EXEMPLAR

Building Survey Report

5 Priory Street

Hometown

LF3 6HB

UNIT 4: CONSTRUCTION PRACTICES

For Teaching From September 2022

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A About the inspection

The purpose of the inspection is to ascertain the condition of the dwelling house and identify any risks or potential areas of hidden defects. The survey report will provide advice on the condition of the property and will help you make an informed decision when planning for repairs, maintenance or when upgrading the property. The report will make recommendations as to any repair or remedial work that should be undertaken to maintain the property to a reasonable condition and ensure that further damage is not likely.

Inspection details

Surveyors Name:	Mrs Jones
Date of Inspection:	6th July 2022 at 2pm
Full Address of Property:	5 Priory Street, Hometown, LF3 6HB
Weather conditions:	The weather was dry and sunny at the time of inspection. This was following a period of exceptionally hot and dry weather.
Status of property during inspection:	The property was fully furnished with carpets and laminate fitted throughout, which were not disturbed. It was not possible to inspect behind furniture or fitted units. There were some stored items in the loft, so the inspection was limited.

Summary of inspection plan

The inspection begins with a desktop study and discussions with the client with regards to information relating to the history of the building and other known information, this could be found in the properties deeds or other records kept. The inspection of the property includes both the outside and inside of the dwelling house and the visual inspection of the building fabric and the elements.

The survey report will provide the following condition ratings:

- Condition Rating 1: No repair is currently needed. The property can be maintained in the normal way.
- Condition Rating 2: Defects that need repairing or replacing but are not considered to be either serious or urgent.
- Condition Rating 3: Defects that are serious and/or need to be repaired, replaced or investigated urgently.
- NI – Elements not inspected.

Further details regarding the inspection can be found in Section M of this report.



B Overall opinion

The tables below summarise the findings in the survey and categorise each one in relation to level of attention and action required.

Elements that require urgent attention

Element No.	Element name	Comment
E9	Other – basement walls	Further investigative work to use a moisture meter to check damp levels in the basement walls and the kitchen walls where the exterior has been painted. This will help determine if there could be a potential with rising damp or moisture penetration.

Elements that require attention but are not serious or urgent

Element No.	Element name	Comment
D2	Roof coverings	Rear covered area roof.
D3	Rainwater pipes	
D5	Windows	
D6	Outside doors	
D7	Conservatory and porches	Covered area at rear of property.
E2	Ceilings	
F1	Electricity	
G3	Other	Driveway.



Elements with no current issues

Element No.	Element name	Comment
D1	Chimney stacks	
D4	Main walls	
D8	Other joinery and finishes	
D9	Other	
E3	Walls and partitions	
E4	Floors	
E5	Fireplaces, chimney breasts and flues	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
F2	Gas/Oil	
F3	Water	
F4	Heating	
F5	Water heating	
F6	Drainage	
F7	Common services	

Elements not inspected

Element No	Element Name	Comment
D2	Roof coverings	Use a ladder to view and assess the two valleys on the roof that run perpendicular to the front elevation.
E1	Roof structure	Access issues.
G1	Garage	N/A
G2	Permanent outbuildings and other structures	N/A



C About the property

Type of property

The property comprises of a two-storey mid-terrace dwelling house with a basement and accessible loft space. The property is west-facing.

Age of property

The property was built in 1850.

Age of any alterations

There have been no visible additions to the property. There has potentially been the removal of an outhouse, but no date is available for this alteration.

Construction type

The property was built during the Victorian period with traditional methods of construction. The main walls are solid masonry walls, as evidenced by the brick bonds and the thickness of walls. The roof is timber-framed and sloping, with a covering of slate tiles, and has two protruding brick chimneys, one at the front of the property shared with neighbouring house and the other at the rear of the house. The floors are both timber-suspended floor. The downstairs windows are aluminium with the upper-floor windows being timber-framed. A mix of single and double glazed is present across the property.

Accommodation schedule

	Living rooms	Bedroom	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Details of Other
Lower floor								1	Cellar
Ground	2				1			1	Hall
First		3	1					1	Landing
Other									
Roof space									



Grounds

The property occupies an average-sized plot with a small outside space to the front, which is currently used as a drive with gravel, suitable for one vehicle, and a paved path to the front door. There is no dropped curb to this driveway. There is a small, enclosed garden to the rear with a gate into the alleyway behind the property.

Location

The property is situated in an established residential area close to the centre of Hometown with neighbouring properties of a similar age and type, built in the same Victorian era. The front of the property is on Priory Street and the road is maintained by the local authority.

Facilities

All amenities are within a short walk, with the centre of the city less than a mile away with public transport available through bus routes and train stations. There is good access to the main roads, with the M4 a short distance away.

Local environment

The sub-soils in the general locality are predominantly of Thanet Formation, being sand, silt and clay. there is no evidence of subsidence of settlement within the immediate locality.



D Outside the property

Limitation

Inspection was carried out at ground level, some areas of the roof were not seen from ground level, further inspection may be required.

Survey findings

D1: Chimney stacks		1
	Two brick chimney stacks projecting above the roof shape, one to the front of the property on a party wall and the other to the rear of the property. Both are constructed with brick with a lead flashing at the connection with the roof tiles.	
	No significant defects were evident but routine maintenance and repointing should be carried out in the future, as necessary.	
D2: Roof coverings		2
	The main roof comprises of a timber-framed, sloping roof with ridge lines running both perpendicular and parallel to the front of the property and a rear ridge running perpendicular to the back of the property.	
	The roof coverings for the main roof were inspected, as far as possible, from ground level and appear to be in good condition with no significant defects. Regular inspections and maintenance are recommended. There is a rear-covered area that is comprised of a polymer-based roof covering that is showing signs of failure. This type of roofing has a limited lifespan and is shown to be warping. It is recommended that this be updated and replaced within the next three years.	

D3: Rainwater pipes and gutters**2**

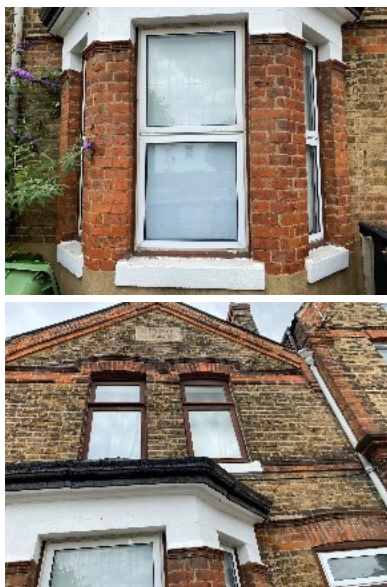
The roof valleys at the front of the property discharge into PVC gutters and hoppers with the rear rainwater drainage discharging into the soil pipe at the rear of the property.

The sewage system within the area is a combined system which means that rainwater and wastewater can be combined, however it is recommended that rainwater be discharged separately through a soakaway for sustainability purposes.

It is also recommended that pipes are regularly inspected and cleaned to prevent blockages.

D4: Main walls**1**

The main walls are of solid brick construction with an overall thickness of approximately 325mm. The rear elevation has painted bricks at ground level. There was no evidence of cracking or other signs of structural movement affecting the property and the main structure is therefore considered to be structurally sound.

D5: Windows**2**

The windows are a mix of aluminium and timber-framed with single glazing throughout the property. The windows throughout are in poor condition and have evidence of condensation and air leakage at multiple points.

It is recommended that windows are replaced throughout the property to ensure adequate energy efficiency and ventilation requirements.

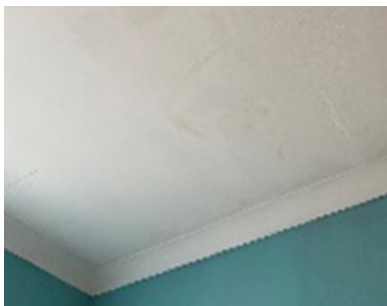
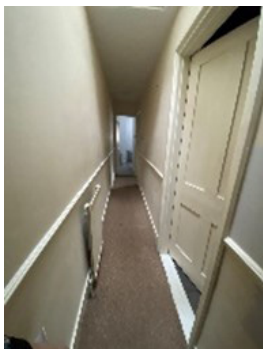
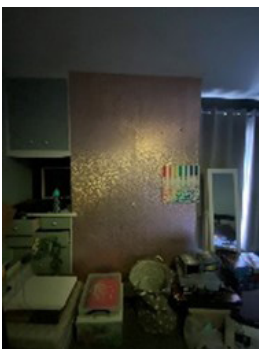
D6: Outside doors		2
	The external front door is an aluminium frame with two large, glazed panels. The door is in adequate condition, however the age and material is not energy efficient and signs of air leakage are evidenced. It is recommended that this door is replaced with an energy efficient and high secure door for the front of the property.	
	The rear door is timber with a large, glazed panel. It is recommended that this door is also replaced.	
D7: Conservatory and porches		2
	A small covered area is present at the rear of the property. As previously stated, the roof area to this is in poor condition and it is recommended that this be replaced.	
	The porch at the front of the property is in adequate condition.	
D8: Other joinery and finishes		1
	All joinery and finishes seen are in adequate condition. Regular inspections and maintenance are recommended.	
D9: Other		1
	The exterior of the property is in adequate condition with some areas to focus on maintenance, as recommended in this report.	

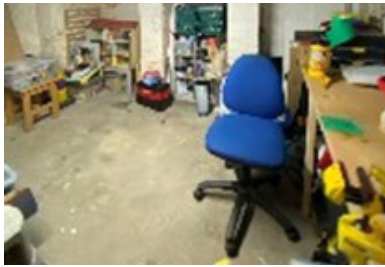
E Inside the property

Limitation

The property was fully furnished, with close fitted floor coverings laid throughout that were not disturbed and restricted inspection. It was not possible to inspect behind/under kitchen and sanitary fittings. The roof space was not inspected due to access issues.

Survey findings

E1: Roof structure		NI
	Not inspected due to access issues.	
E2: Ceilings		2
	The ceilings are of plasterboard construction, with a smooth plastered finish and some coving to the edges throughout property. Some signs of damp shown under the bathroom area in the kitchen. Occupier has stated this is from a prior leak that has been fixed. It is recommended that the ceiling in the kitchen is inspected to ensure no damp issues with timber and that redecoration occurs.	
E3: Walls and partitions		1
 	Internal walls are of solid construction, with smooth plastered finishes which have been decorated. Some walls have rails. An appropriate redecoration schedule is recommended.	

E4: Floors**1**

The basement floor is a solid concrete with no obvious defects.

The ground floor is a suspended timber floor, as shown in the images.

The first floor is suspended timber construction.

All floors have fitted survey coverings, so this limits the inspection, however no obvious defect was evidenced.

E5: Fireplaces, chimney breasts and flues**1**

There are three fireplaces in the house, plus one boarded fireplace.

All three fireplaces are not in use and are decorative in nature; they are in the living room, the main bedroom, and the dining area.

The boarded fireplace in bedroom two is ventilated appropriately.

It is recommended, should the occupier wish to use the fireplace, that they are inspected prior to use.

E6: Built-in fittings**1**

The kitchen is fitted with a range of finished floor cupboards with a work surface. All are in adequate condition in keeping with the properties age and type.

E7: Woodwork**1**

There are softwood skirtings and architraves with timber-panelled doors. The staircase has a handrail. The internal joinery is in keeping with a property of this age and type, routine maintenance should be carried out as part of a normal redecoration.



E8: Bathroom fittings

1

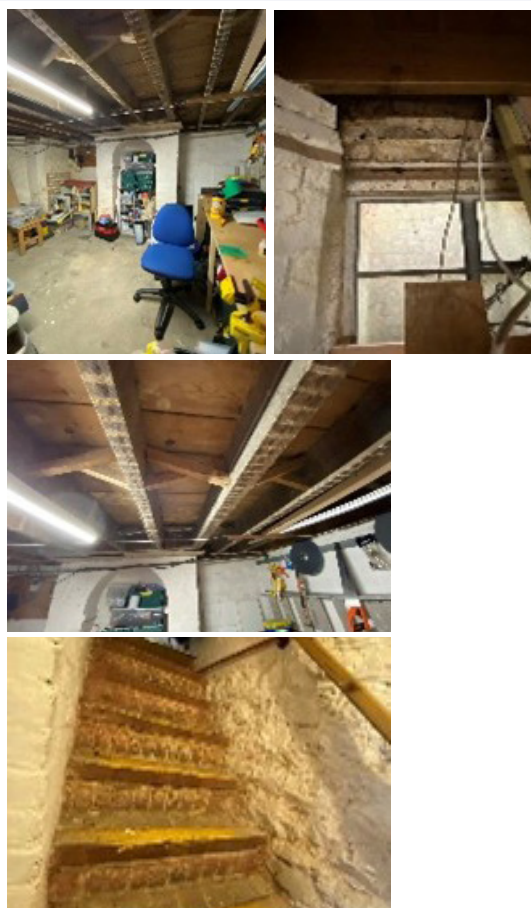


The bathroom is fitted with a white suite comprising of a WC, sink and bath, with mixer tap and overhead shower. The sanitary fittings appear to be in adequate condition.

It is recommended that regular inspection of seals around the fittings is undertaken to ensure that leaks are prevented and that plumbing systems are regularly maintained to keep everything in good working condition.

E9: Other

3



The property has a basement that is currently used for storage. There is a strong damp smell, indicating that moisture is getting into the property. The occupier has stated there was a leak from a broken pipe on a neighbouring property approximately a year ago, which caused the basement to flood.

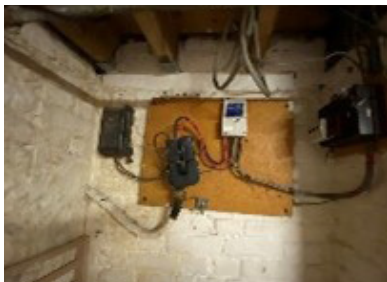
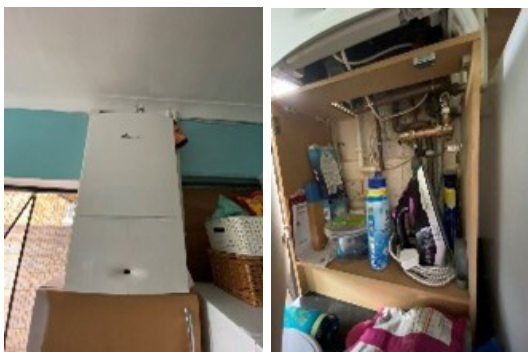
It is recommended that a full damp survey is conducted with moisture levels in the walls measured to ascertain the extent of the issues. Further recommendations from this survey will consist of methods to prevent moisture ingress and use of a dehumidifier to assist with moisture in the property.

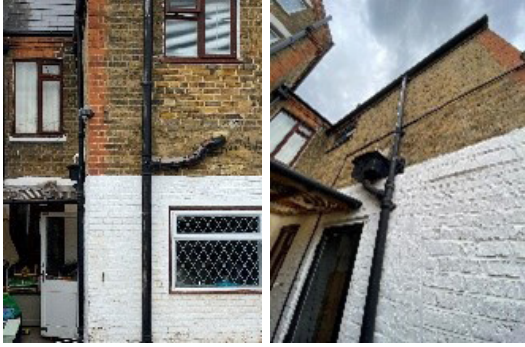
F Services

Limitation

It was not possible to inspect all services as some parts are built in.

Survey findings

F1: Electricity		2
	The mains electricity is connected to the property and the electricity meter and consumer unit are in the basement.	It is recommended that a qualified electrician conducts an electrical survey of the property to ascertain any risks associated with the electricity system throughout.
F2: Gas/Oil		1
	The mains gas is connected to the property and the meter is located at the front of the property.	
F3: Water		1
	The mains water is connected to the property with the stop valve under the kitchen sink. The internal plumbing appears to be copper pipes (where visible).	
F4: Heating		1
	There is a small combination boiler in the kitchen, which provides both the heating and hot water for the property. The service label on the boiler shows that it has had a recent inspection and test conducted.	
	It is recommended that maintenance and inspection is carried out as per manufacturers guidelines and safety tests are conducted at least annually.	
F5: Water heating		1
	As above.	

F6: Drainage**1**

There are two soil and vent pipes at the rear of the property, one taking the bathroom sink and bath waste (side elevation) and the other taking the toilet and kitchen waste (rear elevation). Pipes appear in adequate condition.

No underground inspections have been conducted or physical testing of drainage adequacy. It is recommended that these get checked on a regular basis via a maintenance schedule.

F7: Common services**1**

There are no known common services.

G Grounds

Survey findings

G1: Garage		NI
	N/A	
G2: Permanent outbuildings and other structures		NI
	N/A	
G3: Other		2
		The property has a driveway at the front, which is accessible via Priory Street. The drive is uneven, and the paving slabs move under the weight of vehicles. There is currently no drop curb. It is recommended that a drop curb and a stable driveway is installed.

H Issues for your legal advisers

H1 *Regulation*

Legal advisers will be able to assist in further searches as to whether a public sewer exists to the rear of the property.

Legal advisers will also be able to ascertain the access rights to the alleyway behind the rear gate for the use of the property.

H2 *Guarantees*

An ongoing service agreement for maintenance of the gas-fired combi boiler, central heating and plumbing is recommended.

A current test certificate for the electrical systems should be acquired.

H3 *Other matters*

Legal advisers should be asked to verify the legal position and advise upon the implications of the following:

- any easements, servitudes or wayleaves affecting the property
- implications of any works that could come under the party wall act; this property has two neighbouring properties with party walls
- the maintenance and repairing responsibilities in respect to shared drains.



I Risks

I1 Risks to the buildings

F1 – Fire risk: The electrical installation should be tested and updated to ensure that there is no risk of damage to the building.

E9 – Other: Damp issues in the basement need to be inspected to prevent damp spreading from walls and into timber, which is prone to rot.

I2 Risks to the grounds

None identified at this time.

I3 Risks to people

F1 – Electricity: The electrical installation should be tested and updated to ensure that there is no risk of injury.

F4/F5 – Heating and hot water: A boiler service certificate should be acquired to ensure that the boiler system is fully functional to prevent gas leakage.

I4 Other risks or hazards

None identified at this time.



J Energy matters

J1 Insulation

Inspection of the loft was not possible due to access. It is recommended that the loft is insulated to prevent heat loss.

The walls are solid, so therefore insulation could either be added externally or internally should the property owner wish to prevent heat loss.

The floors seen are not insulated. It is recommended that the basement area is insulated and that the other floors are checked for insulation to prevent heat loss.

J2 Heating

A combi boiler is currently installed. This was installed four years ago and still within the 10-year guarantee period. It is recommended that it is replaced at the end of the 10 years with a high efficiency model.

J3 Lighting

Energy efficient light fittings are fitted throughout the property.

J4 Ventilation

Adequate ventilation is provided throughout the property. It is recommended that the windows are replaced with double glazed units, which will prevent heat loss. These should have adequate background ventilation as well as providing the rapid ventilation in accordance with the current building regulations Part L1A.



K Surveyors declaration

I confirm that I have inspected the property and prepared this report with associated drawings.

Signature: S. Jones

Full Address of Property: 5 Priory Street, Hometown, LF3 6HB

Client Name: R. Smith



L Description of survey

The purpose of the survey is to provide professional advice on the condition of the property and provide guidance for any maintenance or repair work required. The survey report will include all information from both the desktop survey and the inspections, along with the information provided by the client on the property.

The inspection

The inspection of the property includes both the outside and inside of the dwelling house, including the visual inspection of the building fabric and the elements. The fabric of the building will not be disturbed during the inspection as this required specialist equipment and testing facilities. This includes not lifting floor coverings that are fixed, such as carpets and laminates, or viewing behind fixed units and heavy furniture.

Services are inspected for those that are visible. Generally, most are hidden within construction. The inspection will include testing to ensure the services work, such as turning lights on and off or flushing toilets.

The outside of the property is also inspected and included in the survey report. If there are objects of planting in the way of viewing then this will be written about in the survey itself.

Prior to the inspection, enquiries will be made as to any potentially harmful materials or contaminations issues on site. Asbestos surveys require specialist equipment, including PPE, and should be clearly identified prior to the inspection so that the area is not at risk of disturbance.

Survey equipment

The survey equipment used enabled data to be collected, which has been used to write this report and ensure that as many spaces as possible could be seen during the inspection. The equipment used in this survey:

- pen and paper for recording information
- camera for taking photographs
- laser measuring device for room measurements
- measuring tape for windows, doors and features measurement
- torch for viewing dark, concealed spaces
- loft access ladder for viewing internal loft space (no more than 3m above ground or floor level).



Health and safety

The survey on this property was risk assessed with the following risks identified. The control measures were in place prior to the inspection

Risk	Description of risk	Control measures
Working alone	When working alone, the main risk is that if a medical emergency or an injury was to occur, then no assistance would be available. Verbal/physical abuse from others.	Arrange a phone call to confirm the start and end of survey. Keep mobile phone switched on and close by at all times. Keep ID badge clearly visible.
Working at height	Working at height is any height above floor levels. This includes all steps and ladders required to view different parts of the property. To view the loft space, a ladder is required.	External view from ground level only. Ladders for loft access should be secured correctly and placed on level ground. Safe use of ladder training. Supervision of ladder use where appropriate.
Areas of poor lighting	Poor lighting in cellar area of dwelling house, stairs are quite steep. Falling is a potential as is tripping in the basement itself.	Use of torch where and when required. Careful access to basement, with notification to another person(s) of entry and exit of basement area.
Asbestos exposure	Older dwelling houses have the potential to contain asbestos within a multitude of materials. Asbestos particles can be inhaled if disturbed.	The inspection is a visual one so therefore no disturbing of materials should be carried out



Appendix

Appendices contents

Appendix A – Floor Plan

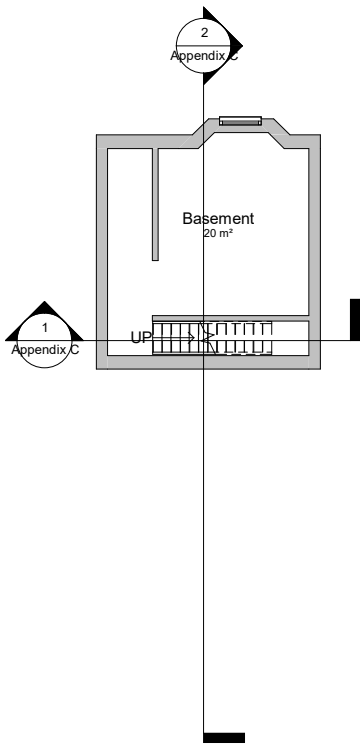
Appendix B – Elevations

Appendix C – Cross Section

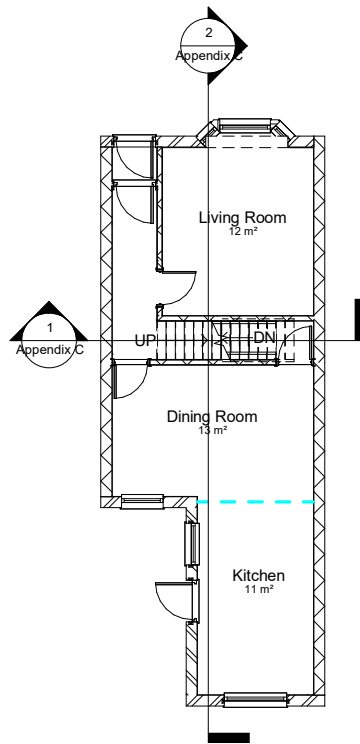
Room spaces

Room name	Floor area	Volume
Basement	20m ²	50m ³
Living room	12m ²	30m ³
Dining room	13m ²	32·m ³
Kitchen	11m ²	27·5m ³
Bedroom 1	16m ²	40m ³
Bedroom 2	10m ²	25m ³
Bedroom 3	4m ²	10m ³
Bathroom	5m ²	12·5m ³

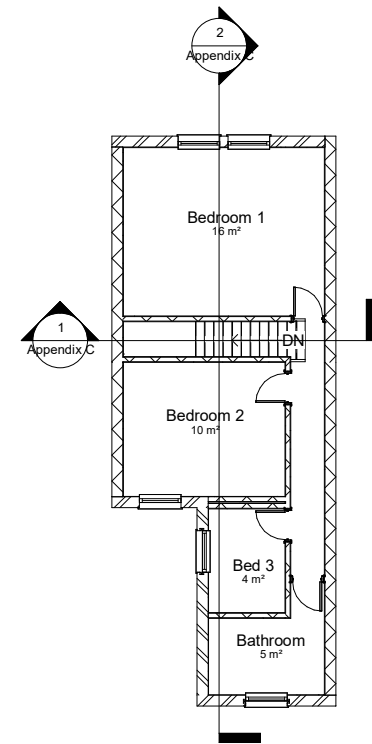




3 **Basement**
1 : 100



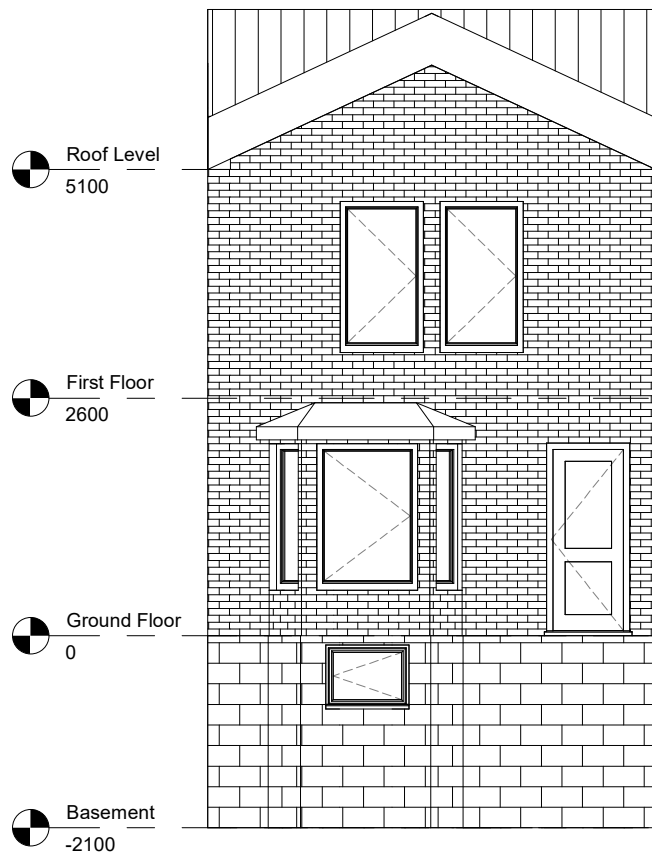
1 **Ground Floor**
1 : 100



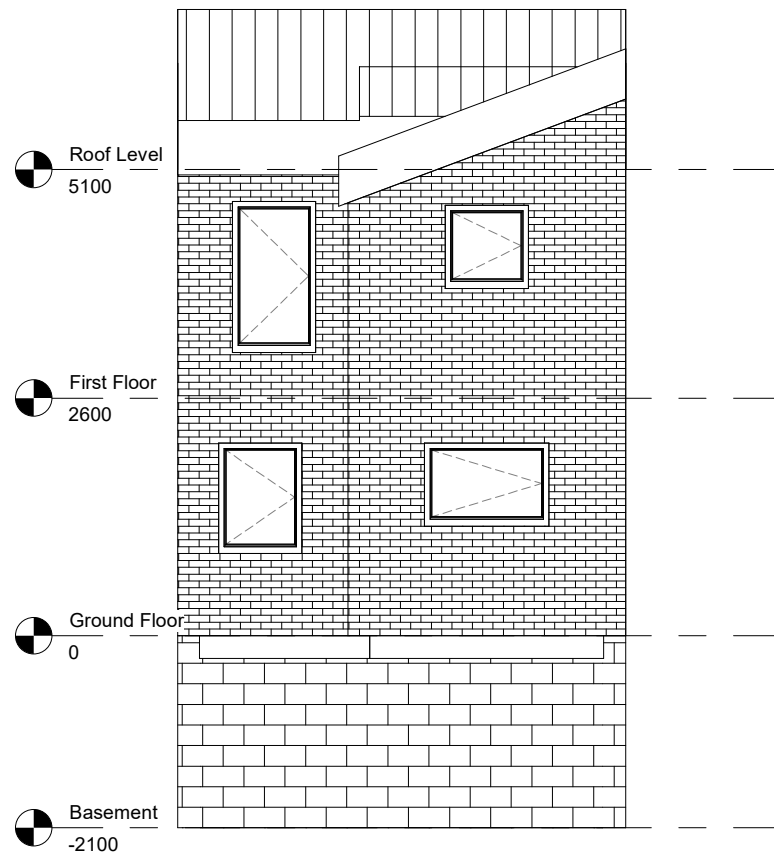
2 **First Floor**
1 : 100

No.	Description	Date

Mrs Jones		Floor Plans	
Priory	Project number	Project Number	Appendix A
	Date	Issue Date	
	Drawn by	Author	
	Checked by	Checker	Scale 1 : 100



1 North
1 : 50

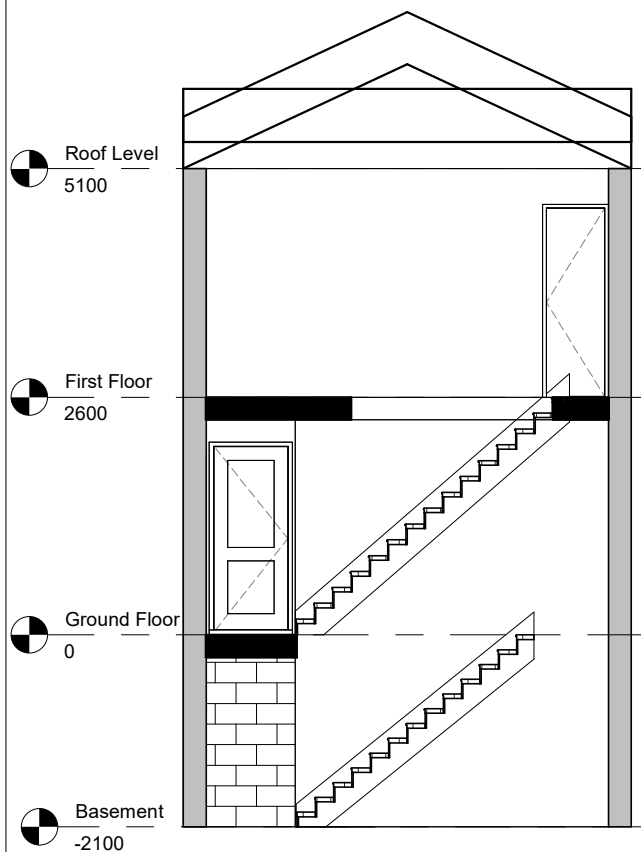


2 South
1 : 50

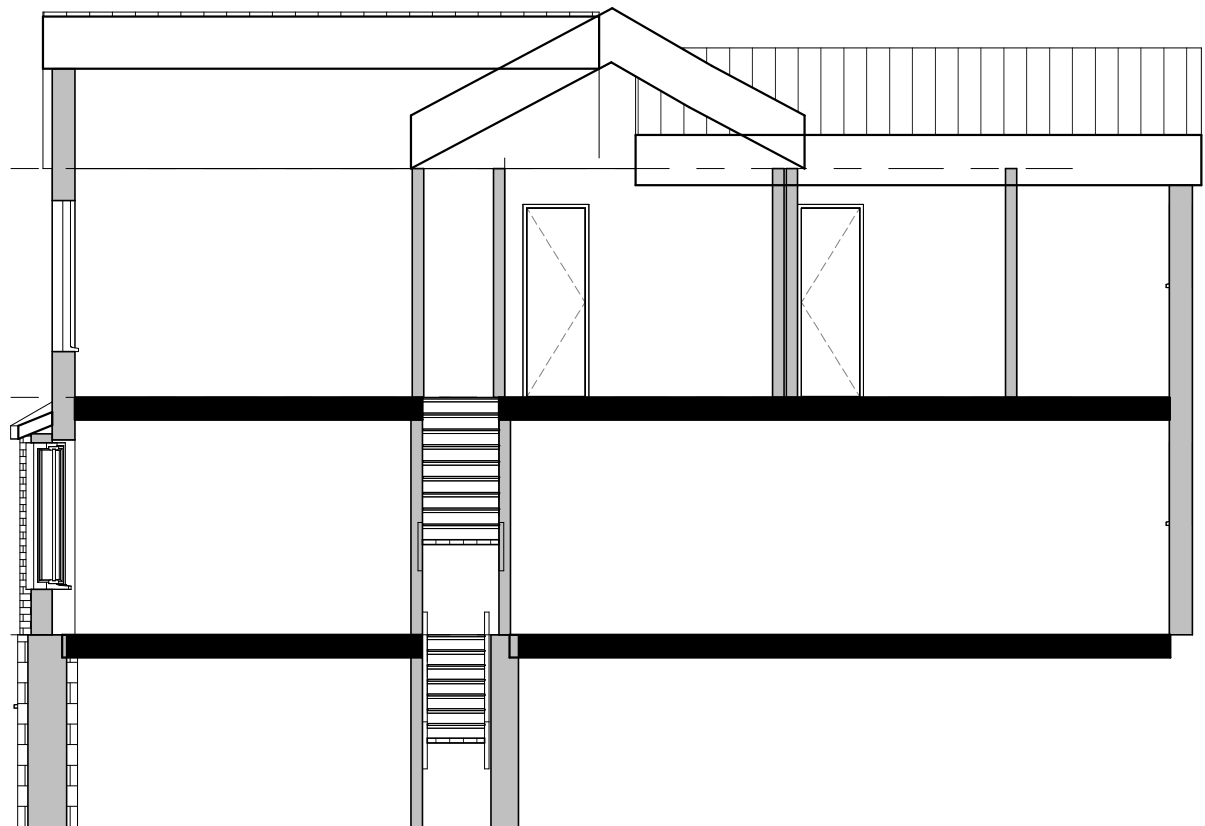
No.	Description	Date

Mrs Jones
Priory

Elevation		
Project number	Project Number	Appendix B
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1 : 50



1 Section A
1 : 50



2 Section B
1 : 50

No.	Description	Date

Mrs Jones
Priory

Cross Section		
Project number	Project Number	Appendix C
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		1 : 50