Home Insight Survey

CLIENT	SAMPLE REPORT
PROPERTY	SAMPLE SURVEY - COPYRIGHT NOT FOR DISTRIBUTION THIS REPORT DOES NOT REFLECT THE CONDITION OF ANY SINGLE PROPERTY
SURVEY DATE	1 Aug 2025
REF	NCSTD

The format of this Home Insight Survey is consistent with the guidance defined by the RPSA Survey Inspection & Reporting Standards Edition 1v5.2 November 2020

SKYLINE

SAMPLE SURVEY REPORT FOR DEMONSTRATION PURPOSES ONLY

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General view photographs to show matters of the property - these are not defect or observation images.
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Observation or Defect photographs - showing matters for your attention covering :-

Garages, Outbuildings, Paths, Hardstanding and Boundaries, Other Surfaces, Boundaries, plus any Common and Shared Areas.

13. Large Diagrams

Additonal images presented full screen to display plans or diagrams - where relevant

Condition Summary

Advisories

Element	Comments	Rating
Rainwater Goods	See section - 9 : Element number - 5	1A
Internal Walls	See section - 10 : Element number - 12	1A
Roof Structure	See section - 10 : Element number - 1	1A
Boundaries	See section - 12 : Element number - 8	C
Boundaries	See section - 12 : Element number - 5	C
Other	See section - 12 : Element number - 7	C

Non-urgent/Non-major works required

Element	Comments	Rating
Chimneys	See section - 9 : Element number - 10	2
External Walls	See section - 9 : Element number - 12	2
Bathroom Fittings	See section - 10 : Element number - 8	2
Bathroom Fittings	See section - 10 : Element number - 13	2
Garages	See section - 12 : Element number - 1	2

Urgent or major works required

Element	Comments	Rating
External Doors	See section - 9 : Element number - 7	3
External Walls	See section - 9 : Element number - 13	3
External Walls	See section - 9 : Element number - 3	3
Roof Coverings	See section - 9 : Element number - 11	3
Windows	See section - 9 : Element number - 6	3
Windows	See section - 9 : Element number - 14	HS
Ceilings	See section - 10 : Element number - 2	HS
Electricity and Lighting	See section - 11 : Element number - 1	HS
Electricity and Lighting	See section - 11 : Element number - 7	HS
Gas	See section - 11 : Element number - 2	HS

Condition Ratings

The following condition ratings have been assigned to elements within the property to highlight the current condition:-

1 Minor or cosmetic repairs, or no repairs at all, are currently needed though the element should be maintained in the normal way.

1a Minor or cosmetic repairs, or no repairs at all, are currently needed though the element is likely to require an above average level of maintenance.

2 Repairs or replacements are needed but these are not considered to be serious or urgent.

3 Defects are present which are either serious and/or require urgent repair or replacement, or further investigation is required to determine the exact nature of repairs required.

C Indicates a matter that should be highlighted to the conveyancer for investigation.

NI Not inspected. Indicates an element of the property that could not be inspected due to some restriction of access or view, or by previous arrangement.

NA Not applicable - this element is not present at the property or is included within another section of the report.

HS These are actual or potential health and safety risks which require urgent certification and/or inspection to confirm their safety

1 : General Summary

General Condition Summary	THE DESIGN, NAME AND CONTENT OF THIS REPORT BELONGS TO SKYLINE SURVEYORS LTD AND IT MUST NOT BE REPRODUCED, COPIED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SKYLINE SURVEYORS LTD The property was found to be in a generally stable condition though some defects exist. Defects requiring urgent or immediate attention include:- Cracking at the front that may be associated with cavity wall tie failure. See section 8. Cracking at the front that may be associated with failure of the window lintel. See section 8. Rot in the sills of the rear extension. See section 8. Broken lock on the rear extension door. See section 8. The flat roof of the rear extension is at the end of its' life. See section 8. There are a number of matters that you should bring to the attention of your conveyancer. See section 11.
Weather Conditions	At the time of the survey the weather dry, and approximately 22°C, after a period of wet weather.
Orientation	The front of the property (the direction faced by the front door) faces in a generally north-easterly direction.
Property Type	HOUSE
Property Form	SEMI

Accommodation

Reception Rooms : 2

Bedrooms : 3

Kitchen : 1

Bathroom : 1

Other : 0

Specific Limitations	At the time of the survey the property was fully occupied, furnished and carpeted. This prevented direct access to many surfaces including walls and floors. All wardrobes and cupboards were filled with personal possessions preventing internal inspection. Due to insulation material covering the joists that would normally serve as footfalls within the loft space, movement was limited to the area around the access hatch. Parts of the external walls are obscured by foliage and cannot be examined in detail. Where walls are covered with finishes such as render or hanging tiles, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas. The heating in the property was turned off at the time of survey preventing checks of any associated services or fixtures being conducted.
Age / Period of Construction:	The property is believed to have been originally constructed in around 1975 though the exact date is unconfirmed. The rear extension is believed to have been constructed in around 1998.
Parking / Garaging	There is a single garage attached to the right side of the house. There is parking for one car on the drive at the front.
Primary Heating Fuel	Electricity from mains and PV panels

2 : General Property Information

Construction: Walls	The outside walls of both the original house and the extension are brick-faced and of cavity construction. The external leaf of brickwork is laid in a stretcher bond style consistent with this type of construction.
Construction: Floors	The floors on both ground and first floors are of suspended timber construction, except for the kitchen extension which has a solid concrete floor.
Construction: Roofs	The roof is formed from a single ridge running across the width of the property, with pitches to the front and rear. The main roof pitches are covered with plain clay tiles. The rear extension has a flat roof covered in bituminised (torched) felt.
Construction: Windows	All of the windows of the original house are double glazed with uPVC frames. It is assumed that all have been replaced since 2002. The windows of the rear extension are of timber.
Insulation : Walls	There is evidence that the wall cavities have been filled with insulation (cavity wall insulation), though the exact nature, quality, and quantity of insulation inserted can only be determined by an invasive examination with the use of cameras.
Insulation : Floors	There is no evidence of any insulation having been added to the floors over and above any that might have been installed during the construction of the property.
Insulation : Roofs	The roof space is laid with 200-300mm of wool type insulation at joist level. This is close to the current recommendation of 270mm for maximum energy efficiency. It does, however, limit movement and storage within the roof space as any supporting joists are concealed.

3 : Material Information

Has the surveyor identified any evidence of issues associated with any of these features?

Eelectricity	**Is the property connected to mains electricity?**	YES	
Water	**Is the property connected to a mains water supply?**	YES	
Drains	**Is the property connected to mains sewerage?**		NO
Private Drains	**Does the property rely on use of a cesspit, cesspool, septic tank or sewage treatment plant?** **Surveyor Notes : There is a septic tank in the grounds to the rear of the main house.**	YES	
ULEZ	**Is the property in a vehicle Ultra Low Emission Zone (ULEZ)?**		NO
EV Charging	**Is there an electric vehicle charging point present?** **Surveyor Notes : There is one EV charging point on the front of the garage.**	YES	
Listed	**Is the property listed?**		NO
Conservation	**Is the property in a Conservation Area?** **Surveyor Notes : It is understood that the property is covered by an Article 4 directive which may restrict the nature of some alterations.**	YES	
National Park	**Is the property in a National Park?**		NO
Tree Preservation Orders (TPO's)	**Are any trees within the curtilage of the property subject to a TPO?**		NO
Mining	**Is the property in an area affected by current or previous mining activities?**		NO
Flat Roofs	**Does the dwelling include a flat roof?**	YES	

	Surveyor Notes : There is a flat roof over the rear extension that accounts for approximately 20% of the total roof covering.		
Spray Foam	**Has spray foam insulation been installed in the roof space, floors or cavity walls?** **Surveyor Notes : There is spray foam insulation on the underside of the main roof covering. No documentation associated with this installation has been identified or examined.**	YES	
Kitchen	**Is the kitchen in a poor condition and un-useable?**		NO
Bathroom	**Is/are the sanitary facilities (bathrooms and WCs) in a poor condition and un-useable?**		NO
NSC	**Is there evidence that the property is of non-standard construction i.e. not built of brick or stone with a tile or slate roof?**		NO

4 : Conveyancing Matters

Has the surveyor identified any evidence of issues associated with any of these features?

Boundaries	**Are there any issues that require investigation?** **Surveyor Notes : Construction of the neighbours rear extension may have required, or created, a Party Wall Award.** **The rainwater run-off from the rear extension drains into the neighbours downpipe.**	YES	
Flying Freeholds	**Is there evidence that a flying freehold may exist?**		NO
Private Road	**Is access to the property via a private road?**		NO
Shared Access	**Are there any obvious areas of shared access?**		NO
Invasive Plants	**Is there evidence of a management plan for treatment of invasive plant species?**		NO
Treatments	**Is there evidence of previous treatments for damp, rot, timber infestations etc?**		NO
Alterations	**Is there evidence of any extensions, conversions or alterations to the original property?** **Surveyor Notes : A single storey rear extension was added to the property in, it is understood, around 1998.**	YES	
Tenants	**Is there evidence of tenants or lodgers residing at the property?**		NO
Multiple Occupation	**Is there evidence of more than one household present in the property?**		NO
Multiple dwellings	**Is there evidence that the property is divided into multiple dwellings?**		NO
Commercial Use	**Does all or part of the property appear to be in commercial use?**		NO

5 : Health and Safety

Has the surveyor identified any evidence of issues associated with any of these features?

Asbestos	**Is there evidence of potential asbestos containing materials?** **Surveyor Notes : There are textured ceilings in several of the rooms. However, they were noted to be in a stable condition with no evidence of flaking or cracking. In their current condition they do not present any risk to health. You should seek further information from the HSE https://www.hse.gov.uk/asbestos/introduction/index.htm**	YES	
Electrical Inspection	**Is there documentary evidence of an electrical inspection in the last 5 years?**		NO
Boiler Service	**Is there documentary evidence of servicing in the last 12 months?**		NO
Adaptions	**Are there any adaptions to assist elderly or disabled occupants?**		NO
Fire Separation	**Is there evidence of inadequate fire separation from neighbouring properties or between floors and roofs?** **Surveyor Notes : The lack of intumescent hoods over the 1st floor downlights increases the risk of the spread of fire within the roof space.**	YES	
Smoke Detection	**Are there heat/smoke detectors installed?** **Surveyor Notes : There are heat/smoke alarms on the ground and first floors. These have not been checked or tested.**	YES	
Carbon Monoxide	**Are carbon monoxide detectors installed?**		NO
Falls from height	**Is there a risk of falls from high levels?** **Surveyor Notes : Window sills on the first floor are low to the floor, increasing the risk of falls, especially for the very young. You should consider fitting window opening restrictors.**	YES	
Unprotected Water	**Is there a risk from unprotected bodies of water?** **Surveyor Notes : There is an unprotected pond in the rear garden.**	YES	

Noise	**Are the property occupants at risk from sources of excessive noise** **Surveyor Notes : There is a railway line running behind the property at a distance of around 50 metres.**	YES	
Steps	**Does the property have step-free access from the pavement?** **Surveyor Notes : There are steps from the footpath at the front up to the front door.**		NO

6 : Risks to the Property

Has the surveyor identified any evidence of issues associated with any of these features?

Movement	**Is there any evidence of structural movement?**		NO
Chimney breasts	**Are any chimney breasts present not intact throughout the height of the building?**		NO
Lintels	**Is there any evidence of inadequate lintels over door, window or other openings?** **Surveyor Notes : There is evidence that the lintel over the window at the front may have failed.**	YES	
Damp	**Is there evidence of damp?**		NO
Infestation	**Is there evidence of infestation by insects, vermin, bats or birds?**		NO
Invasive species	**Is there evidence of Japanese Knotweed/ Himalayan Balsam/other invasive species within the boundaries of the subject property or within 3 metres of the property boundary?**		NO
Rot	**Is there evidence of rot?** **Surveyor Notes : There is some rot in the frames of the windows of the rear extension.**	YES	
Trees	**Are there any trees within 5 meters of any structural part of the property?**		NO

7 : Environmental, Climate change, Renewables

Has the surveyor identified any evidence of issues associated with any of these features?

Current EPC Certificate?	**Is there a current EPC for the property?** **What is the date of the EPC?** **What is the current efficiency rating band A/B//C/D/E/F/G.** **Surveyor Notes : There is a current EPC that is valid until 26th February 2026.** **The energy rating is F.** **The minimum EPC (Energy Performance Certificate) rating for privately rented properties in England and Wales is currently E. Landlords cannot legally rent out a property with an EPC rating of F or G. This applies to both new and existing tenancies. The government aims to raise the minimum to a C rating by 2030**	YES	
Flooding from Seas & Rivers:	**Is there an increased risk of flooding from: Seas and Rivers:** **Surveyor Notes : Based on a postcode search only, the property is understood to be in or close to a coastal or river flood risk area.**	YES	
Surface water Flood Risk	**Is there an increased risk of flooding from: Surface water**		NO
Flooding from Reservoirs	**Is there an increased risk of flooding from: Reservoirs**		NO
Groundwater	**Is there an increased risk of flooding from: Groundwater**		NO
Radon	**Is there an increased risk of contamination from radon?** **Surveyor Notes : The property is in a postcode area where above average levels of naturally occurring Radon Gas may be emitted from the ground. You should take the advice of UK radon, the reference site on radon from Public Health England at www.ukradon.org**	YES	
Subsidence / Ground	**Is there an increased risk of ground movement resulting from extreme drying or wetting?** **Surveyor Notes : The property is located in an area where the ground is based on sandstone.** **No evidence was seen of any cracking, or other disturbance, which might be linked to seasonal ground movement.**	YES	
Water stress	**Are there increased risks from a reduction or restriction in the water supply to the property?**	YES	

	Surveyor Notes : The property is located in a region/area designated as water-stressed. Future water supply limitations may impact daily use and local planning requirements. Further advice from the water authority is recommended.		
Heat stress/gain and urban heating	**Are there risks associated with excessive heat build-up due to the design or construction of the property, or the surrounding landscape?** **Surveyor Notes : The property may be prone to overheating during summer months due to its southerly orientation and limited ventilation. This may impact comfort and energy use.**	YES	
Exposed Location	**Is the property at risk from damage resulting from weather events especially across large open areas of land or sea?** **Surveyor Notes : The exposed location may increase vulnerability to storm damage. Carry our essential repairs promptly and consider periodic maintenance and potential insurance premium impacts.**	YES	
Coastal Erosion	**Are there risks associated with erosion of coasts, rivers and estuaries that are in close proximity to the property?**		NO
Sea Level Rise	**Is the property at risk from rising sea levels?**		NO
Physical Damage	**Is there a risk of damage to the property occurring when elements of the structure are incapable of resisting the additional loads, stresses and volumes that occur during extreme weather events?** **Surveyor Notes : Elements of the property may not be able to withstand extreme weather events that include heavy snow or rain falls and strong winds. You should explore improving their ability to withstand such events, which are likely to become more common.** **These include the gutters and structural roof timbers.**	YES	
Wild Fires	**Is there an increased risk of damage to the property caused by wild fires in nearby land?** **Surveyor Notes : The property is near wild land areas which may pose a wildfire risk, especially during prolonged dry periods. Risk mitigation through vegetation clearance and firebreaks is advised where possible. You should ensure that fire prevention and detection equipment is operational and regularly maintained.**	YES	
Access and infrastructure	**is there an increased risk associated with events that might restrict access to the property, or the supply of services that cross neighbouring properties, such as flooding or over-burdened sewage systems?** **Surveyor Notes : Access to the property is via a road that may be affected by surface water flooding during heavy rainfall, which could lead to short-term isolation.**	YES	
Regulatory constraints	**Is there a foreseeable risk associated with planning and protected status restrictions or changes that might prevent the installation of renewables or climate change mitigation projects, or restrict or impact the future use or development of the property?**	YES	

	Surveyor Notes : Future Government policy surrounding climate change may result in additional planning requirements or restrictions being imposed on property being constructed, altered, sold or let.		
PV Panels	**Are photovoltaic panels installed at the property?** **Surveyor Notes : There are photovoltaic (PV) panels on the roof pitch at the front. You should be aware of any tariffs or arrangements associated with the installation of these panels.**	YES	
Solar Water Heating	**Is there a solar water heating system installed in the property?**		NO
Wind Turbine	**Is there a wind turbine on, or associated with, the property?**		NO
Rainwater Harvesting	**Is there a rainwater harvesting installation at the property?**		NO
GSHP / ASHP	**Is there a ground or air source heat pump at the property?** **Surveyor Notes : The main heating for the property is provided by an Air Source Heat Pump located to the right side.**	YES	

8 : General Photos

A:Elevations

1. Front and right side

A:Elevations

2. Rear elevation

B:Grounds

3. Front garden

B:Grounds

4. Garage

B:Grounds

5. Rear garden

B:Grounds

6. Decking at the rear

C:Internal Rooms

7. Bedroom 1

C:Internal Rooms

8. Bedroom 2

C:Internal Rooms

9. Bedroom 3

C:Internal Rooms

10. Bathroom

C:Internal Rooms

11. Living room

C:Internal Rooms

12. Kitchen

C:Internal Rooms

13. Roof structure

D:Services

14. Consumer unit

D:Services

15. Boiler

9 : External Element Condition

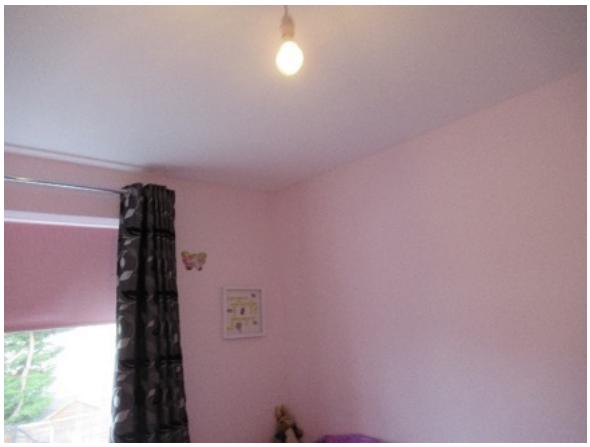
Element	Picture	Comments	Rating
Chimneys		Mortar eroded from the flashing at the base of the chimney stack	2
Roof Coverings		No repairs identified - Normal maintenance required Moss growth on the main roof pitch at the front	1
Roof Coverings		Roof of the rear extension is moss covered and very worn	3

External Walls		Worn pointing under the living room window at the front	2
External Walls		Horizontal cracking of the wall at the front possible indicated wall tie failure	3
External Walls		Cracking of the wall above the window at the front indicates potential failure of the lintel above the window.	3

Soffits, Fascias, Bargeboards, Claddings		No repairs identified - Normal maintenance required	1
Rainwater Goods		No repairs identified though the element may require a higher than average degree of maintenance. Gutters are unlikely to be able to cope with extreme rainfall events.	1a
Windows		Rotten sill of the rear extension window	3

Windows		Window sills on the first floor are low to the floor, increasing the risk of falls, especially for the very young. You should consider fitting window opening restrictors.	HS
External Doors		Broken lock on the rear extension door compromises security	3
Conservatories and Porches		Not applicable - none at the property	NA
Common and Shared Areas		Not applicable - none at the property	NA

10 : Internal Element Condition

Element	Picture	Comments	Rating
Roof Structure		No repairs identified though the element may require a higher than average degree of maintenance. Structural roof timbers are unlikely to be able to cope with extreme snowfall events	1a
Ceilings		Ceilings have a textured finish. Some textured finished can contain asbestos. No evidence was seen of damage to the ceilings and no flaking areas were noted. In its current condition it does not present any risk to health. You should seek further information from the HSE https://www.hse.gov.uk/asbestos/introduction/index.htm	HS
Internal Walls		Normal moisture reading in the living room	1

Internal Walls		Above average moisture reading in the rear extension is likely due to condensation and not damp. Additional ventilation required.	1a
Floors		No repairs identified - Normal maintenance required	1
Chimney Breasts		No repairs identified - Normal maintenance required	1
Stairs, Doors and Joinery		No repairs identified - Normal maintenance required	1
Kitchen Fittings		No repairs identified - Normal maintenance required	1
Bathroom Fittings		Bathroom extractor fan vents into roof space and not outside	2

Bathroom Fittings		Toilet seat loose	2
Loft Conversions		Not applicable - none at the property	NA
Basements and Cellars		Not applicable - none at the property	NA
Common and Shared Areas		Not applicable - none at the property	NA

11 : Services

Element	Picture	Comments	Rating
Electricity and Lighting		No recent inspection of the electrical installation	HS
Electricity and Lighting		No intumescent hoods over 1st floor downlights in the roof space	HS
Gas		Boiler in the roof space. No evidence of recent inspection.	HS

Water		No repairs identified - Normal maintenance required Water meter is located under a flap in the footpath at the front of the property.	1
Heating		No repairs identified - Normal maintenance required	1
Drainage (surface and foul water)		Not inspected - no inspection chambers identified within the grounds of the property though it may be the case that one is located under the decking at the rear	NI
Other		No repairs identified - Normal maintenance required	1

12 : Grounds

Element	Picture	Comments	Rating
Garages		Garage door fouls on the roof	2
Outbuildings		There are no outbuildings.	NA
Paths, Hardstanding and Boundaries		There are a number of surfaces including artificial grass, timber decking, concrete paving and brick paviors.	1
Other Surfaces		No issues noted	1
Boundaries		Rear extension gutter links into neighbours downpipe.	C

Boundaries		Construction of neighbours extension may have required a Party Wall Award	C
Boundaries		There are timber panel fences around the rear garden	1
Common and Shared Areas		No common or shared areas	1
Other		Tree to rear has a Tree Preservation Order (TPO)	C

13 : Plans, Diagrams and Supplementary Images

1. Floorplan

About the survey and the report

Important information

This report is for your private and confidential use, and for the use of a potential buyer in the expectation that the successful buyer will have relied upon it.
It should not be reproduced in whole or in part or relied upon by Third Parties for any purpose without the express written authority of the Surveyor.
We do not accept responsibility if another person reproduces the report in whole or in part or relies on it for any purpose without us providing written confirmation that they may do so.
We will not be liable if you rely on or use the report for anything other than the purpose of selling or buying the property.
We will not be liable to any person other than you, and the successful buyer, for any information or advice set out in the report or any part of its contents.
The report is not to be relied upon in any manner whatsoever when considering the market value (valuation) of the property at any time.
This report contains our opinion about the condition of the property on the day it was inspected, which you, the seller and the successful buyer, should consider carefully as it may include important information about the condition of the property. If you decide not to act on the advice in the report then you do so at your own risk.

This report tells you:-

• about the construction and condition of the property as far as could be ascertained on the day of the inspection.
• any limitations that the surveyor experienced during the course of the inspection.
• the nature of any significant defects that were found.
• about elements of the property that will require more frequent or costly maintenance than would normally be expected
• whether more enquiries or investigations are needed.

This report does not tell you/is not:-

• the market value of the property or matters that will be considered when a market valuation is provided.
• the insurance reinstatement/rebuild cost, or the cost of carrying out repairs or improvements.
• about the nature or condition of any part of the property that is/was specifically excluded from the inspection by prior arrangement, or was not accessible or visible using normal
and accepted surveying practices, or was not accessible or visible for health or safety reasons.
• about any minor defects that would be anticipated in a property of the type and age being inspected - the nature of such minor defects will vary between property types
• details of defects that would normally be categorised as wear and tear or which would normally be dealt with as a matter of routine maintenance.
• the report is not an asbestos inspection under the Control of Asbestos Regulations 2012.
• any advice on subjects that are not covered by the report. If you need further advice you must arrange for it to be provided separately.
• the condition of services (heating, plumbing, electrics, drains etc.) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.

How the survey is carried out

General

The surveyor WILL :-
a. follow the current RPSA Survey Inspection and Reporting Standards for a Home Survey.
b. carry out a thorough visual and non-invasive inspection of the inside and outside of the main building and all permanent outbuildings, recording the construction, condition and defects (both major and minor) that are evident.
c. endeavour to cover as much of the property as reasonably physically accessible. Where this is not possible an explanation is provided in the report.
d. use equipment such as a moisture meter, binoculars and a torch, and may use a ladder to obtain views of high or flat roofs, and to access hatches or obtain views no more than 3 metres above ground (outside) or above floor surfaces (inside) if it is safe to do so.
e. where is it safe and legal to do so, may use an extended camera pole or drone to view elements of the building that are beyond the reach of a typical surveyors ladder.
f. carry out a desk-top study prior to the survey inspection and make oral enquiries, where possible, for information about matters affecting the property.
g. check services for their normal operation in everyday use*

Services:-
*Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and no specialist tests are carried out on the services other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection. If any services (such as the boiler or mains water) were turned off, they will not be turned on for safety reasons and the report will state that to be the case.

During the course of the inspection the surveyor will NOT:-
a. force or open up the fabric of the property or make any physical changes to the property.
b. take up fitted carpets, fitted floor coverings or floorboards.
c. move furniture, or valuable or delicate objects, etc.,
d. remove the contents of cupboards, wardrobes, and/or roof spaces
e. operate old, damaged, corroded or delicate fixtures and fittings
f. remove secured panels and/or hatches or open electrical fittings.
g. inspect under-floor areas unless there is safe and clear access.

Outside

The Surveyor inspected the condition of boundary walls, fences, surfaces, permanent outbuildings, and areas in common (shared) use. To inspect these areas, the Surveyor walked around the grounds and any neighbouring public property where access could reasonably be obtained. Where there were restrictions to access, these are reported.
The Surveyor will not normally assume that access to neighbouring properties is granted, though may request permission for access if convenient to do so and considered necessary for a specific purpose, such as following the trail of suspicion to the source of a defect.
The surveyor did not carry out a survey to identify Japanese Knotweed, or other invasive plant species, though conducted a general assessment of the grounds to locate large or obvious plants, shrubs or trees that could present a risk to the structural safety of the property.
The Surveyor assumes that no treatments or management plans are in place for the control of invasive species unless informed otherwise by the property owners, or their agents.

How the survey is carried out contd ....

Outbuildings

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and therefore inspected, but the Surveyor does not report on the leisure facilities themselves, such as the pool itself and associated equipment internally and externally, landscaping or other facilities (for example, tennis courts and temporary outbuildings). You should obtain specialist advice for the condition, care and maintenance of such facilities.

Flats

When inspecting flats, the Surveyor assessed the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they were accessible from within the property or communal areas.

The Surveyor also inspected (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the Surveyor does not carry out any specialist tests other than through their normal operation in everyday use. The Surveyor did not conduct an inspection to establish the nature, safety or suitability of any External Wall Systems or other forms of cladding.

Hazardous substances, contamination and environmental issues

Unless otherwise expressly stated in the report, the Surveyor assumed that no harmful or dangerous materials or techniques have been used in the construction of the property. However, the Surveyor will advise if there is a likelihood that harmful or dangerous materials may have been used in the construction, and specific enquiries should be made or tests should be carried out by a specialist. The Surveyor does not comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination other than in a general sense and if free and publicly available information is accessible.

Asbestos

The Surveyor did not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the Surveyor assumes that there is a ‘dutyholder’ (as defined in the regulations), and that in place are an asbestos register and an effective management plan. The surveyor does not consult the dutyholder. The Surveyor will indicate the presence of materials or surface coatings that are commonly known to contain asbestos, where they are clearly visible.

Legal Considerations

Consents, approvals and searches

The Surveyor is entitled to assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the Property or affect the reasonable enjoyment of the Property.

The Surveyor is entitled to assume that all planning, building regulations and other consents required in relation to the Property have been obtained. The Surveyor did not verify whether such consents have been obtained.

Drawings and specifications were not inspected by the Surveyor.

The Surveyor is entitled to assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

Assumptions

Unless agreed in wring in advance, it is assumed that:-
a) The property is connected to mains services and the Client is aware of any matters to do with your right to access those services; and
b) The Client is aware of and accepts the basis on which the property can be accessed on foot and by vehicle.
The Surveyor will not be liable to the Client if they make an error or fail to tell you something in the report based on any of the above assumptions.

Legal Considerations

The Surveyor does not, and has not acted as ‘the legal adviser’ and does not comment on any legal documents. If, during the inspection, the Surveyor identified issues that legal advisers may need to investigate further, the Surveyor may refer to these in the report.

The report has been prepared by the Surveyor, who has the skills, knowledge and experience to survey and report on the property.

The report is provided for the use of the client(s) named on the front of the report and the Surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Nothing in these terms removes your right of cancellation under the Consumer Contracts Regulations 2013.

The Surveyor did not review the terms of an lease associated with the property and, as such, has provided no advice or information in respect of such a lease.

Legal Considerations contd ...

Limitation of our liability

We will not be liable to you if we make an error or fail to tell you something in the report as a result of any of the following
· Our inability to inspect an area of the property; or
· Any reliance placed by us on information provided by you or by any person who provides such information on your behalf

If we fail to comply with the terms of this contract we are responsible for loss or damage you suffer that is a foreseeable result of our breaking this contract or our failing to use reasonable care and skill, but we are not responsible for any loss or damage that is not foreseeable. Loss or damage is foreseeable if either it is obvious that it will happen or if, at the time the contract was made, both we and you knew it might happen, for example, if you discussed it with us during the survey process.

Our maximum liability

Our maximum liability to you for our negligence or any other breach or fault on our part arising in connection with the service shall be limited to the cost of your rectifying any defect in the property which under the terms of this contract we should have but did not notify you of or failed to adequately notify you of in the report.

We do not exclude or limit in any way our liability to you where it would be unlawful to do so. This includes liability for death or personal injury caused by our negligence or the negligence of our employees, agents or subcontractors; for fraud or fraudulent misrepresentation

	About your Surveyor			
Surveyor	Alan Milstein			
Address	Skyline Surveyors Ltd 6 Whyke Lane, Chichester, PO19 7UR			
Contact Details	Telephone	07905 259293		
	Mobile			
	Email	alan@skylinesurveyors.co.uk		
Signed (electronic signature)			Date Finalising Report	15 Aug 2025

Customer Care

Customer Care

At Skyline Surveyors Ltd our aim is to provide the best level of service possible and we go to very great lengths to ensure that the survey report we have prepared for you is as accurate, informative and complete as possible.

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to raise a concern. We will treat any concerns positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards. We will deal with any concerns quickly and will take prompt action to resolve them.

How to contact us

There are several ways you can contact us:
- You can call us by telephone - 07905 259293
- You can email us at alan@skylinesurveyors.co.uk
- You can write to us at our office, Skyline Surveyors Ltd, 6 Whyke Lane, Chichester, PO19 7UR

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