

Home Health Check[©]

Inspection and Report

Property Address

Client's Name

Date of Inspection

SHEFFORDS

CHARTERED SURVEYORS

EST. 1887

Contents

Section A	Introduction to the Report
Section B	About the Inspection
Section C	Overall Opinion
Section D	An explanation of Condition Ratings
Section E	External Building Elements
Section F	Internal Building Elements
Section G	Services
Section H	Grounds
	What to do now
	Typical House Diagram

Property Address

Section A

Introduction to the Report

A bespoke and comprehensive inspection and report on your property undertaken by a Chartered Surveyor so that you can understand its current condition and plan the maintenance of your building to help safeguard what maybe your most expensive asset.

The Sheffords Home Health Check[®] is an inspection and report produced by an RICS Surveyor who has written the report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

The Sheffords Home Health Check[®] aims to help you:

- understand the current condition of the external and internal building elements
- maintain your home to preserve its value and/or prepare the property for sale
- prioritise the required planned and reactive building maintenance; and
- consider what further advice may be required.

The Sheffords Home Health Check[®] is NOT a Building Survey, HomeBuyers Report or any other type of service offered as part of the RICS Home Survey suite of services. The inspection and report is an adaptation of a Home Survey aimed specifically at providing advice to homeowners, landlords, property managers and other stakeholders in residential property.

Property Address

Section B

About the Inspection

Surveyor's Name

Surveyor's RICS Number

Company Name

Sheffords (Kent) Limited trading as Sheffords Chartered Surveyors

Date of Inspection

Report Reference Number

Related Party Disclosure

Full Address of the Property

Weather conditions when the inspection took place

The status of the property when the inspection took place

Property Address

Section C

Overall Opinion

Our overall opinion of the property

--

Recommended further investigations

--

Summary of considerations prior to sale

--

Risks

--

Comments on the energy efficiency of the property to be read in conjunction with any EPC.

--

Property Address

--

Section D

An explanation of Condition Ratings

We inspect the outside and inside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the services which can be seen but we do not test them.

To help describe the condition of the property we give condition ratings on the main parts (the elements). Some elements can be made up of several different parts.

The condition ratings are described as follows:

3

Defects that are serious and/or need to be repaired, elements replaced or defects investigated urgently.

2

Defects that need repairing or elements replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

1

No repair is currently needed. The property must be maintained in the normal way.

NI

Not inspected (see 'Important note' below).

Important Note:

We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and underfloor spaces so far as there is safe access to these (although we do not lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these areas the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.

Property Address

Section E

External Building Elements

1 2 3 NI

Limitations

We have inspected the property from ground level utilising binoculars.

E1 Chimney Stacks

--	--

E2 Roof Coverings

--	--

E3 Rainwater Pipes & Gutters

--	--

E4 Main Walls

--	--

E5 Windows

--	--

E6 Outside Doors (including patio doors)

--	--

E7 Conservatory and Porches

--	--

E8 Other Joinery & Finishes

--	--

E9 Other

--	--

Property Address

--

Section F

Internal Building Elements



Limitations

Where fitted floor coverings and furniture were in position they have not been lifted or moved. 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.

F1 Roof Structure

--	--

F2 Ceilings

--	--

F3 Walls & Partitions

--	--

F4 Floors

--	--

F5 Fireplaces, Chimney Breasts and Flues

--	--

F6 Built-in Fittings (built-in kitchen and other fittings, not including the appliances)

--	--

F7 Woodwork (for example staircase and joinery items)

--	--

F8 Bathroom Fittings

--	--

E9 Other

--	--

Property Address

--

Section G

Services



Limitations

We have carried out a visual inspection of the accessible parts of the services.

G1 Electricity

--	--

G2 Gas/Oil

--	--

G3 Water

--	--

G4 Heating

--	--

G5 Water Heating

--	--

G6 Drainage

--	--

G7 Common Services

--	--

G7 Other Services/Features

--	--

Property Address

--

Section H

Grounds

1 **2** **3** NI

Limitations

--

H1 Garage

--	--

H2 Other

--	--

H3 General

--	--

Property Address

--

What to do now

Getting quotations

You should get at least two quotations from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for,
- describe in writing exactly what you want them to do; and
- get the contractors to put the quotation in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

Further Investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who you should use for these further investigations

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and damage could result. In some cases, the cost of investigation may be high.

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 - repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

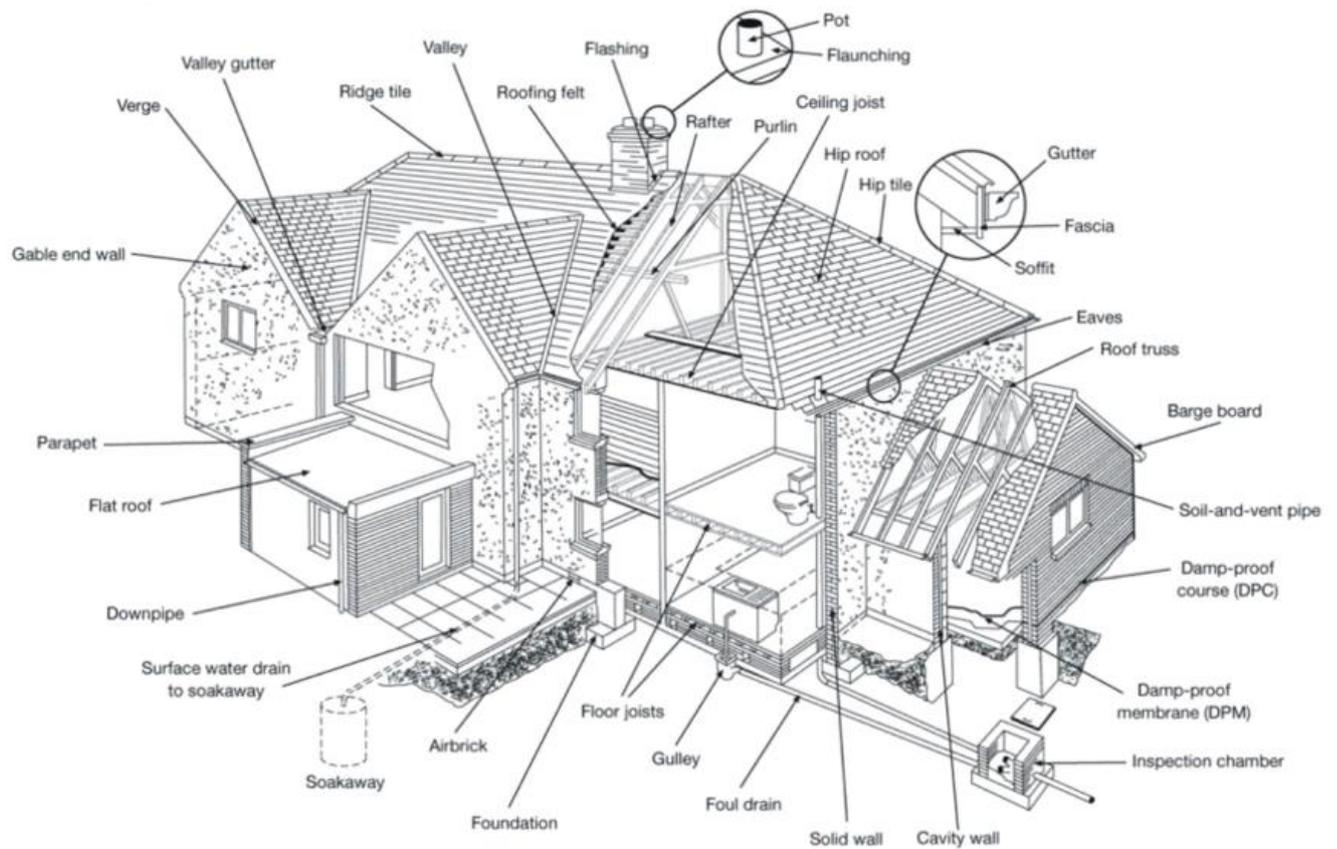
Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Property Address

Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



Property Address