

GEM Associates Limited
Independent Chartered Surveyors

0800 298 5424

Dear Sir/Madam

Re: Survey

We have been commissioned by the prospective purchasers of your property to carry out a Survey on your home and have booked an appointment with yourselves for.

To enable us to provide a comprehensive report on your property it would be appreciated if you could answer the following questions as fully as possible return to us by email or alternatively hand it to / leave it for the Surveyor at the time of his inspection.

If there are sections that do not apply please mark these N/A and if you are unable to answer N/K (not known).

Thank you for your co-operation in this matter.

Finally, as you are moving house are you buying a new one? If so why not visit our website www.1stAssociated.co.uk - you may find some information that helps you.

Yours faithfully

For and on Behalf of
GEM Associates Limited Chartered Surveyors

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Name

Mobile

Address

Post code

Email

1.0 GENERAL INFORMATION

- 1.1 How long have you lived at the property ?
- 1.2 How old is the main property ?
- 1.3 Has the property been extended or altered ? Yes / No
If Yes – how long ago ?
- 1.4 Are you aware of any disputes with neighbours in respect of boundaries, trees, etc ? Yes / No
- 1.5 Have you experienced any flooding at the property ? Yes / No
If Yes - when ?

2.0 PLANNING

- 2.1 Are there any approved plans for extensions still current, but not yet carried out ? Yes / No
- 2.2 Are you aware of any planning/highway proposals that will affect the property ? Yes / No

3.0 SERVICES

3.1 Location

- 3.1.1 The external stopcock is located
- 3.1.2 The internal stopcock is located
- 3.1.3 Electricity mains on/off switch is located
- 3.1.4 Fuse box / circuit breaker is located
- 3.1.5 Gas on/off control is located
- 3.1.6 Fire Alarm is located

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3.1.7 Alarm is Located

3.2 Drainage

- 3.2.1 Is the property connected to Mains drainage Septic tank Cess pool
- 3.2.2 Is any part of the drainage system shared ? Yes / No
- 3.2.3 If manholes are not located within the boundaries of the site where are they

3.3 Plumbing

- 3.3.1 Have there been any plumbing leaks within the last 5 years (if so please give details) Yes / No

3.4 Heating

- 3.4.1 How is hot water / central heating supplied
- 3.4.2 Is the heating system regularly serviced (please give details of when last serviced) Yes / No
- 3.4.3 How old is the boiler installation ?

3.5 Electricity

- 3.5.1 When was the electric system last tested ?
- 3.5.2 Has the system been extended / altered ? Yes / No
- 3.5.3 If yes when and what

4.0 STRUCTURE

4.1 Structural Alterations / Additions

- 4.1.1 Have any structural alterations or additions been made ? Yes / No

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4.1.2 If yes was Planning Permission / Building Control Approval obtained ? Yes / No

4.2 Chimneys

4.2.1 Are the chimneys in the property in use and if so when were they last swept ? Yes / No

4.2.2 Have any chimneys / chimney breasts been removed in whole or in part ? Yes / No

4.3 Roofs

4.3.1 Have there been any recent roof leaks ? Yes / No

4.3.2 In the case of any flat roofs please advise when last re-covered and by whom.

4.3.3 Is the roof space boarded out ? Yes / No

4.4 Walls

4.4.1 Have the walls been insulated? Yes / No

4.4.2 Have any wall ties been replaced ? Yes / No

4.5 Subsidence / Settlement / Movement

4.5.1 Are you aware of any settlement / subsidence / movement to the property ? Yes / No

4.5.2 Are you aware of any internal or external cracks to the property (please give details) ? Yes / No

4.5.3 Has the property ever been monitored for/reported on regarding structural movement ? Yes / No

4.4.4 If yes please give details.

4.4.5 Has the property / foundations been underpinned (please give details) ? Yes / No

4.4.6 Has any insurance claim been made in relation to subsidence / settlement / movement ? Yes / No

5.0 DECORATIONS

5.1 When was the property last painted externally ?

And When was the property last decorated internally ? ongoing ? every few years ? Other?

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6.0 TIMBER / DAMP TREATMENT

- 6.1 Has any timber infestation (woodworm) treatment taken place ? Yes / No
- 6.2 Are you aware of any dry rot / wet rot in the property ? Yes / No
- 6.2.1 If yes has the area / areas been treated ? Yes / No
- 6.3 Has a damp proof course been inserted / reinserted ? Yes / No

7.0 HAZARDS

- 7.1 Are you aware of any hazards to the property such as Radon / electro magnetic fields ? Yes / No
- 7.2 Are you aware of any asbestos in the property (including garage if applicable) ? Yes / No
- 7.3 Are you aware of any lead pipework to the property ? Yes / No

8.0 EXTERNALLY

- 8.1 Are there any paths, drives etc used jointly with anyone else ? Yes / No
- 8.2 Which boundary fences / walls are you responsible for ?
- 8.3 Are there any issues relating to trees / hedges in your / the adjoining property ? Yes / No

9.0 ANY OTHER MATTERS WHICH MAY BE OF INTEREST / HELP TO THE SURVEYOR ?

- 9.1 Please detail here any other relevant information not covered by our questions.

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Thank you for completing this questionnaire. To assist the Surveyor during his inspection it would be appreciated if you could:

1. Clear out airing cupboards etc in which hot water cylinders, stop cocks etc are located;
2. Clear access into any roof spaces;
3. Make available keys to window locks;
4. Arrange for the central heating and radiators to be turned on at some point during the survey;
5. Make available any copies of guarantees for double glazing, woodworm treatment etc;

Signed: Owner or part owner Yes or No

Please print name: Dated: