



# New Build Inspection Report

CLIENT [REDACTED]

PROPERTY [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

SURVEY DATE [REDACTED]

REF [REDACTED]





## About the survey and the report

### Introduction

This report is for your private and confidential use, and for use by your professional advisers. It may be used to inform builders, developers, contractors and other associated parties of issues that have been observed during this survey and now require remediation. The report is produced by an accredited inspector/surveyor who will provide an opinion about the condition of the property upon which you will be able to rely on and use. However, if you decide not to act on the advice in the report you do so at your own risk.

You should refer to the Terms and Conditions agreed upon prior to the inspection for a full description of the service provided.

### This report:-

- Is a visual inspection of the property described in the Order.
- is a non-invasive inspection - it will inspect areas normally opened or used by occupants.
- advises on "snags" identified at the property.
- identifies any limitations that we experienced during the course of the inspection.
  
- does not include an indication of market value, rebuild or repair costs.
- is not an asbestos survey.
- is not a Japanese Knotweed, or other invasive plant species, survey.
- is not an investigation or assessment of conformity to Building Regulations.
- is not a form of guarantee or warranty.
- does not identify the nature, safety or suitability of any External Wall Systems or other forms of cladding.

### This report does not tell you/provide:-

- 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.  
not accessible or visible using normal and accepted surveying practices.  
not accessible or visible for health or safety reasons.
- Information about any minor defects that would normally be accepted as being within normal tolerances.
- 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.
- Information on any matters which are beyond the scope of the RPSA New Build Inspection & Reporting Standards v1.2 Nov 21.



## About the survey and the report (contd)

### How the inspection was conducted;

External elements, including, but not limited to, walls, roofs, gutters, fascias and soffits, were inspected from a distance of 10m in natural daylight and with no artificial light shining on the surface.

Internal ceiling, wall, paintwork finishes, mastic and sealing were inspected in daylight from a minimum distance of 2m and with no artificial light on the surface. Where no natural daylight was available, inspection was carried out with a single light source.

Cupboards, wardrobes, surfaces and fitted furniture (including kitchens and bathrooms) were inspected in daylight from a distance of 0.5m and with no artificial light on the surface. Where no natural daylight was available, inspection was carried out with a single light source.

Glazing was inspected in daylight from a minimum distance of 2m (laminated or toughened glass from 3m) and with no artificial light on the surface, with fine scratches less than 25mm and bubbles or blisters if they are neither obtrusive or bunched, being acceptable.

All checks on the property, unless otherwise stated, were carried out visually from the ground (in the case of exterior) or from internal floors [in the case of the interior].

Loft spaces and eaves were only checked where safely accessible to do so.

**It is accepted that new homes are constructed in environments subject to changeable atmospheric and weather conditions, and with materials that may be inconsistent in their finish.**

**As such, any inspection of a new home must consider that there will be tolerances in all finishing standards and that perfection is unlikely to be achievable in most normal circumstances. However, specific definition of tolerances is unachievable due to the bespoke nature of new homes and the physical restrictions of conducting precise measurement within a normal surveying environment.**



## Report Contents

### **1. General Property**

A description of the property's configuration and general comments.

### **2. General questions**

Details provided if the surveyor has seen any evidence of their checklist items during the inspection.

### **3. General Photos**

Photos of the property, grounds, internal rooms and services for background information only.

### **4. External Observations**

Items for repair or attention, external to the property.

### **5. Grounds Observations**

Items for repair or attention, within the grounds of the property - including outbuildings and the drainage system.

### **6. Internal Observations**

Items for repair or attention, internal to the property - including the roof space, all rooms, internal services and all fixtures and fittings.

### **7. About your surveyor**

Contact details of your surveyor.

### **8. Customer Care**

Details about the surveyor's customer care process.

# 1 : General Property

<p><b>General Information</b></p>	<p>The property inspected was a 3 bedroom semi-detached house. Formed of brick/block and stone masonry walls under a pitched slate roof. There is a front porch canopy with a GRP (fibre glass) flat roof.</p>
<p><b>Limitations</b></p>	<p>Inspectors will follow the NHQB guidance below when completing the inspection and where it isn't possible to comply with the guidance make reference to this limitation in the inspection notes:</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
<p><b>Parties Present</b></p>	<p>Surveyor and the Assistant Site Manager.</p>
<p><b>Property Type</b></p>	<p>House</p>
<p><b>Property Form</b></p>	<p>Semi Detached</p>



<b>Type of construction and materials used</b>	Masonry/brick cavity wall with timber spandrel panels.
<b>Accommodation</b>	1 : Reception Rooms 1 : Kitchen 0 : Utility 1 : Hall 3 : Bedrooms 3 : Bath/Shower/WC 1 : Landing 1 : Roof Space 0 : Other
<b>Floor Area (approx)</b>	87 m2
<b>Heating</b>	Gas combi boiler.
<b>Garaging</b>	NO
<b>Weather Conditions</b>	Dry, circa 10c, clear sky.

## 2 : Surveyor Checklist

Surveyor Checklist			
<b>Health and Safety Issues - Any open excavations, discarded materials or trip hazards on the plot?</b>	No issues noted by the surveyor.		NO
<b>Any scaffolding on the plot?</b>	No scaffolding on the plot. However there is scaffolding to the plot directly behind the subject.		NO
<b>Incomplete roads and footpaths? Lack of base layer installed (minimum)? Inadequate lighting?</b>	The tarmac access road and parking area are complete.		NO
<b>General Site - is the site untidy?</b>	The site is tidy, however building to other plots continues to take place and there are construction materials located around site too.		NO
<b>Was there sufficient natural daylight to complete the inspection without artificial light?</b>	Yes.	YES	

## 2 : Surveyor Checklist ... Contd

Public Information - Environment Observations			
<b>Flooding</b>	<p>Based on a postcode search only, [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	YES	
<b>Mining</b>	No record of historic mining activity.		NO
<b>Oil and Gas</b>	<p>Your Legal Advisor must make further [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>		NO
<b>Radon</b>	<p>The property is in an area that can be affected by Radon gas. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	YES	
<b>Geology</b>	<p>It is possible that the property is built on ground which contains an amount of clay. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	YES	





<b>HS2</b>	<b>The area around the property is not adversely affected by the HS2 development.</b>		<b>NO</b>
<b>Anything else</b>	<b>No further issues noted by the surveyor.</b>		<b>NO</b>

## 2 : Surveyor Checklist .... Contd

Public Information - General Observations			
<b>The EPC (what is the rating)</b>	The EPC indicates the property has an Energy Efficiency Rating of Band B (B-84) with a potential to achieve Band A (A-96) by the installation of Solar water heating and solar photovoltaic panels.		NO
<b>Planning Records</b>	There are no planning documents relating to the property on the local authority public planning portal.		NO
<b>Land Registry</b>	The property is not yet registered at HMLR and no public records exist at this time. [REDACTED]	YES	
<b>Broadband Speed</b>	OFCOM broadband and mobile coverage checker suggests [REDACTED]		NO
<b>Historic England</b>	The property is not listed but may be within the curtilage of nearby listed buildings, your legal advisor must confirm this for you.		NO
<b>Estate Agency / Online Property Info</b>	No issues noted by the surveyor.		NO
<b>Other</b>	None.		NO

## 2 : Surveyor Checklist ... Contd

Conveyancing Observations			
<b>Rights of Way</b>	<p>The property requires/may need a right of way over the tarmac driveway to the property parking area.</p> <p>Your solicitor should check this right of way exists.</p>	YES	
<b>Easements / Wayleaves</b>	<p>The surveyor is not aware of any relevant rights however [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	YES	
<b>Boundaries</b>	<p>There are no scaled plot details available from the Agent and no details of the boundaries on the publicly accessible HMLR databases.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	YES	
<b>Flying Freeholds</b>	<p>No flying freeholds were identified at the property.</p>		NO
<b>Non-conformity to planning approvals</b>	<p>There is no evidence of conformity or non-conformity with planning approvals or building regulation approval at the local authority public viewer planning portal.</p>		NO
<b>Letting/subletting</b>	<p>The site agent states vacant possession on completion. Your solicitor should confirm this prior to completion.</p>		NO
<b>Other</b>	<p>None.</p>		NO

### 3 : General Photographic Schedule

**A:Elevations**



1. Right elevation

**A:Elevations**



2. Front elevation

**A:Elevations**



3. Rear elevation

**B:Grounds**



4. Rear garden



**B:Grounds**



5. rear garden

**B:Grounds**



6. Rear garden patio. Timber shed cannot be opened as no lock installed.

**B:Grounds**



7. Right side path

**B:Grounds**



8. Front garden and path



**B:Grounds**



9. Parking spaces

**B:Grounds**



10. Pumping station at front, this may create noise during use, your legal advisor should confirm hours of operation and potential for disturbing you during occupation.

**C:Internal Rooms**



11. Hallway

**C:Internal Rooms**



12. WC



**C:Internal Rooms**



13. Kitchen diner

**C:Internal Rooms**



14. Ynder stairs cupboard

**C:Internal Rooms**



15. Lounge

**C:Internal Rooms**



16. Stairs



**C:Internal Rooms**



17. Landing

**C:Internal Rooms**



18. Bed 1

**C:Internal Rooms**



19. En suite

**C:Internal Rooms**



20. Bed 1 wardrobes





**C:Internal Rooms**



21. Bathroom

**C:Internal Rooms**



22. Landing cupboard

**C:Internal Rooms**



23. Bed 2

**C:Internal Rooms**



24. Bed 3

D:Services



25. Gas meter, [REDACTED]

D:Services



26. Electricity meter

D:Services



27. Landing cupboard

D:Services



28. Socket upstairs. Tester in action.



**D:Services**



29. Socket in kitchen. Tester in action.

**D:Services**



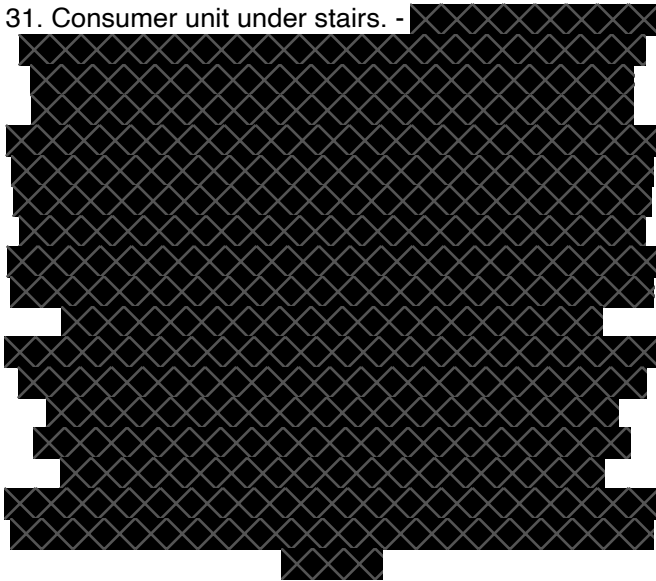
30. Stop cock under kitchen sink.



**D:Services**



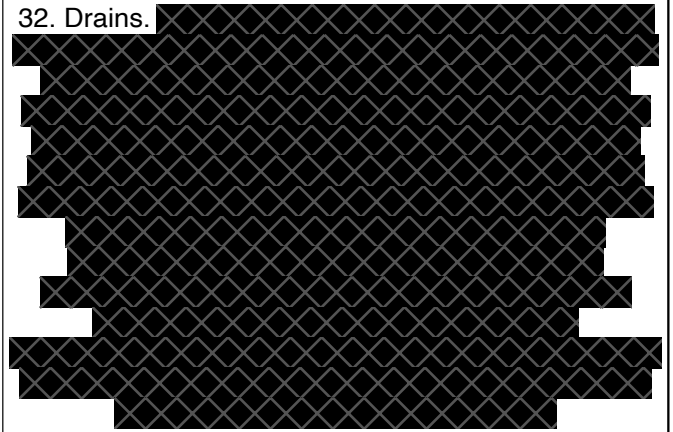
31. Consumer unit under stairs. -



**D:Services**



32. Drains.

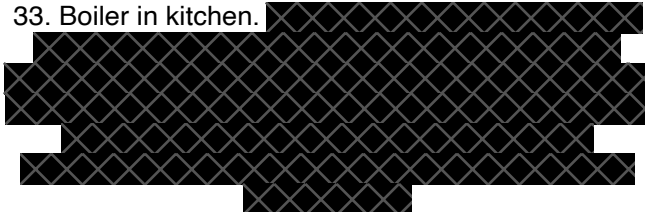




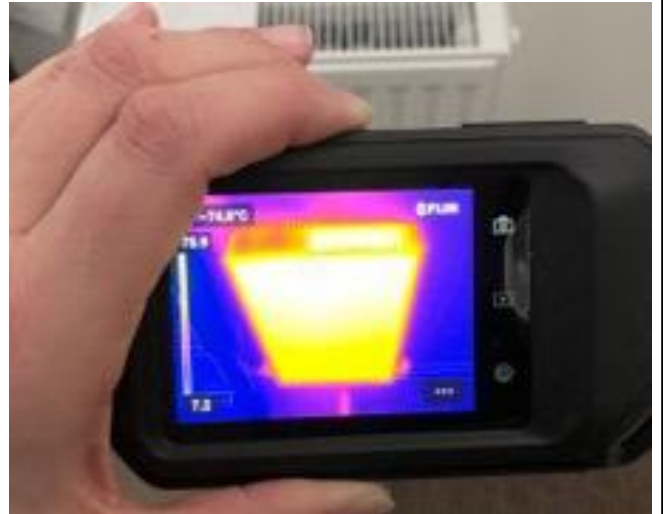
**D:Services**



33. Boiler in kitchen.



**D:Services**



34. Hallway radiator.

**D:Services**



35. lounge radiator.

**D:Services**



36. Bed 1 radiator.









**D:Services**



37. CO meter reading.

## 4 : External Condition

Location / Element	Picture	Comments	Trade
<p>Front Elevation</p> <p>Walls</p>		<p>Ground floor window upper section under soldier course, mortar sporadically missing.</p>	<p>Bricklayer</p>
<p>Front Elevation</p> <p>External Joinery and Finishes</p>		<p>There is building debris and splashback to the underside of the soffits at the front elevation, this requires cleaning.</p>	<p>Cleaner</p>
<p>Front Elevation</p> <p>Windows and External Doors</p>		<p>The front door porch canopy on the right hand side has mastic that has been inappropriately applied and to a lesser extent the same is similar on the left-hand side.</p>	<p>Decorator</p>

<p>Front Elevation</p> <p>Windows and External Doors</p>		<p>The front door sealant where it joins the upright of the canopy has mastic with finger depressions to it.</p>	<p>Decorator</p>
<p>Front Elevation</p> <p>Walls</p>		<p>The PVC damp proof course to the property is present however has been breached by mortar for most of the perimeter and this needs to be addressed. Additionally, the ground levels have reduced the height of the damp proof course to less than 150 mm.</p>	<p>Bricklayer</p>
<p>Front Elevation</p> <p>Walls</p>		<p>Ground floor kitchen window right side of brick arch has shrinkage to the mortar approximately 20 cm in a vertical length that needs to be repointed. There is a similar issue to the left side of the same arch.</p>	<p>Bricklayer</p>



**PAGES  
REMOVED ON  
PURPOSE**



## 7 : About your Surveyor

Surveyor	[REDACTED]		
Address	West Country Surveyors Ltd Six Gables, Otterford, Somerset, TA20 3QS		
Contact Details	Telephone	01823 429823	
	Mobile		
	Email	office@westcountrysurveyors.co.uk	
Signed (electronic signature)	[REDACTED]	Date Finalising Report	[REDACTED]



## 8 : Customer Care

### Customer Care

At West Country 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 - 01823 429823
- You can email us at [office@westcountrysurveyors.co.uk](mailto:office@westcountrysurveyors.co.uk)
- You can write to us at our office, West Country Surveyors Ltd, Six Gables, Otterford, Somerset, TA20 3QS