



Byw yng Nghymru
Living in Wales

2004



Llywodraeth Cynulliad Cymru
Welsh Assembly Government



Please affix
Address Label here

Surveyor Name

Surveyor ID

OFFICE USE ONLY

Checked by Supervisor

Y N

Returned to Surveyor

Y N

Re-checked by Supervisor

Y N

NOTES: Name / Phone numbers / Directions, etc

CHECK YOU ARE AT THE
CORRECT ADDRESS

DO NOT WRITE PERSONAL DETAILS BELOW THIS LINE

1. Survey record

(Attempt to rebook missed appointments)

	Visit 1	Visit 2	Visit 3	Visit 4	Notes
Visit made	Y N	Y N	Y N	Y N	
Was this a booked appointment?	Y N	Y N	Y N	Y N	
	Day Month	Day Month	Day Month	Day Month	
Record date of this call					
(24 hour clock)	Hr mm	Hr mm	Hr mm	Hr mm	
Start time					
Finish time					
Outcome					
Full/completed survey	1	1	1	1	
Non-survey	2	2	2	2	
Partial survey	3	3	3	3	
Reason for non-survey					
Refusal on doorstep	1	1	1	1	
Refusal during survey	2	2	2	2	
Refusal by phone with surveyor	3	3	3	3	
Refusal notified by MORI	4	4	4	4	
No contact	5	5	5	5	
Contact made - survey rescheduled	6	6	6	6	
Too dark to complete	7	7	7	7	
Other	8	8	8	8	

Write in photograph number:

Front of
dwelling

Back of
dwelling

Up road

Down road

WRITE IN 0 FOR 'NOT TAKEN'
AND X IF REFUSED PERMISSION

2. Dwelling identification

Is address a single dwelling?

Y N

Is address

Part of dwelling 1	More than one dwelling 2	Dwelling with non-residential 3
Number of addresses at dwelling	Number of dwellings at address	Number of dwellings at address
Address surveyed same as printed address		Y N
Go to Section 3		Go to Section 3
		Make notes above, then go to Section 3

3. Dwelling description and occupancy

Type of occupancy (clarify with household)

Single family dwelling 1	Shared house 2	Household with lodgers 3	Bedsits or flatlets 4	Purpose built with shared amenities 5	Hostel/B&B 6
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Refer to Manual for guidance on how to complete form

Dwelling type

House/bungalow					Flat		
End terrace 1	Mid terrace 2	Semi detached 3	Detached 4	Temporary 5	Purpose built 6	Converted 7	Non residential plus flat 8

Construction date (clarify with household)

Pre 1850 1	1850-1899 2	1900-1918 3	1919-1944 4	1945-1964 5	1965-1974 6	1975-1980 7	1981-1990 8	Post 1990 9
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Occupancy (ask where possible)

Occupied 1	Vacant						
	Awaiting another owner 2	Awaiting another tenant 3	Awaiting demolition 4	Being modernised 5	New never occupied 6	Being used for other purpose 7	Other (specify) ----- 8

If occupied: how long have the current occupants lived here?

Years: Months:

If vacant: how long has the dwelling been vacant?

Years: Months:

Is the dwelling boarded up/secured? Y N

If occupants have moved in within the last 3 months, ask for date:-

Day: Month: Year:

IDENTIFY MODULE NOW

4. Module associated with the address surveyed

House (single unit) 1	Converted building (multiple units) 2	Purpose built flats (multiple units) 3
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Have all the accommodation units exclusive use of key amenities?

Yes - sole use 1	Mix (e.g. some sole use, some shared amenities) 2	No (all units share at least one amenity) 3
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Number of units with exclusive use of amenities:

Number of units which share amenities:

Go to Section 5

5. Interior

Does room exist?	Living room	Kitchen	Bedroom	Bathroom	Circulation
Level (B, G, 1, 2, 3 etc)					
Function (L, K, S, T, D, B, U, C, X)					
Room inspected?	Y N	Y N	Y N	Y N	Y N
Ceiling height (metres)					
Width (metres)					
Depth (metres)					
Serious underestimate of room size?	Y N	Y N	Y N		

Ceilings (answer in m²)

Faults?	Y N	Y N	Y N	Y N	Y N
Take down and renew					
Isolated repair, fill cracks					

Floors (answer in m²)

Solid floors?	Y N	Y N	Y N	Y N	Y N
Faults?	Y N	Y N	Y N	Y N	Y N
Replace structure					
Replace only boards or screed					
Refix boards/repair screed					

Walls (answer in m²)

Faults?	Y N	Y N	Y N	Y N	Y N
Rebuild partition wall					
Hack-off, replaster					
Isolated repair, fill cracks					
Dry lining present?	Y N	Y N	Y N	Y N	Y N

Doors (answer in numbers)

Faults?	Y N	Y N	Y N	Y N	Y N
Renew					
Repair/rehang					

Windows/Frames

Faults?	Y N	Y N	Y N	Y N	Y N
Means of escape?	Y N	Y N	Y N	Y N	Y N
Secondary glazing for sound insulation?	Y N	Y N	Y N	Y N	Y N
Draught proofed	Y N	Y N	Y N	Y N	Y N

Heating & Services

CH/prog. appliance?	Y N	Y N	Y N	Y N	Y N
Fixed other heater?	Y N	Y N	Y N	Y N	Y N
Gas point/fused spur?	Y N	Y N	Y N	Y N	Y N
Fluorescent/low energy lighting?	Y N	Y N	Y N	Y N	Y N
No. of 13 A power sockets					

Defects

	Living room	Kitchen	Bedroom	Bathroom	Circulation
Fabric disrepair	Y	Y	Y	Y	Y
Amenities disrepair	Y	Y	Y	Y	Y
Services disrepair	Y	Y	Y	Y	Y
Sloping floor/cracks/distortion	Y	Y	Y	Y	Y
Wood boring insect attack	Y	Y	Y	Y	Y
Dry/wet rot	Y	Y	Y	Y	Y
Rising (ground level) damp	Y	Y	Y	Y	Y
Penetrating (higher level) damp	Y	Y	Y	Y	Y
Serious condensation/mould growth	Y	Y	Y	Y	Y
Ventilation - window openings sealed	Y	Y	Y	Y	Y
Ventilation - no/small window openings	Y	Y	Y	Y	Y
Inadequate appliance ventilation	Y	Y	Y	Y	Y
Natural light - windows too small	Y	Y	Y	Y	Y
Natural light - overshadowed	Y	Y	Y	Y	Y
Inadequate artificial light	Y	Y	Y	Y	Y
Inadequate heating provision	Y	Y	Y	Y	Y
Ill-fitting doors/windows	Y	Y	Y	Y	Y
Low headroom (collision risk)	Y	Y	Y	Y	Y
Slippery flooring		Y		Y	
Defects present	N	N	N	N	N

Integral garage	Integral balcony	Extra room 1	Extra room 2	Extra room 3	Extra room 4	Extra room 5	Extra room 6	Extra room 7	Habitable rooms (specify No)
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	
									Separable units?
									Y N

Stairs within dwelling

Present?	Y N
Open Plan?	Y N
Faults?	Y N
Replace structure	Y
Replace treads	Y
Replace balustrades	Y
Repair/refix treads/balustrades/handrails	Y

Internal design defects

Unsafe staircase	Y
Trip steps/hazards	Y
Dangerous windows/landings/balconies	Y
Entrance door leads directly into living room	Y

Security of dwelling

	High	Fairly high	Fairly low	Low	Very low	Not Applic
Main entrance door	1	2	3	4	5	
Other external doors	1	2	3	4	5	8
Accessible windows	1	2	3	4	5	8

Burglar alarm present?	Y N
Door viewer present?	Y N
Mains powered smoke detector on each floor?	Y N

Fire safety

Escape route from bedrooms to exit of dwelling	Protected route	Enclosed hall	Enclosed stair to living	Open plan stairs	Bedroom off/part of living
	1	2	3	4	5

Access for the disabled

Flush threshold?	Y N
Level access?	Y N
Bathroom/WC at entrance level?	Y N
Doorsets/circulation >900mm?	Y N
Straight stairs with landings >900mm?	Y N

Adaptations for the disabled

Ramps?	Y N
Grab rails?	Y N
Stair lift?	Y N
Hoists?	Y N
Electrical modifications?	Y N

Summary of internal condition

	Seriously defective	Defective	Acceptable	Satisfactory
Repair	1	2	3	4
Stability	1	2	3	4
Dampness	1	2	3	4
Ventilation	Unfit	Defective	Acceptable	Satisfactory
	1	2	3	4
Lighting	1	2	3	4
Heating provision	1	2	3	4

Final fitness assessments

5. Interior – amenities

Drinking water supply pipework

Before stopcock?

Pipework seen	Lead present	Mains
Y N	Y N	Y N
Y N	Y N	

After stopcock?

Kitchen amenities

- Cold water drinking supply?
- Hot water?
- Sink?
- Fixed waste?
- Cooking provision?
- Cupboards?
- Worktop?
- Extractor fan?
- Washing Machine Provision?
- Tumble Dryer Provision?
- Refrigerator Provision?

	Present Working		None	Action			
	Y	N		Minor repair	Major repair	Replace	Install
Cold water drinking supply?	Y	N	1	2	3	4	5
Hot water?	Y	N	1	2	3	4	5
Sink?	Y	N	1	2		4	5
Fixed waste?	Y	N	1	2		4	5
Cooking provision?	Y	N	1	2	3	4	5
Cupboards?	Y	N	1	2	3	4	5
Worktop?	Y	N	1	2	3	4	5
Extractor fan?	Y	N					
Washing Machine Provision?	Y	N					
Tumble Dryer Provision?	Y	N					
Refrigerator Provision?	Y	N					

Final fitness assessment	Unfit	Defective	Acceptable	Satisfactory
	Cold water supply	1	2	3

Y N	Adequate cooker space?		
Y N	Adequate cupboard units?		
Under 1.5m	1.5-3m	Over 3m	Worktop (metres)
1	2	3	

Safety and Hygiene

	Seriously defective	Defective	Acceptable	Satisfactory
Space	1	2	3	4
Layout	1	2	3	4
Cleanability	1	2	3	4

Final fitness assessment	Unfit	Defective	Acceptable	Satisfactory
	Food preparation	1	2	3

Amenities last refurbished	Original	Pre 1960	1960s	1970s	1980s	1990's +	In progress
	7	1	2	3	4	5	6

Actual date of refurbishment (if known)		Adapted for disabled use?	Y N
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Bathroom amenities

- Bath?
- Shower in bathroom?
- Wash hand basin?
- Extractor fan?

	Present Working		Hot & cold water	None	Action				Floor		Bathroom badly located?	Separate cubicle?	Bathroom: No. of external surfaces
	Y	N			Minor repair	Major repair	Replace	Install	BB	GG			
Bath?	Y	N	Y	1	2		4	5	BB	GG	Y	N	
Shower in bathroom?	Y	N	Y	1	2		4	5	BB	GG		Y	N
Wash hand basin?	Y	N	Y	1	2		4	5	BB	GG			
Extractor fan?	Y	N											

Safety and Hygiene

	Seriously defective	Defective	Acceptable	Satisfactory	Superior
Space	1	2	3	4	5
Layout	1	2	3	4	
Cleanability	1	2	3	4	

Final fitness assessment	Unfit	Defective	Acceptable	Satisfactory
	Bath/shower and wash hand basin	1	2	3

Amenities last refurbished	Original	Pre 1960	1960s	1970s	1980s	1990's +	In progress
	7	1	2	3	4	5	6

Actual date of refurbishment (if known)		Adapted for disabled use?	Y N
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W.C. amenities

W.C.?

	Present Working		None	Action				Floor		Internal?	Close to whb?	In bathroom?	If WC not in bathroom: Extractor fan?
	Y	N		Minor repair	Major repair	Replace	Install	BB	GG				
W.C.?	Y	N	1	2	3	4	5	BB	GG	Y	N	Y	N

Safety and Hygiene

	Seriously defective	Defective	Acceptable	Satisfactory	Superior
Space	1	2	3	4	5
Layout	1	2	3	4	
Cleanability	1	2	3	4	
Location	1	2	3	4	

Final fitness assessment	Unfit	Defective	Acceptable	Satisfactory
	W.C.	1	2	3

Amenities last refurbished	Original	Pre 1960	1960s	1970s	1980s	1990's +	In progress
	7	1	2	3	4	5	6

Actual date of refurbishment (if known)		Adapted for disabled use?	Y N
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Secondary amenities

- Second kitchen?
- Second bath/shower?
- Second wash hand basin?
- Second W.C.?

	Present Working		Hot & cold water	None	Action				Floor		In bedroom/en-suite	Internal?
	Y	N			Minor repair	Major repair	Replace	Install	BB	GG		
Second kitchen?	Y	N	Y	1	2	3	4	BB	GG			
Second bath/shower?	Y	N	Y	1	2	3	4	BB	GG		Y	N
Second wash hand basin?	Y	N	Y	1	2	3	4	BB	GG			
Second W.C.?	Y	N		1	2	3	4	BB	GG		Y	N

Summary of internal drainage	Seriously defective	Defective	Acceptable	Satisfactory
		1	2	3

6. Interior - Primary services

Gas system

		Action			
		None	Minor repair	Major repair	Replace
Present?	<input type="checkbox"/> Y <input type="checkbox"/> N				
Mains supply?	<input type="checkbox"/> Y <input type="checkbox"/> N	1	2	3	4

Electrical system

Present?	<input type="checkbox"/> Y <input type="checkbox"/> N	Normal mains supply?	<input type="checkbox"/> Y <input type="checkbox"/> N	Off-peak supply?	<input type="checkbox"/> Y <input type="checkbox"/> N
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Location of meters

Under stairs or on wall	Special cupboard	External access to meter	Mixture	Unknown
1	2	3	4	5

Type of wiring

Lead or rubber covered	PVC sheathed		Mixture	Unknown
1	2		4	5

Earthing wires

Unsheathed or green cover	Yellow and green sheath		Mixture	Unknown
1	2		4	5

Consumer unit arrangement

Separate fuse boxes for each circuit	One or two "covered boxes"	One or two "accessible boxes"	Mixture	Unknown
1	2	3	4	5

Overload protection

Wire fuses	Cartridge fuses	MCBs	Mixture	Unknown
1	2	3	4	5

Personal protection

No RCD's	RCD in consumer unit	Separate RCDs	Mixture	Unknown
1	2	3	4	5

Power sockets

Round 2 or 3 pin	Square 3 pin		Mixture	Unknown
1	2		4	5

Lighting circuits

Wooden mounting blocks	Flush mounted switches or roses		Mixture	Unknown
1	2		4	5

	None	Minor repair	Major repair	Replace	Install
Action	1	2	3	4	5

6. Interior – space heating

Primary heating

Present? Y N **If present:** Y N Main heat source in winter? (ask household) Y N

Location of system

Individual 1	Communal system		
	Estate 2	Block 3	Group of dwellings 4

If communal, number of dwellings served

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Primary heating group

If present:

Central heating (wet with rads) 1	Storage heaters 2	Warm air 3	Communal/CHP 4	Electric ceiling/underfloor 5	Room heaters 6
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Primary heating fuel

Gas			Oil	Solid fuel				Electricity				Communal	
Mains 01	Bulk LPG 02	Bottled 03	04	Coal 05	Smokeless fuel 06	Anthracite 07	Wood 08	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12	CHP/Waste heat 13	From boiler 14

Primary heating type

Standard 1	Back Boiler 2	Combination 3	Condensing 4	Condensing combi 5	Combined primary storage unit 6	No boiler 7	Unknown 9
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FROM TABLE

Action

Code None Minor repair Major repair Replace Age

1	2	3	4	5	6	7	8	9	10

Clarify with household

1	2	3	4	5	6	7	8	9	10

Primary heating appliance

Primary heating distribution

If boiler driven system:

Boiler

Manufacturer name:	
Model name/number:	

Primary heating controls (non storage heaters)

Present?

Overall on/off	Y	N	U
Boiler thermostat	Y	N	U
Central timer	Y	N	U
Manual override on timer	Y	N	U
Room thermostat	Y	N	U
Radiator controls (manual)	Y	N	U
Thermostatic radiator valves (TRVs)	Y	N	U
Time and temperature zone control	Y	N	U
Delayed start thermostat	Y	N	U

Storage heating controls

Present?

Manual charge control	Y	N	U
Automatic charge control	Y	N	U
Select type control	Y	N	U

Other heating

Present? Y N Main heat source in winter? (ask household) Y N

Type of system

Mains gas fires									LPG	Electric heaters			Solid fuel heaters		Paraffin	
Open flue 01	Balanced flue 02	Fan assisted 03	Condensing 04	Live effect - sealed to chimney 05	Live effect - fan assisted flue 06	decorative - open to chimney 07	Flueless 08	Unknown 09	Fixed heaters 10	Panel, convector or radiant heater 11	Portable 12	Individual storage heater 13	Open fire 14	Stove/ space heater 15	Portable heaters 16	Other 17

Action

None	Minor repair	Major repair	Replace	Age
1	2	3	4	5

6. Interior – water heating

Present?

Hot water system Y N

If present indicate all systems available

	Present?		Fuel							Action						
	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	None 1	Minor repair 2	Major repair 3	Replace 4	Age	
Boiler with central heating	Y	N														
Boiler (water heating only)	Y	N	01	02	03	04	05	06	07	08	1	2	3	4		
Back boiler (water heating only)	Y	N	01	02	03	04	05	06	07	08	1	2	3	4		
Single immersion heater	Y	N	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4		
Dual immersion heater	Y	N			7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	
Separate instantaneous heater (Single point)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09					1	2	3	4	
Separate instantaneous heater (Multi point)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09					1	2	3	4	
Communal	Y	N	CHP/waste 13	From boiler 14												
Other	Y	N	Specify:						Fuel from facing page	1	2	3	4			

Cylinder present? Y N

If cylinder:

Size/volume

450 x 900mm (110 l) 1	450 x 1050mm (140 l) 2	450 x 1500mm (210 l) 3	450 x 1650mm (245 l) 4
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Cylinder insulation

Foam Factory insulated 1	Jacket Loose jacket 2	Other 3	None 4
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Cylinder insulation thickness

0 1	12.5mm 2	38mm 3	50mm 4	80mm 5	100mm 6	150mm 7
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Water heating controls?

Present?

Time clock for water heating
Cylinder thermostat

Y	N	U
Y	N	U

Present? Sufficient
shelving?

Airing Cupboard?

Y	N	Y	N
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7. Loft inspection

Inspect all houses and top floor flats

House/ Bungalow 1	Top Floor flat 2	Mid Floor flat 3	Ground floor flat 4	Basement Flat 5	GO TO SECTION 8 →							
Type of loft	Fully boarded 1	No boarding or partial boarding 2	Room(s) with permanent stairs 3	No loft (flat or very shallow pitched roof) 4	GO TO SECTION 8 →							
Roof insulation above living space?	Yes 1	No 2	Don't know 9									
Type of loft Insulation?	Mineral wool/ Fibre glass 1	Vermiculite beads 2	High performance Quilt 3	Rigid foam board 4	Not Applicable 8	Don't know 9						
Approximate thickness of loft insulation	No insulation 00	25mm 01	50mm 02	75mm 03	100mm 04	125mm 05	150mm 06	200mm 07	250mm 08	300mm 09	>300mm 10	Don't know thickness 99
Loft information from:	Inspection 1	Occupant 2	No information 9									
Any roof structure problems seen?	Y	N										
If yes , describe and transfer to section 21												

8. Details of flat

Plan of flat

Draw plan of module and locate flat within it. Show if measurements have been rectangularised

Locate flat in module						Back								
Left														Right
						Front								

Tenths of wall exposed

(Columns add up to 10)

To outside air
To internal accessways
To other flats

	Front wall	Back wall	Left wall	Right wall
To outside air	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
To internal accessways	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
To other flats	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Entry floor to dwelling proper

Basement	Ground	Specify	Unknown
B B	G G	<input type="text"/>	99

Private entry stair

None	Up	Down
1	2	3

Dimensions of flat (internal and rectangularised)

No. of floors in flat	External dimensions same as module	Level (B, G, 1, 2 etc)	Width (metres)	Depth (metres)
<input type="text"/>	Y N	Main floor: <input type="text"/> B B <input type="text"/> G G <input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/> • <input type="text"/>
		Next floor: <input type="text"/> N N <input type="text"/> B B <input type="text"/> G G <input type="text"/>	<input type="text"/> • <input type="text"/>	<input type="text"/> • <input type="text"/>

If yes, record at section 13

9. Common parts of module.

Common parts exist

Y N IF NO, GO TO SECTION 10

Does access/area exist?

Balcony/Deck/Corridor/Lobby

Spacious/Average/Tight

Enclosed?

In module?

Working?

Floors/ treads (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Walls (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Repaint surface

Ceilings/soffits (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Repaint surface

Access doors/screens (answer in numbers)

Faults?

Replace

Repair/rehang

Repaint

Accessway windows (answer in numbers)

Faults?

Replace

Repair

Repaint

Accessway lighting (answer in numbers)

Faults?

Replace light fittings

Replace light switches

Balustrades (answer in metre lengths)

Faults?

Replace

Repair

Defects

Ventilation

Disrepair

Structural stability

Damp

Drainage

Artificial lighting

Accessway		
Main horizontal of typical/upper level	Stairway on typical/upper level	Main entrance to module
Y N	Y N	Y N
Y N	Y N	Y N
Y N	Y N	Y N

Lifts	Refuse chutes
Y N	Y N
Y N	Y N
Y N	Y N

Security of module

Type of access

Multiple access	Single access	Restricted access
1	2	3

Concierge system

Door entry system

Present?	Working?	In module?
Y N	Y N	Y N
Y N	Y N	Y N

Fire safety of flat surveyed

Escape route from flat surveyed to final exit from building

Flat is final exit	Through another flat	Through flat and common areas	Through common areas
1	2	3	4

Fire precautions

Protection to stairs/lobbies?

Self closing fire doors?

Fire extinguishers?

Emergency lighting?

Sign posting?

Safe practices?

Alternative route?

Alarm system?

Fire safety of common areas

Distance of travel

state of repair

Type of finishes

Present	Action			
	None	Minor	Major	Renew
Y N	1	2	3	4
Y N	1	2	3	4
Y N	1	2	3	4
Y N	1	2	3	4
Y N	1			4
Y N				
Y N				
Y N	1	2	3	4

Seriously defective	Defective	Acceptable	Satisfactory
1	2	3	4
1	2	3	4
1	2	3	4

Overall assessment of fire safety of flat

(Include internal assessment)

Fire safety

Seriously defective	Defective	Acceptable	Satisfactory
1	2	3	4

Contribution to problems (within survey module)

Normal wear and tear

Inadequate maintenance

Inappropriate use

Poor design/specification

Vandalism

Graffiti

Litter/rubbish

	None	Minor	Major
1	2	3	
1	2	3	
1	2	3	
1	2	3	
1	2	3	
1	2	3	
1	2	3	

Final fitness assessment (of common parts affecting flat surveyed)

Ventilation

Unfit	Defective	Acceptable	Satisfactory
1	2	3	4

Summary of condition of common parts (affecting flat surveyed)

Repair

Stability

Dampness

Drainage

Lighting

Seriously defective	Defective	Acceptable	Satisfactory
1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4

10. Number of flats in module

This section is critical. Make every attempt to record correct number of flats in module

Number of flats
in module

Specify	Unknown
<input type="text" value=""/>	999

DOUBLE CHECK the number of flats against what you have defined as your module in **Section 8** before continuing

Level of lowest flat

Basement	Ground Floor	Floor	Unknown
B	G	<input type="text" value=""/>	9

Use of ground floor

	Dwelling only	Dwelling and services	Services only	Dwelling and non residential	Non residential only	Dwelling and void	Other	
	1	2	3	4	5	6	7	
Use of basement	No basement	Dwelling only	Dwelling and services	Services only	Dwelling and non residential	Non residential only	Dwelling and void	Other
	8	1	2	3	4	5	6	7

Non residential use

If any non residential use, % total floor area of module in non residential use

No non residential	Specify %	Unknown
88	<input type="text" value=""/>	99

If 'dwelling with non residential': non residential use

Not 'dwelling with non residential'	Shop/business	Office	Industrial/Institutional	Surgery	Public house	Hotel	Other (specify):
8	1	2	3	4	5	6	7 _____

If 'dwelling with non residential':

Does the non-residential use include the handling/processing of food for commercial purposes?

Other flats in module

Are they?

Survey flat is only one in module	Mostly same as survey dwelling	Mostly small flats	Mostly large flats	Mixture of small/large flats	Mixture of flats/maisonettes	Unknown
8	1	2	3	4	5	9

Approximate number of vacant flats in module

Survey flat is only one in module	Specify	Unknown
888	<input type="text" value=""/>	999

11. Shared facilities and services *(within 100m of survey dwelling)*

Do shared facilities/services exist? Y N IF NO, GO TO SECTION 12

Stores and common rooms

	Location		Action				
			Not				
	Present?	Integral	Integral	None	Minor	Major	
Tenant stores	Y	N	1	2	1	2	3
Bin stores	Y	N	1	2	1	2	3
Paladin stores	Y	N	1	2	1	2	3
Laundry	Y	N	1	2	1	2	3
Drying room	Y	N	1	2	1	2	3
Community room	Y	N	1	2	1	2	3
Warden caretaker office	Y	N	1	2	1	2	3

Common/electrical services

	Location		Action		
	Present?	None	Minor	Major	
CCTV	Y	N	1	2	3
TV reception	Y	N	1	2	3
Lightning conductors	Y	N	1	2	3
Communal heating	Y	N	1	2	3
Burglar alarm system	Y	N	1	2	3
External lighting	Y	N	1	2	3

Communal parking facilities

	Location		Action				
	Not						
	Present?	Integral	Integral	None	Minor	Major	
Garages	Y	N	1	2	1	2	3
Multi storey parking	Y	N	1	2	1	2	3
Underground parking	Y	N	1	2	1	2	3
Roof parking	Y	N	1	2	1	2	3
Other covered parking	Y	N	1	2	1	2	3
Open air parking bays	Y	N			1	2	3

Surfaces and fences

	Location		Action		
	Present?	None	Minor	Major	
Drying area/space	Y	N	1	2	3
Children's play areas	Y	N	1	2	3
Unadopted estate roads	Y	N	1	2	3

Landscaping

	Location		Action		
	Present?	None	Minor	Major	
Paths	Y	N	1	2	3
Walls/fences	Y	N	1	2	3
Hard landscaping	Y	N	1	2	3
Grass/planting	Y	N	1	2	3

Contribution to problems in condition (outside survey module)

	None	Minor	Major
Normal wear and tear	1	2	3
Inadequate maintenance	1	2	3
Inappropriate use	1	2	3
Poor design/specification	1	2	3
Vandalism	1	2	3
Graffiti	1	2	3
Litter/rubbish	1	2	3

Design of landscaping

ANSWER IF SHARED LANDSCAPING PRESENT
(Y IN ANY OF 4 BOXES ABOVE)

Paths	Yes	No	Not applicable		
At least 900mm wide?	1	2	8		
Gradient gentler than 1 in 12?	1	2	8		
Protected from adjacent drops?	1	2	8		
Walls/fences	Yes	No	Not applicable		
Conceal bins and/or parking?	1	2	8		
Hard landscaping	Yes	No	Not applicable		
Varied?	1	2	8		
Conceals bins and/or parking?	1	2	8		
Cost effective to maintain?	1	2	8		
Grass/planting	Yes	No	Not applicable		
Varied?	1	2	8		
Conceals bins and/or parking?	1	2	8		
Cost effective to maintain?	1	2	8		
Includes trees?	1	2	8		
Distance from front/back door to grassy area	No grassy area	Within 10m	Further than 10m		
	8	1	2		
Size of grassy area	No grassy area	Less than 5sqm	5-200 sqm	200-600 sqm	More than 600sqm
	8	1	2	3	4

15. Improvements/alterations (to the house/module since original construction) Code most recent (or most significant)

Clarify with Household

	None	Pre 1945	1945-1964	1965-1984	1985-2004	In progress
Conversion to more than one dwelling	1	2	3	4	5	6
Conversion to HMO use	1	2	3	4	5	6
Conversion from non-residential use	1	2	3	4	5	6
Two or more dwellings combined	1	2	3	4	5	6
Complete refurbishment/modernisation	1	2	3	4	5	6
Rearrangement of internal space	1	2	3	4	5	6
Extension added for amenities	1	2	3	4	5	6
Extension added for living space	1	2	3	4	5	6
Alteration of external appearance	1	2	3	4	5	6
Over-roofing	1	2	3	4	5	6
Over-cladding	1	2	3	4	5	6
Structure replaced	1	2	3	4	5	6
Loft conversion	1	2	3	4	5	6

16. Elevation features

Front face	Left face	Is part of face unattached?	Right face	Back face
Y N	Y N	Solar panels?	Y N	Y N
Y N	Y N	Valley gutters?	Y N	Y N
Y N	Y N	Gables?	Y N	Y N
Y N	Y N	Parapets?	Y N	Y N
Y N	Y N	Mono supporting walls?	Y N	Y N
Y N	Y N	Base walls?	Y N	Y N
Y N	Y N	Cavity wall insulation?	Y N	Y N
Y N	Y N	External insulation?	Y N	Y N

Front face	Left face	Right face	Back face
window void wall	window void wall	window void wall	window void wall

Fenestration (*tenths*)

17. Specification of views

Back view	10/10 attached	Not seen
B	A	N

Tenths attached

BACK FACE

	MAIN PART			

LEFT FACE

Front view	Back view	10/10 attached	Not seen
F	B	A	N

Tenths attached

RIGHT FACE

Front view	Back view	10/10 attached	Not seen
F	B	A	N

Tenths attached

FRONT FACE

Front view
F

Tenths attached

18. Exterior – of house/module

FRONT VIEW

BACK VIEW

Chimney stacks

(Number)

Masonry	Other		Masonry	Other
Y N	Y N	Present?	Y N	Y N
		Number		
		Age		
Y N	Y N	Faults?	Y N	Y N
		Rebuild		
		Part rebuild		
		Repoint/refix pot		
		Leave		
Y N	Y N	Urgent?	Y N	Y N
		Replacement period		

Roof structure

(Area)

Pitched	Mansard	Flat	Chalet		Pitched	Mansard	Flat	Chalet
				Tenths of area				
				Age				
Y N U	Y N U	Y N U	Y N U	Faults?	Y N U	Y N U	Y N U	Y N U
				Replace (m ²)				
				Strengthen (m ²)				
Y N	Y N	Y N	Y N	Urgent?	Y N	Y N	Y N	Y N
				Replacement period				

Roof covering

(Area)

Natural slate/stone/shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/metal/laminate	Thatch		Natural slate/stone/shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/metal/laminate	Thatch
								Tenths of area								
								Age								
Y N U	Y N U	Y N U	Y N U	Y N U	Y N U	Y N U	Y N U	Faults?	Y N U	Y N U	Y N U	Y N U	Y N U	Y N U	Y N U	Y N U
								Renew (m ²)								
								Isolated repairs (m ²)								
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Urgent?	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
								Replacement period								

Roof features and drainage

(Length)

Fascias	Valley gutters/flashings	Gutters/down-pipes	Stacks/wastes	Party parapets		Fascias	Valley gutters/flashings	Gutters/down-pipes	Stacks/wastes	Party parapets
Y N	Y N	Y N	Y N	Y N	Present?	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Faults?	Y N	Y N	Y N	Y N	Y N
					Replace (m)					
					Repair (m)					
Y N	Y N	Y N	Y N	Y N	Urgent?	Y N	Y N	Y N	Y N	Y N
					Replacement period					

18. Exterior – of house/module (continued)

FRONT VIEW

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wall structure (Area)

Net tenths of area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faults?	Y N	Y N	Y N	Y N	Y N	Y N	Y N
Rebuild/renew (m ²)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Repair (m ²)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urgent?	Y N	Y N	Y N	Y N	Y N	Y N	Y N
Replacement period	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BACK VIEW

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wall finish (Area)

Net tenths of area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faults?	Y N	Y N	Y N	Y N	Y N	Y N
Render (m ²)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renew/repoint (m ²)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Isolated repairs (m ²)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paint (m ²)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urgent?	Y N	Y N	Y N	Y N	Y N	Y N
Replacement period	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dormers and bays (Number)

Bays		Dormers		Porches	Conservatories	Balconies
Single storey	Multi storey	Standard	Roof extension		(Survey dwelling)	(Survey dwelling)
Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Present?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faults?	Y N	Y N	Y N	Y N	Y N	Y N
Rebuild roof and walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rebuild roof only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rebuild wall only	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Major repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minor repairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demolish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urgent?	Y N	Y N	Y N	Y N	Y N	Y N
Replacement period	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bays		Dormers		Porches	Conservatories	Balconies
Single storey	Multi storey	Standard	Roof extension		(Survey dwelling)	(Survey dwelling)
Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N	Y N	Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Damp proof course (Length)

Physical barrier	Injection DPC	None
Y N	Y N	Y N
Y N U	Y N U	Y N U
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Present	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Faults?	Y N U	Y N U	Y N U
Replace/install (m)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urgent?	Y N	Y N	Y N
Replacement period	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Physical barrier	Injection DPC	None
Y N	Y N	Y N
Y N U	Y N U	Y N U
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y N	Y N	Y N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Exterior – of survey dwelling

FRONT VIEW							Windows/frames to survey dwelling (Number)	BACK VIEW						
Single-glazed			Double-glazed					Single-glazed			Double-glazed			
Wood casement	Wood sash	UPVC	Metal	Wood	UPVC	Metal		Wood casement	Wood sash	UPVC	Metal	Wood	UPVC	Metal
							Number							
							Age							
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Faults?	Y N	Y N	Y N	Y N	Y N	Y N	Y N
							Replace							
							Repair/replace sash/member							
							Ease sashes etc/reglaze							
							Repaint/reputty							
							Leave							
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Urgent?	Y N	Y N	Y N	Y N	Y N	Y N	Y N
							Replacement period							

FRONT VIEW			Doors/frames to survey dwelling (Number)	BACK VIEW		
Wood	UPVC	Metal		Wood	UPVC	Metal
				Number		
			Age			
Y N	Y N	Y N	Faults?	Y N	Y N	Y N
			Replace			
			Repair/glaze			
			Ease/replace/adjust ironmongery			
			Paint			
			Leave			
Y N	Y N	Y N	Urgent?	Y N	Y N	Y N
			Replacement period			

18. Exterior – plot of survey dwelling (Not shared plots)

Private plot exists Y N IF NO, GO TO SECTION 19

Does the entrance door lead directly to the street? Y N

Front plot	Exists
Y N	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Depth (m)	
Y N	
Y	
Y	
Y N	

Width of plot
Width (m) Same as dwelling
<input type="text" value="88"/>
Tenths hard
Tenths soft
Faults?
Y N
Bridged DPC
Y
Inadequate/reverse falls
Y
Excavation (m ³)
Internal tanking (m ²)
Repair/renew paving (m ²)
Repair/renew retaining wall (m)
Repair/renew steps (no.)
Install gully?
Y N

Rear plot	Exists
Y N	<input type="checkbox"/> Y <input type="checkbox"/> N
Depth (m)	
Y N	
Y	
Y	
Y N	

Design of path to entrance door
note: entrance door maybe in either view

Does path exist? Y N

Is path fully paved? Y N

Is path at least 900mm wide? Y N

Is gradient less than 1:12? Y N

Is entrance adequately lit? Y N

Y N External storage?

Y N Paved access to drying area?

Y N Rear exit from plot exists?

Y N Is path to exit fully paved?

Boundary walls

Wall (high)	Wall (low)	Fence (wood)	Fence (metal)	Hedge	
Y N	Y N	Y N	Y N	Y N	
Y N	Y N	Y N	Y N	Y N	Faults?
					Replace (m)
					Repair (m)
					Demolish (m)
Y N	Y N	Y N	Y N	Y N	Urgent?
					Replacement period

19. Around the house/module

Underground drainage

Drainage system	Mains	Septic tank	Cess pool	Private sewage system	Unknown
	1	2	3	4	9

Faults?	Y N
Blockage	Y
Other (specify)	Y

	Unfit	Defective	Acceptable	Satisfactory
Drainage (interior & exterior)	1	2	3	4
Disrepair (interior and exterior)	1	2	3	4
Dampness (interior & exterior)	1	2	3	4

Final fitness assessments

(Refer back to pages 3, 4 and 9 for interim assessments including common parts for flats)

Parking provision of survey dwelling

ASK HOUSEHOLD

	Action									Who owns garage/parking?			
	Present?	On plot?	Visible?	Car spaces	None	Minor	Major	Renew	Demolish	Household	Local authority	Other landlord	Other
Integral garage	Y N	Y N	Y N		1	2	3	4		1	2	3	4
Attached garage	Y N	Y N	Y N		1	2	3	4	5	1	2	3	4
Detached garage	Y N	Y N	Y N		1	2	3	4	5	1	2	3	4
Car port	Y N	Y N	Y N		1	2	3	4	5	1	2	3	4
Designated parking space(s)	Y N	Y N	Y N		1	2	3	4	5	1	2	3	4

Street parking	Adequate	Inadequate	None
	1	2	3

Exposure

Is the dwelling in an exposed position	Not exposed	Slightly exposed	Exposed	Very exposed
	1	2	3	4

20. Block

Number of houses/modules in block	Detached house/module 01	Semi detached house/module 02	Specify number <input type="text" value="1"/>	More than 50 75
-----------------------------------	-----------------------------	----------------------------------	--	--------------------

Approximate number of seriously defective houses/modules in block	House/module is block 88	Specify number <input type="text" value="1"/>
---	-----------------------------	--

Survey block/building in context with surroundings	Y N
--	-----

Situation of block	Major trunk road 1	Main road 2	Side road 3	Cul de sac/crescent 4	Private road 5	Unmade/no road 6
--------------------	-----------------------	----------------	----------------	--------------------------	-------------------	---------------------

Road has traffic calming measures?	Y N
------------------------------------	-----

21. Structural defects

Any structural defects present? Y N **IF YES, DESCRIBE BELOW**
IF NO, GO TO FINAL FITNESS ASSESSMENT AT BOTTOM OF PAGE

	Defect	Action required?	Monitor/ examine further?	Action required on assumption problem is progressive										
				Action described elsewhere on form?	Any additional action required that is not accounted for elsewhere									
					Treatment?	Extent								
Roof sagging	Y	Y N	Y N	Y N										
Roof humping	Y	Y N	Y N	Y N										
Roof spreading	Y	Y N	Y N	Y N	Tie-ing	Y N	Number: <input type="text" value=""/>							
					Other	Y N	Specify _____							
Sulphate attack	Y	Y N	Y N	Y N	Chimney-liner	Y N	Linear Metres: <input type="text" value=""/> m							
					Other	Y N	Specify _____							
Unstable parapets	Y	Y N	Y N	Y N										
Wall bulging	Y	Y N	Y N	Y N	Tie rods	Y N	Number: <input type="text" value=""/>							
					Strapping	Y N	Number: <input type="text" value=""/>							
					Other	Y N	Specify _____							
Differential Movement	Y	Y N	Y N	Y N	Movement-joint	Y N	Linear Metres: <input type="text" value=""/> m							
					Other	Y N	Specify _____							
Lintel failure	Y	Y N	Y N	Y N	Replace lintels	Y N	Number: <input type="text" value=""/>							
Wall tie failure	Y	Y N	Y N	Y N	Insert wall ties	Y N	Wall area: <input type="text" value=""/> m ²							
Unstable floors, stairs or ceilings	Y	Y N	Y N	Y N										
Dry rot/Wet rot	Y	Y N	Y N	Y N	Wall & timber treatment	Y N	Basement 1	One room 2	One floor 3	Loft 4	Most Building 5			
Wood-borer infestation	Y	Y N	Y N	Y N	Timber treatment	Y N	Basement 1	One room 2	One floor 3	Loft 4	Most Building 5			
Adequacy of balconies/ projections	Y	Y N	Y N	Y N	Replace fixings	Y N	Total number: <input type="text" value=""/>							
					Other	Y N	Specify _____							
Foundation settlement	Y	Y N	Y N	Y N	Underpin	Y N	Linear Metres: <input type="text" value=""/> m							
					Other	Y N	Specify _____							
Integrity of structural frame	Y	Y N	Y N	Y N	Making-good	Y N	Wall area: <input type="text" value=""/> m ²							
					Replace frame	Y N								
Integrity of wall panels	Y	Y N	Y N	Y N	Replace fixings	Y N	Total number: <input type="text" value=""/>							
					Other	Y N	Specify _____							
Boundary wall - unsafe height	Y	Y N	Y N	Y N										
Boundary wall - out of plumb	Y	Y N	Y N	Y N										
Boundary wall - horizontal cracking	Y	Y N	Y N	Y N										
Unstable retaining wall	Y	Y N	Y N	Y N										
Any other problems	Y	Y N	Y N	Y N	Specify _____		Specify _____							

Refer back to page 3 (and page 9 if flat) for interim assessments

Final fitness assessment

	Unfit	Defective	Acceptable	Satisfactory
Structural stability	<input type="text" value="1"/>	<input type="text" value="2"/>	<input type="text" value="3"/>	<input type="text" value="4"/>

22. Summary of fitness

Refer back to all final fitness assessments and confirm

	Unfit	Defective	Acceptable	Satisfactory
Is the dwelling unfit?	1	2	3	4

If dwelling is unfit, give detailed description below:-

Ring out grounds for unfitness and describe problems in detail:

- | | |
|-------------------------|--------------------------|
| 1. Structural stability | <input type="checkbox"/> |
| 2. Disrepair | <input type="checkbox"/> |
| 3. Dampness | <input type="checkbox"/> |
| 4. Lighting | <input type="checkbox"/> |
| 5. Heating | <input type="checkbox"/> |
| 6. Ventilation | <input type="checkbox"/> |
| 7. Water supply | <input type="checkbox"/> |
| 8. Food preparation | <input type="checkbox"/> |
| 9. WC | <input type="checkbox"/> |
| 10. Bath/shower/WHB | <input type="checkbox"/> |
| 11. Drainage | <input type="checkbox"/> |

If unfit:

Are there any mitigating circumstances for unfitness decision?

None 1	Short-term refurbishment 2	Being made fit 3
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If unfit or fit:

What is the most appropriate course of action?

RETAIN			DO NOT RETAIN	
No action 1	Repair/improve single dwelling 2	Repair/improve block/group of dwellings 3	Demolish/replace individual dwelling 4	Demolish/replace block/group of dwellings 5

23. Local area

Nature of area

Urban			Rural		
City centre 1	Urban 2	Suburban residential 3	Rural residential 4	Village centre 5	Rural 6

Predominant land use of area

Residential only 1	Mixed residential and other land use 2	Non-residential 3	Rural 4	Working farm 5
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Number of dwellings in area

Under 25 1	25-49 2	50-99 3	100-299 4	300-499 5	500+ 6	Isolated 7	If isolated go to visual quality
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Predominant age

Pre 1850 1	1850-1899 2	1900-1918 3	1919-1944 4	1945-1964 5	1965-1980 6	Post 1980 7	None 8
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Predominant residential building type

Houses				Flats				Mixed houses and flats 9
Terraced 1	Semi-detached 2	Detached 3	Mixed 4	Low rise 5	High rise 6	With commercial 7	Mixed 8	

Mainly single units?

Mainly single units 1	Mainly converted 2
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Predominant tenure

Privately built 1	Local authority built 2	Housing association built 3	Mixed tenure 4	Impossible to ascertain 9
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Number of dwellings on estate

Not on estate 8	Same as area 1	Under 25 2	25-49 3	50-99 4	100-299 5	300-499 6	500+ 7
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If area is L.A. estate, % of RTB dwellings

Not on L.A. estate 8	None (0%) 1	1-10% 2	11-25% 3	26-50% 4	51-75% 5	76-99% 6	100% 7
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Repair and improvement activity in area

Not needed 8	None 1	A little 2	Some 3	Extensive 4	With redevelopment 5	Redevelopment only 6
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Visual quality of local area

Best							Worst	
1	2	3	4	5	6	7		

Problems in local area

	No problems			Major problems	
Litter/rubbish/dumping	1	2	3	4	5
Graffiti	1	2	3	4	5
Vandalism	1	2	3	4	5
Dog/other excrement	1	2	3	4	5
Condition of dwellings	1	2	3	4	5
Vacant sites	1	2	3	4	5
Intrusive industry	1	2	3	4	5
Non-conforming uses	1	2	3	4	5
Vacant/boarded-up buildings	1	2	3	4	5
Ambient air quality	1	2	3	4	5
Heavy traffic	1	2	3	4	5
Intrusion from motorways/arterial roads	1	2	3	4	5
Railway/aircraft noise	1	2	3	4	5
Nuisance from street parking	1	2	3	4	5
Scruffy gardens/landscaping	1	2	3	4	5
Scruffy/neglected buildings	1	2	3	4	5