

Byw yng Nghymru Living in Wales

2004







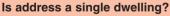
Surveyor Name Surveyor ID Checked by Supervisor Ν Υ Please affix OFFICE USE ONLY Returned to Surveyor Ν Υ Address Label here Re-checked by Supervisor Υ Ν NOTES: Name / Phone numbers / Directions, etc **CHECK YOU ARE AT THE CORRECT ADDRESS** DO NOT WRITE PERSONAL DETAILS BELOW THIS LINE

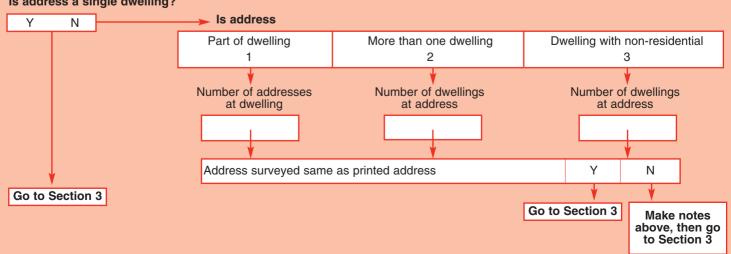
1. Survey record

(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					1 1			
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	T	Back of	T		T		
	dwelling		dwelling		Up road		Down road	
WRITE IN 0 FOR 'NOT TAKEN'		Ť		T		T		
AND X IF REFUSED PERMISSION								

2. Dwelling identification





3. Dwelling description and occupancy

Type of occupancy (clarify with household)

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

Dwelling type

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

Construction date (clarify with household)

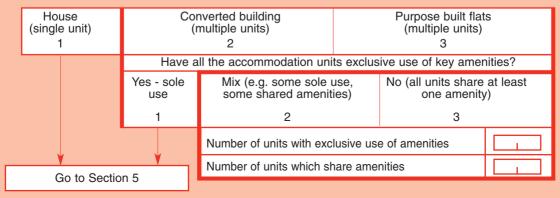
Pre 18	1850-1899	1900-1918	1919-1944	1945-1964	1965-1974	1975-1980	1981-1990	Post 1990
1	2	3	4	5	6	7	8	9

Occupancy (ask where possible)

Occupied				Vacant			
1	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: have the curre lived here?	how long nt occupants	Years	Months	If vacant: he the dwelling b	•	Years	Months
	nere?			Is the dwelling	g boarded up/se	ecured?	Y N
			V				
			If occu	ıpants have mov	ed in within the	last 3 months, a	ask for date:-
					Day	Month	Year

IDENTIFY MODULE NOW

4. Module associated with the address surveyed



Habitable Interior Living Extra Extra Extra Extra Extra Extra Extra Kitchen Redroom Bathroom Circulation (specify No) ΥN Does room exist? ΥN ΥN ΥN Y N Y N ΥN ΥN ΥN ΥN ΥN ΥN ΥN ΥN Level (B, G, 1, 2, 3 etc) Function (L, K, S, T, D, B, U, C, X) ΥN Room inspected? ΥN ΥN YNYNYN Stairs within dwelling Ceiling height (metres) Present? Y N Width (metres) Open Plan? ΥN Depth (metres) ΥN Faults? ΥN Serious underestimate of room size? N Ν Replace structure Replace treads Υ Ceilings (answer in m²) Replace balustrades ΥN ΥN ΥN Υ Faults? Repair/refix treads/balustrades/handrails Take down and renew Υ Isolated repair, fill cracks Internal design defects Υ Unsafe staircase Υ Trip steps/hazards Floors (answer in m²) Υ Dangerous windows/landings/balconies ΥN ΥN ΥN Solid floors? Ν Ν Υ Ν Y N Y NEntrance door leads directly into living room Faults? Replace structure Security of dwelling Replace only boards or screed Fairly high Fairly low Low Very low Not Applic Refix boards/repair screed Main entrance door 2 3 4 5 Other external doors 4 5 2 3 8 Walls (answer in m²) Accessible windows 2 3 4 5 8 Faults? Ν ΥN ΥN ΥN ΥN Rebuild partition wall Burglar alarm present? ΥN Hack-off, replaster Door viewer present? Υ Ν Isolated repair, fill cracks Mains powered smoke detector on each floor? Ν ΥN Dry lining present? ΥN ΥN ΥN Fire safety Escape route from bedrooms to exit of dwelling Doors (answer in numbers) N ΥN Ν ΥN Enclosed Protected Enclosed Open plan Bedroom off/part Faults? stair to living route hall stairs of living Renew 2 3 4 5 1 Repair/rehand Access for the disabled Windows/Frames Flush threshold? ΥN ΥN ΥN Faults? Level access? ΥN Υ ΥN Ν Υ Ν Ν Υ Ν Means of escape? Bathroom/WC at entrance level? ΥN Υ ΥN Υ Ν Ν Ν Ν Secondary glazing for sound insulation? ΥN Doorsets/circulation >900mm? ΥN Ν ΥN ΥN ΥN Draught proofed Straight stairs with landings >900mm? Υ Ν Adaptations for the disabled **Heating & Services** Ramps? ΥN ΥN ΥN ΥN ΥN ΥN CH/prog. appliance? Grab rails? ΥN ΥN ΥN Υ ΥN Υ Ν Ν Fixed other heater? Stair lift? ΥN ΥN ΥN ΥN Υ Ν Υ Ν Gas point/fused spur? Hoists? ΥN ΥN Υ Ν ΥN Υ Ν Υ Ν Fluorescent/low energy lighting? Electrical modifications? ΥN No. of 13 A power sockets Living Summary of internal condition **Defects** Fabric disrepair Defective Acceptable Satisfactory Υ Υ Υ Υ Υ Amenities disrepair Repair 1 2 3 4 Υ Υ Υ Υ Υ Services disrepair Υ γ Υ γ Υ Sloping floor/cracks/distortion Υ Υ Υ Υ Υ Wood boring insect attack Υ Υ Υ Υ Υ Stability 1 2 3 4 Dry/wet rot Υ Υ Υ Υ Υ Rising (ground level) damp Υ Υ Υ Υ Υ Penetrating (higher level) damp Υ 2 4 Υ γ Υ Υ **Dampness** 1 3 Serious condensation/mould growth Υ Υ Υ γ Υ Ventilation -window openings sealed Unfit Defective Acceptable Satisfactory Ventilation Υ Υ Ventilation - no/small window openings Υ Υ 2 3 4 Υ Υ Inadequate appliance ventilation **Final** Natural light - windows too small Υ Υ Υ fitness Lighting Natural light - overshadowed Υ Υ Υ Υ 2 3 4 assessments Inadequate artificial light Υ Υ Υ Υ Υ Inadequate heating provision Υ Heating provision 2 3 4 1 III-fitting doors/windows Υ Low headroom (collision risk) Slippery flooring

Defects present

Ν

Ν

Ν

Ν

Ν

Interior – amenities **Drinking water supply pipework** Lead present Pipework seen Mains Before stopcock? Ν ΥN Υ Y N After stopcock? ΥN Y N Action Final fitness assessment Minor repair Major repair Present Working None Replace Install Unfit Defective Acceptable Satisfactory Kitchen amenities Cold water supply ΥN Y N 1 2 3 4 5 2 1 Cold water drinking supply? 2 Υ Ν Υ Ν 1 3 4 5 Hot water? 5 Υ Ν Υ Ν 1 2 4 Sink? Υ Υ Ν 1 2 4 5 Fixed waste? Ν Adequate cooker space? 2 3 5 ΥN Cooking provision? Ν Υ Ν 1 4 Υ Adequate cupboard units? Cupboards? ΥN ΥN 1 2 3 4 5 Υ Ν Worktop (metres) Worktop? Y N Y N 1 2 3 4 5 Over 3m Under 1.5m 1.5-3m 2 3 Extractor fan? 1 Ν Υ Ν Υ Washing Machine Provision? Y N Y N ΥN ΥN **Tumble Dryer Provision?** ΥN ΥN Refrigerator Provision? Seriously Defective Acceptable Satisfactory Safety and Hygiene Space 2 3 1 4 Final fitness assessment Layout 1 2 3 4 Unfit Defective Acceptable Satisfactory Cleanability Food preparation 2 3 1 4 2 3 4 In progress Original Pre 1960 1970s 1980s 1990's + Actual date of refurbishment 7 2 3 4 5 6 Amenities last refurbished Adapted for disabled use? ΥN (if known) Action **Bathroom amenities** Bathroom badly located? Present Working Hot & cold Major repair Replace Install Minor Floor None external surfaces Bath? ВВ G G ΥN ΥN ΥN 1 2 4 5 ΥN ΥN Shower in bathroom? ΥN ΥN 1 2 4 5 ВВ GGΥN 5 ВВ G G Wash hand basin? Y NΥN Y N 1 2 4 Extractor fan? Y NΥN Seriously defective Defective Acceptable Satisfactory Superior Safety and Hygiene 1 2 3 5 Space 4 Final fitness assessment 2 3 1 Layout 4 Bath/shower and Unfit Defective Acceptable Satisfactory Cleanability 1 2 3 4 2 3 4 wash hand basin In progress Original Pre 1960 1960s 1970s 1980s 1990's + Actual date of refurbishment 7 3 4 Amenities last refurbished 1 2 5 6 Adapted for disabled use? ΥN (if known)

W.C. amenities				Action									If WC not
	Present Working Y N Y I	g None	Minor repair	Major repair	Replace	Install		Floor	Inter	nal?	Close to whb?	In bathroom?	in bathroom: Extractor fan?
W.C.?	Y N Y N	1	2	3	4	5	ВВ	GG	Υ	N	ΥN	ΥN	ΥN
		Seriously defective	Defective	Acceptable	Satisfactory	Superior							
Safety and Hygiene	Space	1	2	3	4	5							
	Layout	1	2	3	4			Final fitne	ess ass	essm	ent		
	Cleanability	1	2	3	4					Unfit	Defective	e Acceptable	Satisfactory
	Location	1	2	3	4			W.C.		1	2	3	4
Origin	nal Pre 1960 1960s	1970s	1980s	1990's +	In progress		al date of						
Amenities last refurbished 7	1 2	3	4	5	6		rbishment nown)		,	Adapted	for disal	oled use?	ΥN

Secondary amenities					Act	tion						
	Present	Working	Hot & cold water	None	Minor repair	Major repair	Replace		Floor		In bedroom/ en-suite	
Second kitchen?	ΥN		ΥN	1	2	3	4	ВВ	G G			
Second bath/shower?	ΥN	ΥN	ΥN	1	2	3	4	ВВ	GG		ΥN	
Second wash hand basin?	ΥN	ΥN	ΥN	1	2	3	4	ВВ	GG		ΥN	Internal?

2

1

Second W.C.?

Y N

Y N

	Seriously defective	Defective	Acceptable	Satisfactory
Summary of internal drainage	1	2	3	4

ΥN

ΥN

 $\mathsf{G}\,\mathsf{G}$

3

4

ВВ

6. Interior - Primary services

Gas system			Act	tion	
		None	Minor repair	Major repair	Replace
Present? Y N Mains supply	/? Y N	1	2	3	4
Electrical system Present? Y N Normal main	s supply?	ΥN		Off-peak sup	ply? Y N
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
Action	None	Minor repair	Major repair	Replace	Install
ACIIOTI	1	2	3	4	5

6. Interior – space heating

Primary heating

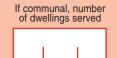
Present?

ΥN ΥN If present:

Main heat source in winter? (ask household)

Location of system

	Com	munal system	1
Individual	Estate	Block	Group of dwellings
1	2	3	dwellings 4



Primary heating group

If present:

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

Primary heating fuel

Gas Oil			Gas Oil Solid fuel					Elect		Communal			
Mains	Bulk	Bottled		Coal	Smokeless	Anthracite	Wood	Standard	7 hr	-	24 hr	CHP/Waste	From
	LPG				fuel				tariff	tariff	tariff	heat	boiler
01	02	03	04	05	06	07	80	09	10	11	12	13	14

Primary heating type

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

FROM TABLE

Manufacturer name:

Boiler



Primary heating appliance Primary heating distribution If boiler driven system:

			,			
Primary	heating	controls	(non	storage	heaters)

Present? Overall Boiler t

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

Storage heating controls

Age

Manual charge control Automatic charge control Celect type control

1 1000111:								
Υ	N	U						
Υ	N	U						
Y	N	Ш						

Other heating

Present?

Main heat source in winter? (ask house-hold)

ΥN ΥN

Type of system

	Mains gas fires								LPG	Ele	ectric hea	aters	Solid fue	el heaters	Paraffin	
				Live effect -	Live effect -	dooorativo				Panel,		Individual		Stove/		
Open	Balanced	Fan			fan assisted	decorative- open to			Fixed	convector or radiant		storage	Open	space	Portable	Other
flue	flue	assisted	Condensing	chimney	flue	chimney	Flueless	Unknown	heaters	heater	Portable	heater	fire	heater	heaters	
01	02	03	04	05	06	07	80	09	10	11	12	13	14	15	16	17

Action

None	Minor repair	Major repair	Replace	Age
1	2	3	4	

6. Interior – water heating

Hot water system

Present?

If present indicate all systems available

Boiler with central heating

Boiler (water heating only)

Back boiler (water heating only)

Single immersion heater

Dual immersion heater

Separate instantaneous heater (Single point)

Separate instantaneous heater (Multi point)

Communal

Other

Pre	sent	?	Fuel								Minor repair	Major repair	Replace	Age
Y	'N													
١	'N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	
١	'N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	ı
١	'N	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	
١	'N		7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	
١	'N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	
١	'N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	
١	'N	CHP/waste 13	From boiler 14											
Y	'N	Specify:						Fuel from facing page		1	2	3	4	

Action

450 x 1650mm (245 l)

Cylinder present?

ΥN

If cylinder:

Size/volume

Cylinder insulation

450 x 900mm (110 l)

2 3 4 Foam Jacket Other None Loose jacket 1 3 4 12.5mm 50mm 80mm 100mm | 150mm n 38mm 2 3 5 6 7 4

450 x 1050mm

(140 I)

450 x 1500mm

(210 I)

Cylinder insulation thickness

Wate	er he	atino	non r	trol	c?

Time clock for water heating Cylinder thermostat

	Prese	nt:	•	
Υ	N			U
Υ	N			U
Preser				ient ng?
ΥI	N	Υ	′	Ν

Airing Cupboard?

If yes, describe and transfer to section 21

7. Loft inspection

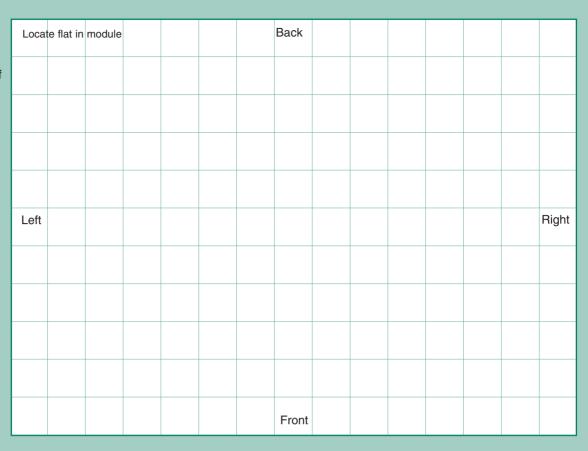
Inspect all houses and top floor flats

mapeet <u>un</u> nouses una top noor nats													
	House/ Bungalow		Top Floo	or flat	Mid Floo	r flat	Grour	nd flooi	r flat	Baseme	nt Flat		
	1		2		3			4		5			
					GO TO SECTION 8								
Type of loft	Fully boarded No board partial bo							No lof shallov	t (flat or v v pitched 4	/ery roof)			
									GO TO	SECTION	ом 8 —		
Roof insulation above living space?	Yes No			No 2	Don't know 9								
Type of loft Insulation?	Mineral woo Fibre glass 1	,	Vermiculite beads 2		High pe	rforman Quilt 3	ce	Rigid f boa 4		Appli	ot cable 3		know
Approximate thickness of loft insulation	No insulation 0		50mm 02	75mm 03	100mm 04	125mr		50mm 06	200mm 07	250mm 08	300mm 09	>300mm 10	Don't know thickness 99
Loft information from:	Inspection 1	on		Occupa 2	ınt	No ir	nforma	ation					
Any roof structure problems seen?	ΥN												

8. Details of flat

Plan of flat

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



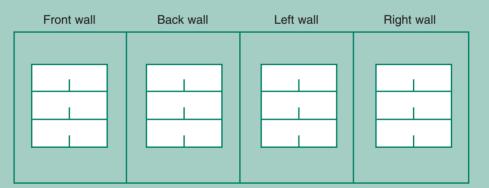
Tenths of wall exposed

(Columns add up to 10)

To outside air

To internal accessways

To other flats



Entry floor to dwelling

proper

Private entry stair

Basement	Ground	Specify	Unknown
ВВ	G G		99

Down

3

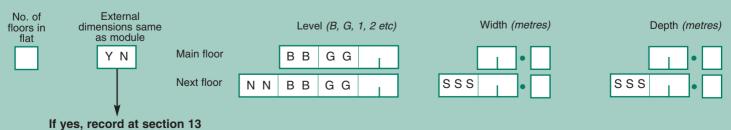
Up

2

Dimensions of flat (internal and rectangularised)

None

1



9. Common parts of module.

Artificial lighting

Common parts exist		Accessway	,	On a series of months.
Y N IF NO, GO TO SECTION 10	Main horizontal of	Stairway on	Main	Lifts Refuse chutes
ii No, do lo centro lo	typical/upper level	typical/upper level	entrance to module	Multiple Single Restricted
Does access/area exist?	ΥN	ΥN	ΥN	Y N Type of access 1 2 3
Balcony/Deck/Corridor/Lobby				
Spacious/Average/Tight				Present? Working? In module
Enclosed?	ΥN	ΥN	ΥN	Concierge system Y N Y N
In module?	ΥN	ΥN	ΥN	Y N Y N Door entry system Y N Y N
Working?				Y N Y N
Floors/ treads (answer in sq n	n)			Fire safety of flat surveyed
Faults?	ΥN	ΥN	ΥN	Flat is Through Through Through
Modify structure		1		Escape route from flat surveyed to final exit another flat and common co
Renew surface				final exit from building 1 2 areas 4
Repair surface				
Walls (answer in sq m)				Fire precautions Present Action
Faults?	ΥN	ΥN	ΥN	None Minor Major Renew
Modify structure		1		Protection to stairs/lobbies? Y N 1 2 3 4
Renew surface				Self closing fire doors? Y N 1 2 3 4
Repair surface				Fire extinguishers? Y N 1 2 3 4
Repaint surface				Emergency lighting? Y N 1 2 3 4
Ceilings/soffits (answer in sq	m)			Sign posting? Y N 1 4
Faults?	ΥN	ΥN	ΥN	Safe practices?
Modify structure		1		Alternative route? Y N
Renew surface				Alarm system? Y N 1 2 3 4
Repair surface				Fire safety of Seriously Defective Acceptable Satisfactory defective Acceptable Satisfactory
Repaint surface				and the second s
Access doors/screens (ar	nswer in	numbers	s)	Distance of travel
Faults?	ΥN	ΥN	ΥN	Type of finishes 1 2 3 4
Replace				Type of filliances
Repair/rehang	H			Overall assessment of fire safety of flat
Repaint	H			(Include internal assessment) Seriously Defective Acceptable Satisfactory
Accessway windows (answ	ver in nu	ımbers)		Fire safety 1 2 3 4
Faults?	ΥN	ΥN	ΥN	File Salety 1 2 3 4
Replace		1		Contribution to problems (within survey module)
Repair				None Minor Major
Repaint				Normal wear and tear 1 2 3
Accessway lighting (answe	er in nun	nbers)		Inadequate maintenance 1 2 3
Faults?	ΥN	ΥN	ΥN	Inappropriate use 1 2 3
Replace light fittings		1	1	Poor design/specification 1 2 3
Replace light switches				Vandalism 1 2 3
Balustrades (answer in metre	lengths)			Graffiti 1 2 3
Faults?	ΥN	ΥN	ΥN	Litter/rubbish 1 2 3
Replace		1	1	
Repair				Final fitness assessment (of common parts affecting flat surveyed)
Defects				Unfit Defective Acceptable Satisfactory
Ventilation	Υ	Υ	Υ	Ventilation 1 2 3 4
				Summary of condition of Seriously Defective Acceptable Satisfactor
Disrepair	Υ	Υ	Υ	common parts (affecting flat surveyed) defective Repair 1 2 3 4
Structural stability	Y	Y	Y	Stability 1 2 3 4
Damp	Y	Y	Y	Dampness 1 2 3 4
Drainage	Y	Y	Y	Drainage 1 2 3 4
A difficient limitations	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1 V		Diamago 1 2 0 4

Lighting

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	Spe	ecify L	Jnknown						
in module	Зре	l C	999						
DOUBLE CHECK the number of flats against what you have defined as your module in Section 8 before continuing									
Level of lowest fla	t	Baseme B	ent Ground		Floor	Unknown 9			
						9			
Use of ground floo	or	Dwelling only	Dwelling and services	Services only	Dwelling and non	residential	Dwelling and void	Othe	
		1	2	3	residential 4	only 5	6	7	
Use of basement	No basement	Dwelling only	Dwelling and services	Services only	Dwelling and non	residential	Dwelling and void	Othe	r
	8	1	2	3	residential 4	only 5	6	7	
Non residential us	е								
If any non residential use, % total floor area of	No non residential				Specify %	Unknown			
module in non residential use	88					99			
If 'dwelling with	Not 'dwelling with non	Shop/ business	Office	Industrial/ Institutiona		Public house	Hotel	Othe	er (specify):
non residential': non residential use	residential' 8	1	2	3	4	5	6	7 -	
If 'dwelling with non resident Does the non-residential us	ntial':	adling/proces	ooing of food t	or commore	ial purpaga?	YNU			
Does the non-residential us	se include the hal	nulling/proces	ssing of 1000 i	or commerc	iai puiposes?	YNU			
Other flats in mod	ule								
	Survey flat is	Mostly same	e as Mostly		Mostly large	Mixture of	Mixture o		Unknown
Are they?	only one in module 8	survey dwel		ets	flats 3	small/large flats	maisone 5	elles	9
	J				-	-			-

Specify

Unknown

999

10

Survey flat is only one in module 888

Approximate

number of vacant

flats in module

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			Loca	tion		Action	
common rooms	Pres	ent?	Integral	Not Integral	None	Minor	Major
Tenant stores	Υ	N	1	2	1	2	3
Bin stores	Υ	Ν	1	2	1	2	3
Paladin stores	Υ	Ν	1	2	1	2	3
Laundry	Υ	Ν	1	2	1	2	3
Drying room	Υ	Ν	1	2	1	2	3
Community room	Υ	N	1	2	1	2	3
Warden caretaker office	Υ	Ν	1	2	1	2	3

Communal parking facilities	Pres	ent?	Loca	Not	None	Action Minor	Major
Garages	Υ	Ν	1	2	1	2	3
Multi storey parking	Υ	Ν	1	2	1	2	3
Underground parking	Υ	Ν	1	2	1	2	3
Roof parking	Υ	Ν	1	2	1	2	3
Other covered parking	Υ	Ν	1	2	1	2	3
Open air parking bays	Υ	Ν			1	2	3

	Common/electrical services				Action	
١.		Pres	ent?	None	Minor	Major
	CCTV	Υ	N	1	2	3
	TV reception	Υ	N	1	2	3
	Lightning conductors	Υ	N	1	2	3
	Communal heating	Υ	N	1	2	3
	Burglar alarm system	Υ	N	1	2	3
	External lighting	Υ	N	1	2	3

Surfaces and fences		Action					
	Pres	ent?	None	Minor	Major		
Drying area/space	Υ	Ν	1	2	3		
Children's play areas	Υ	Ν	1	2	3		
Unadopted estate roads	Υ	N	1	2	3		

Landscaping		Action					
	Pres	ent?	None	Minor	Major		
Paths	Υ	Ν	1	2	3		
Walls/fences	Υ	Ν	1	2	3		
Hard landscaping	Υ	Ν	1	2	3		
Grass/planting	Υ	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

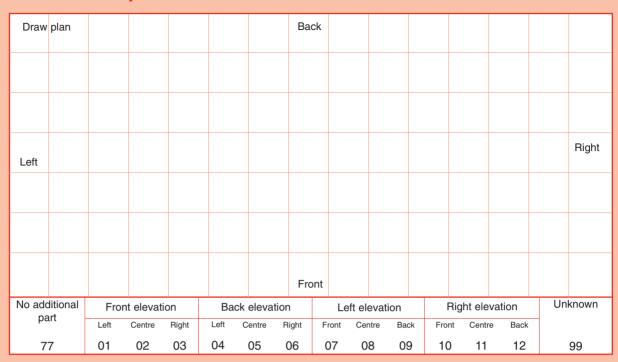
Design of landscaping

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

	(Y IIN AINY	OF 4 L	DOVES	ADOVE)
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		No grassy area	Within 10m	Further than 10m
door to grassy area		8	1	2
gra	lo Less ssy than ea 5sqm	5-200 sqm	200-600 sqm	More than 600sqm

Size of grassy area

12. House/module shape



Location of additional part

Attic/basement in house/module

Entry floor to house/module

Attic only	Basement only	Both	Neither	Unknown
1	2	3	4	9
Basement B	Ground G	Specify	Unknown 9	

13. External dimensions of house/module



14. Material and construction of house/module (code one type only)

Code	Material	Construction	Туре	
01	Masonry	Boxwall	Solid	
02	Masonry	Boxwall	Cavity	
03	Masonry	Crosswall		
04	Concrete	Boxwall	In-situ	
05	Concrete	Boxwall	Precast panel <1m wide	
06	Concrete	Boxwall	Precast panel >1m wide	Proprietary system? Y N U
07	Concrete	Crosswall	In-situ	
08	Concrete	Crosswall	Precast panel	
09	Concrete	Frame	In-situ	
10	Concrete	Frame	Precast	
11	Timber	Frame	Pre 1919	If Yes, name:
12	Timber	Frame	Post 1919	
13	Metal	Frame		
14	Other, please	e specify if known		

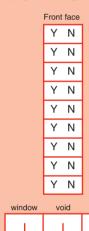
15. Improvements/alterations (to the house/module since original construction) **Code most recent (or most significant)**

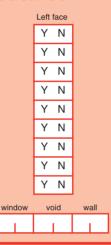
Clarify with Household

Conversion to more than one dwelling Conversion to HMO use Conversion from non-residential use Two or more dwellings combined Complete refurbishment/modernisation Rearrangement of internal space Extension added for amenities Extension added for living space Alteration of external appearance Over-roofing Over-cladding Structure replaced Loft conversion

None	Pre 1945	1945-1964	1965-1984	1985-2004	In progress
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6
1	2	3	4	5	6

16. Elevation features







10/10

attached

Α

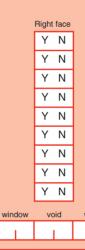
Not seen

N

Back view

R

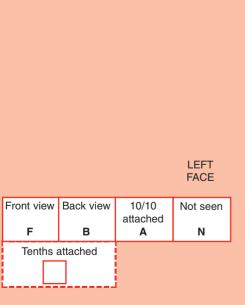
Tenths attached

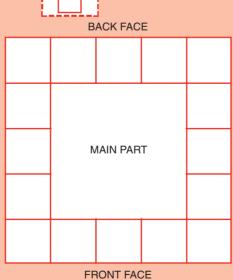


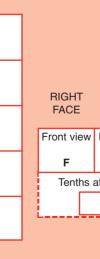


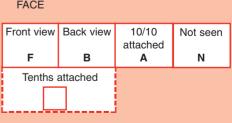
wall

17. Specification of views









18. Exterior – of house/module

FRONT VIEW BACK VIEW

Chimney stacks (Number)

Masonry	Other		Masonry	Other
ΥN	ΥN	Present?	ΥN	ΥN
	- 1	Number	ı	
	- 1	Age	ı	1
ΥN	ΥN	Faults?	ΥN	ΥN
		Rebuild		
	i	Part rebuild	i	
		Repoint/refix pot		
		Leave		
ΥN	ΥN	Urgent?	ΥN	ΥN
		Replacement period		

Roof structure

(Area)

	Pitched	Mansard	Flat	Chalet		Pito	hed	Mar	nsard	FI	at	Cha	alet
					Tenths of area								
			ı		Age								
	YNU	YNU	YNU	YNU	Faults?	1 Y	V U	1 Y	V U	ΥN	I U	Y١	V U
ſ	1	1	1		Replace (m²)								
ľ	i				Strengthen (m²)							_	
ľ	ΥN	ΥN	ΥN	ΥN	Urgent?	Υ	N	Υ	N	Υ	N	Υ	N
[Replacement period								

Roof covering

Natural slate/ stone/ shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/ metal/ laminate	Thatch	(Area)	Natural slate/ stone/ shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/ metal/ laminate	Thatch
								Tenths of area								
				1				Age		1		ı	1			
YNU	YNU	YNU	YNU	YNU	YNU	YNU	YNU	Faults?	YNU	YNU	YNU	YNU	YNU	YNU	YNU	YNU
								Renew (m²)								
				1	1			Isolated repairs (m²)		1			1	1		
ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	Urgent?	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN
								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
ΥN	ΥN	ΥN	ΥN	ΥN	Present?	ΥN	ΥN	ΥN	ΥN	ΥN
ΥN	ΥN	ΥN	ΥN	ΥN	Faults?	ΥN	ΥN	ΥN	ΥN	ΥN
					Replace (m)					
					Repair (m)					
ΥN	ΥN	ΥN	ΥN	ΥN	Urgent?	ΥN	ΥN	ΥN	ΥN	ΥN
					Replacement period					

18. Exterior – of house/module (continued)

ΥN

ΥN

ΥN

FRONT VIEW BACK VIEW Wall structure Masonry Masonry 9" solid >9" solid In situ Concrete Metal Masonry Masonry 9" solid >9" solid In situ concrete concrete cavity sinale panels panels sheet (Area) cavity single panels panels sheet Net tenths of area Age Y N Y N Y N Y N ΥN Y N Y N Y N Y NY NY NY N Y N Y NY NY N Faults? Rebuild/renew (m²) Repair (m²) ΥN Urgent? Replacement period Wood/ Wood/ Wall finish Rendered Slip/tile Rendered Shiplap Slip/tile Masonry Non-Shiplap metal/ Masonry Nonmetal/ masonry natural plastic panels masonry natural plastic panels pointing pointing (Area) Net tenths of area Age Y N Y N ΥN ΥN Y N ΥN ΥN ΥN Y N Y N ΥN ΥN Y N Y N Faults? Render (m²) Renew/repoint (m²) Isolated repairs (m²) Paint (m²) YN YN YN YN

Ва	Dormers and bays Conserva- Bays Dormers Porches tories Balconies (Number) Bays Dormers Porches tories Balconies												
Single storey	Multi storey	Standard		. 0.0	(Survey dwelling)	(Survey dwelling)		Single storey	Multi storey	Standard Roof extension	- Grones	(Survey dwelling)	(Survey dwelling)
ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	Present?	ΥN	ΥN	Y N Y N	ΥN	ΥN	ΥN
	ı						Number					ш	
				ш	ш	ш	Age					ш	
ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	Faults?	ΥN	ΥN	Y N Y N	ΥN	ΥN	ΥN
							Rebuild roof and walls						
							Rebuild roof only						
							Rebuild wall only						
							Major repairs						
							Minor repairs						
							Demolish						
ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	Urgent?	ΥN	ΥN	Y N Y N	ΥN	ΥN	ΥN
							Replacement period						

Urgent? Replacement period ΥN

ΥN

ΥN

YN YN YN

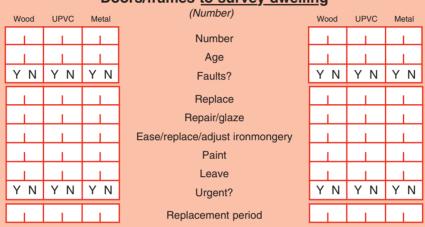
Y N

	Damp proof course										
Physical barrier	Injection DPC	None	(Length)	Phys		Injecti DP0		No	ne		
ΥN	ΥN	ΥN	Present	Υ	Ν	Υ	Ν	Υ	Ν		
YNU	YNU	YNU	Faults?	Υ١	1 U	ΥN	U	1 Y	۷U		
			Replace/install (m)			П					
ΥN	ΥN	ΥN	Urgent?	Υ	N	Υ	N	Υ	N		
			Replacement period								
			Tiopiacomonic ponou								

18. Exterior – of survey dwelling

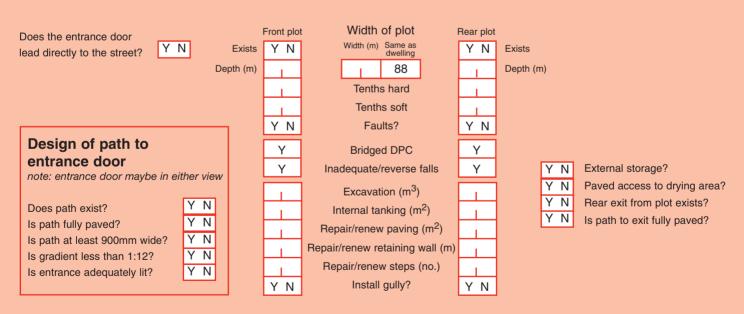
			FRO	NT VI	EW	Wi	indows/frames to survey dwell	<u>ing</u>	9	BA	CK V	IEW			
Wood casement	Single- Wood sash	glazed UPVC	Metal	Wood V	ouble-glaz UPVC	ed Metal	(Number)		lood ement	Single- Wood sash	-glazed UPVC	Metal	Wood V	ouble-glaz UPVC	ed Metal
					1		Number			1					
					1		Age			1					
ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	Faults?	Υ	'N	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN
					1		Replace	匚			1				
							Repair/replace sash/member	L		1					
							Ease sashes etc/reglaze	L		1					
							Repaint/reputty	L							
							Leave	L							
ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN	Urgent?	Y	'N	ΥN	ΥN	ΥN	ΥN	ΥN	ΥN
							Replacement period								

Doors/frames to survey dwelling



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

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



Wall (high)	Wall (low)	Fence (wood)	Fence (metal)	Hedge
ΥN	ΥN	ΥN	ΥN	ΥN
ΥN	ΥN	ΥN	ΥN	ΥN
	i			
ΥN	ΥN	ΥN	ΥN	ΥN

Boundary walls

	(high)	(low)	(wood)	(metal)
Present?	ΥN	ΥN	ΥN	ΥN
Faults?	ΥN	ΥN	ΥN	ΥN
Replace (m)				
Repair (m)				
Demolish (m)				
Urgent?	ΥN	ΥN	ΥN	ΥN
placement period		1	1	1

Wall

Wall

Fence

Fence

Hedge

Y N

Y N

ΥN

19. Around the house/module

Underground drainage

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

Faults?

Blockage

Other (specify)

Y

Draina

Drainage (interior & exterior)

Unfit Defective Acceptable Satisfactory

1 2 3 4

Final fitness assessments

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

Disrepair (interior and exterior) 1 2 3 4

Dampness (interior & exterior) 1 2 3 4

Parking provision of survey dwelling

ASK HOUSEHOLD

Integral garage
Attached garage
Detached garage
Car port

Designated parking space(s)

Street parking

						Action		
Present?	On plot?	Visible?	Car spaces	None	Minor	Major	Renew	Demolish
ΥN	ΥN	ΥN		1	2	3	4	
ΥN	ΥN	ΥN		1	2	3	4	5
ΥN	ΥN	ΥN		1	2	3	4	5
ΥN	ΥN	ΥN		1	2	3	4	5
ΥN	ΥN	ΥN		1	2	3	4	5

	9		
Household	Local authority	Other landlord	Other
1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4

Who owns garage/parking?

arking	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 2 More than 50

Approximate number of seriously defective houses/modules in block

House/module Specify number is block 88

Survey block/building in context with surroundings

ΥN

Situation of block

Major trunk
roadMain road
roadSide road
Side roadCul de sac/
crescentPrivate road
roadUnmade/no
road123456

Road has traffic calming measures?

ΥN

21. Structural defects

Any structural defects present? Y N IF YES, DESCRIBE BELOW

IF NO, GO TO FINAL FITNESS ASSESSMENT AT BOTTOM OF PAGE

			Action required on assumption problem is progressive						
	Defect	Action required?	Monitor/ examine further?	Action described elsewhere			itional action required that is not accounted for elsewhere		
				on form?	Treatme	ent?	Extent		
Roof sagging	Υ	ΥN	ΥN	ΥN					
Roof humping	Υ	ΥN	ΥN	ΥN					
Roof spreading	Y	ΥN	ΥN	ΥN	Tie-ing	ΥN	Number:		
	,				Other	ΥN	Specify		
Sulphate attack	Y	ΥN	ΥN	ΥN	Chimney-liner Other	Y N Y N	Linear Metres: Specify	m	
Unstable parapets	Y	ΥN	ΥN	ΥN					
					Tie rods	ΥN	Number:		
Wall bulging	Υ	ΥN	ΥN	ΥN	Strapping	ΥN	Number:		
					Other	ΥN	Specify		
Differential	Y	ΥN	ΥN	ΥN	Movement-joint	ΥN	Linear Metres:	m	
Movement	T	T IN	T IN	T IN	Other	ΥN	Specify		
Lintel failure	Υ	ΥN	ΥN	ΥN	Replace lintels	ntels Y N Number:			
Wall tie failure	Υ	ΥN	ΥN	ΥN	Insert wall ties	ΥN	Wall area:	m ²	
Unstable floors, stairs or ceilings	Y	ΥN	ΥN	ΥN					
Dry rot/Wet rot	Y	ΥN	ΥN	ΥN	Wall & timber treatment	ΥN	Basement One One floor room 1 2 3	Loft Most Building 4 5	
Wood-borer infestation	Y	ΥN	ΥN	ΥN	Timber treatment	ΥN	Basement One room 1 2 3	Loft Most Building 4 5	
Adequacy of balconies/	Y	ΥN	ΥN	ΥN	Replace fixings	ΥN	Total number:		
projections	'	1 10	1 14	1 11	Other	ΥN	Specify		
Foundation	.,	V N	V N	V. N	Underpin	ΥN	Linear Metres:	m	
settlement	Y	ΥN	ΥN	ΥN	Other	ΥN	Specify		
Integrity of	V	V N	V. N	V. N	Making-good	ΥN	Wall area:	m ²	
structural frame	Y	ΥN	ΥN	ΥN	Replace frame	ΥN			
Integrity of wall	Y	V NI	V N1	\/ N1	Replace fixings	ΥN	Total number:		
panels	Υ	ΥN	ΥN	ΥN	Other	ΥN	Specify		
Boundary wall - unsafe height	Y	ΥN	ΥN	ΥN					
Boundary wall - out of plumb	Υ	ΥN	ΥN	ΥN					
Boundary wall - horizontal cracking	Y	ΥN	ΥN	ΥN					
Unstable retaining wall	Υ	ΥN	ΥN	ΥN					
Any other problems	Υ	ΥN	ΥN	ΥN	Specify		Specify		

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

Final fitness assessment				
	Unfit	Defective	Acceptable	Satisfactory
Structural stability	1	2	3	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:-

Rir	ng all grounds for un	fitness and	d describe probler	ms in detail:		
1.	Structural stability	Υ				
2.	Disrepair	Υ				
3.	Dampness	Υ				
4.	Lighting	Υ				
5.	Heating	Υ				
6.	Ventilation	Υ				
7.	Water supply	Υ				
8.	Food preparation	Υ				
9.	WC	Υ				
10	. Bath/shower/WHB	Υ				
11.	Drainage	Υ				
	stis.					

If unfit:

Are there any mitigating circumstances for unfitness decision?

None	Short-term	Being made fit
1	refurbishment 2	3

If unfit or fit:

What is the most appropriate course of action?

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

23. Local area

Nature of area		Urk	oan			Rı	ural			
	City cent			Suburban esidential	Rural residenti 4	al ce	lage ntre 5	Rural 6		
	<u> </u>	- '	_	3	4		5	0		
Predominant land use of area		Residential only Mixed residential and other land use 1 2				sidential 3	F	Rural 4	Working 5	farm
Number of dwellings	Under 25	25-49	50-99	100-299	300-499	500+	Isolated			
in area	1	25-49	3	4	5	6	7	If isolate visual o	_	
Predominant age	Pre 1850	1850-1899	1900-1918	1919-1944	1945-1964	1965-1980	Post 1980	None		
	1	2	3	4	5	6	7	8		
B							·		- I	
Predominant residential	<u> </u>		uses			1	ats	T	Mixed houses	
building type	Terraced	Semi- detached	Detached	Mixed	Low rise	High rise	With commercia	Mixed al	and flats	
	1	2	3	4	5	6	7	8	9	
Mainly single units?		Mainly single units Mainly converted 1 2								
Predominant tenure	Privately	built L	ocal author built 2	,	ousing iation built 3	Mixed te	enure	Impossible to ascertain 9	0	
						'				
Number of dwellings	Not on estate	Same as area	Under 25	25-49	50-99	100-299	300-499	500+		
on estate	8	area 1	2	3	4	5	6	7		
If area is L.A. estate,	Not on	None (0%)	1-10%	11-25%	26-50%	51-75%	76-99%	100%	1	
% of RTB dwellings	L.A. estate	,				_				
3	8	1	2	3	4	5	6	7		
Repair and improvement	Not	None	A little	Some	Extensive	With		development		
activity in area	needed 8	1	2	3	4	redevelop 5	ment	only 6		
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