Building Surveys

What is a Building Survey?

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They involve an **extensive inspection**.

Information provided in a **stand-alone report** that provides information on a property at a **specific point in time**.

Aims of a Building Survey

Documenting the **present condition** of the property, highlighting **areas of failure or concern**.

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Identifying **causes** of past, or ongoing **deterioration**.

Aims of a Building Survey

Identifying issues that need attention to **prevent serious damage.**

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Identifying things that need further enquiries to **pre-empt problems** in the future.

Aims of a Building Survey

Presenting conservation and maintenance **recommendations.**

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Providing an estimate of the **cost of any works** that may be required.

Aims of a Building Survey

Assessing the **energy performance** of a building.

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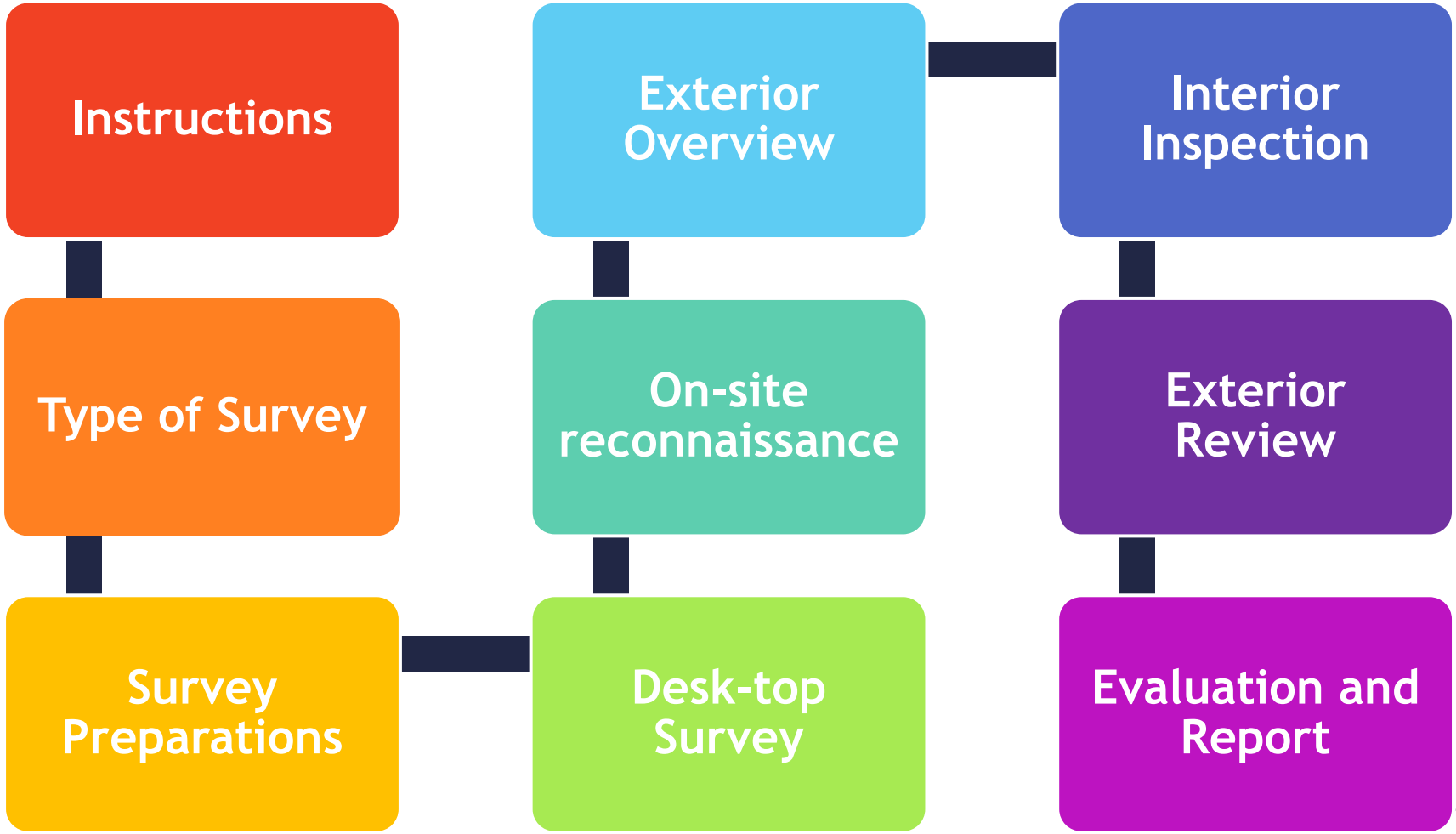
Assessing the **energy performance** of a building.

Providing recommendations for improving a buildings energy efficiency.

Building Survey Stages



Instructions

Type of Survey

Survey Preparations

Desk-top Survey

On-site reconnaissance

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and Report

Instructions

- An evaluation of **clients' requirement** is required at this stage.

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- It is important to follow **guidance** from the relevant **professional body** (i.e RICS, IStructE).

Instructions

- An evaluation of **clients' requirement** is required at this stage.
- This will allow you to determine the **type of survey** that would best **suit their needs.**
- It is important to follow **guidance** from the relevant **professional body** (i.e RICS, IStructE).
- Any instructions should be **confirmed in writing.**

Type of Survey

Why might you be undertaking a building survey?

Type of Survey

To prepare a measured drawing of the building to enable a scheme for alterations, improvements or extensions to be prepared.

Type of Survey

To prepare a report on the condition of a property to be purchased.

Type of Survey

To prepare a schedule of condition for a property to be taken on long lease.

Type of Survey

To advise on the repair and preservation of a building (including ‘listed’ buildings).

Type of Survey

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Work to be carried out to satisfy the requirements of the local or other authority

Type of Survey

To prepare plans in connection with party wall agreements.

Type of Survey

To advise on the repair of a building damaged by fire or flood.

Type of Survey

To make a structural appraisal of existing buildings for ‘change of use’.

Survey Preparations

- Desk-top Survey
- On-site reconnaissance
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Arrange access to the property to be surveyed.

Survey Preparations

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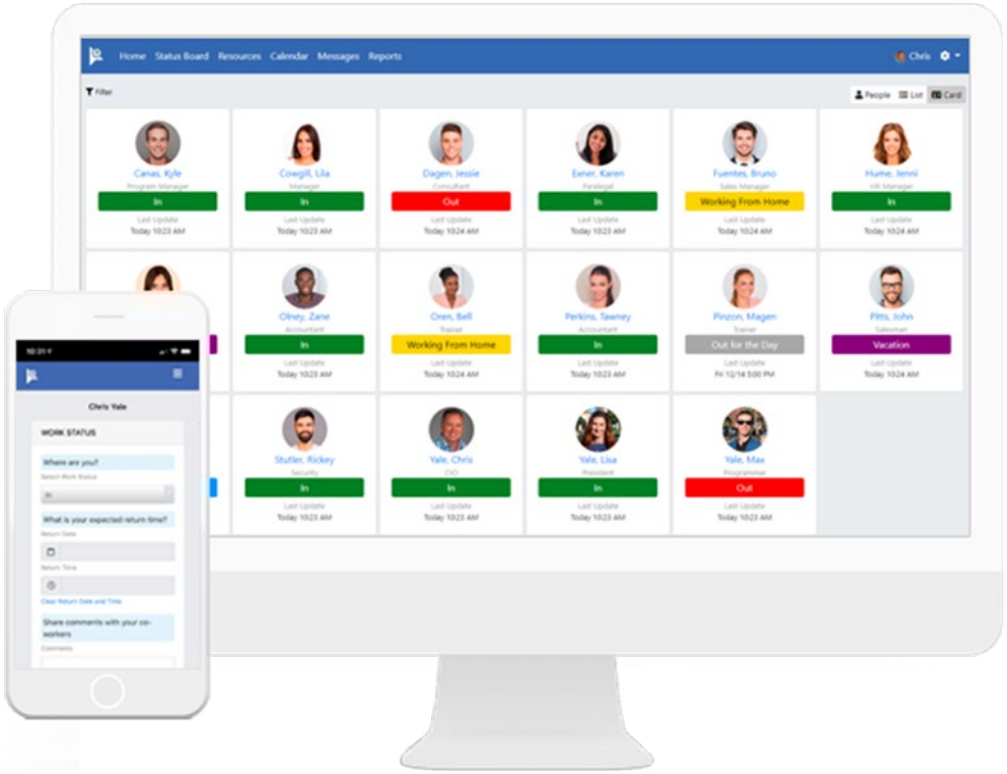
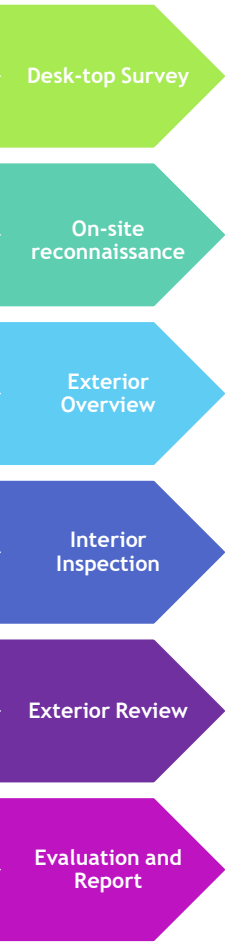
Inform someone when and where you are surveying.



Survey Preparations



Identify the equipment needed.

Survey Preparations

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Identify the equipment needed.

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Source appropriate PPE

Desk-top Survey

On-site reconnaissance

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Evaluation and Report

- An examination of all documentation and other information related to the building being surveyed is advisable.

Desk-top Survey

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- An examination of all documentation and other information related to the building being surveyed is advisable.
- This is best done before the building survey proper is undertaken.

Desk-top Survey

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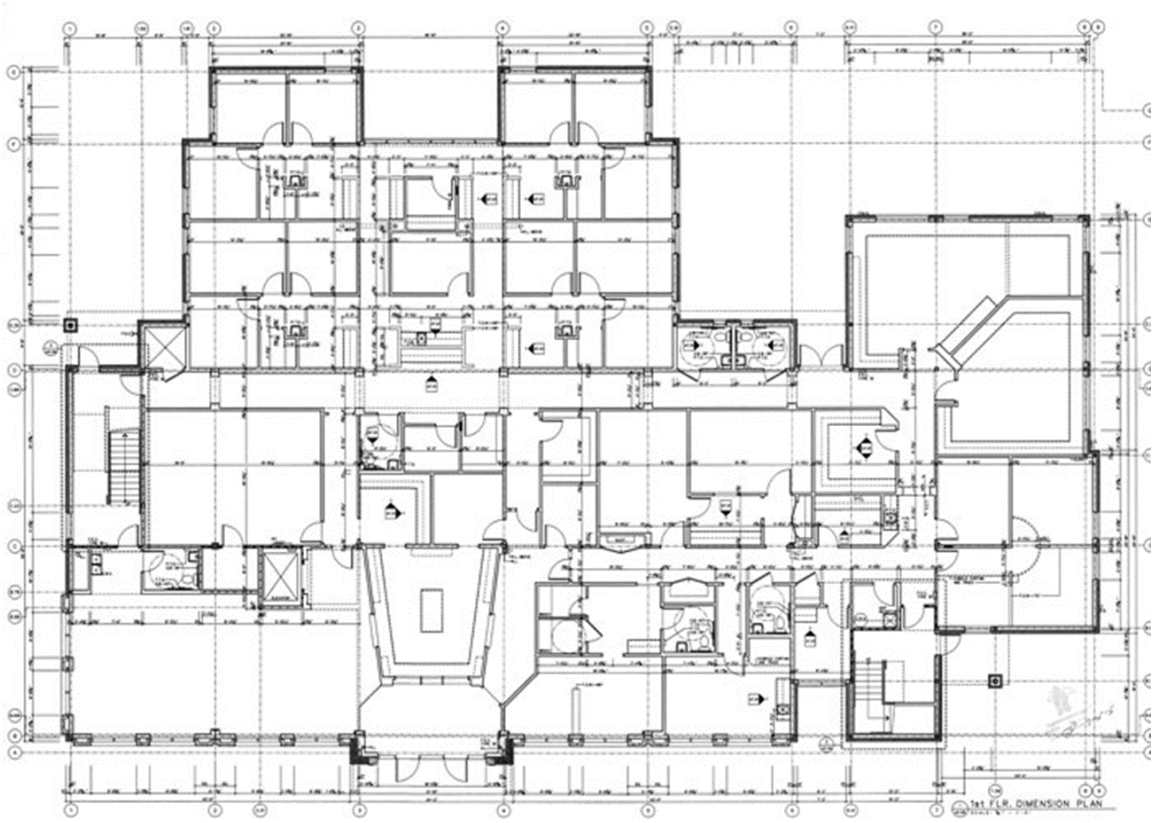
Evaluation and Report

As-built plans and drawings to show the building's original construction



Desk-top Survey

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Desk-top Survey

On-site reconnaissance

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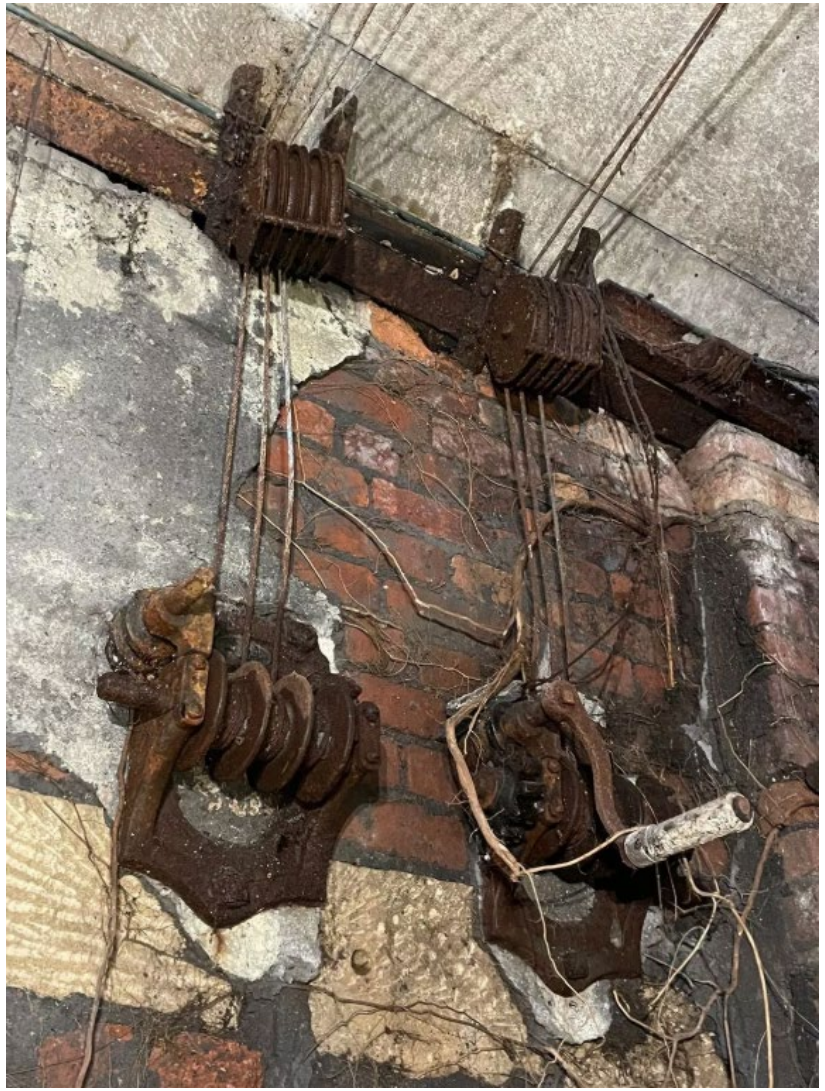
Evaluation and Report



Desk-top Survey

On-site reconnaissance

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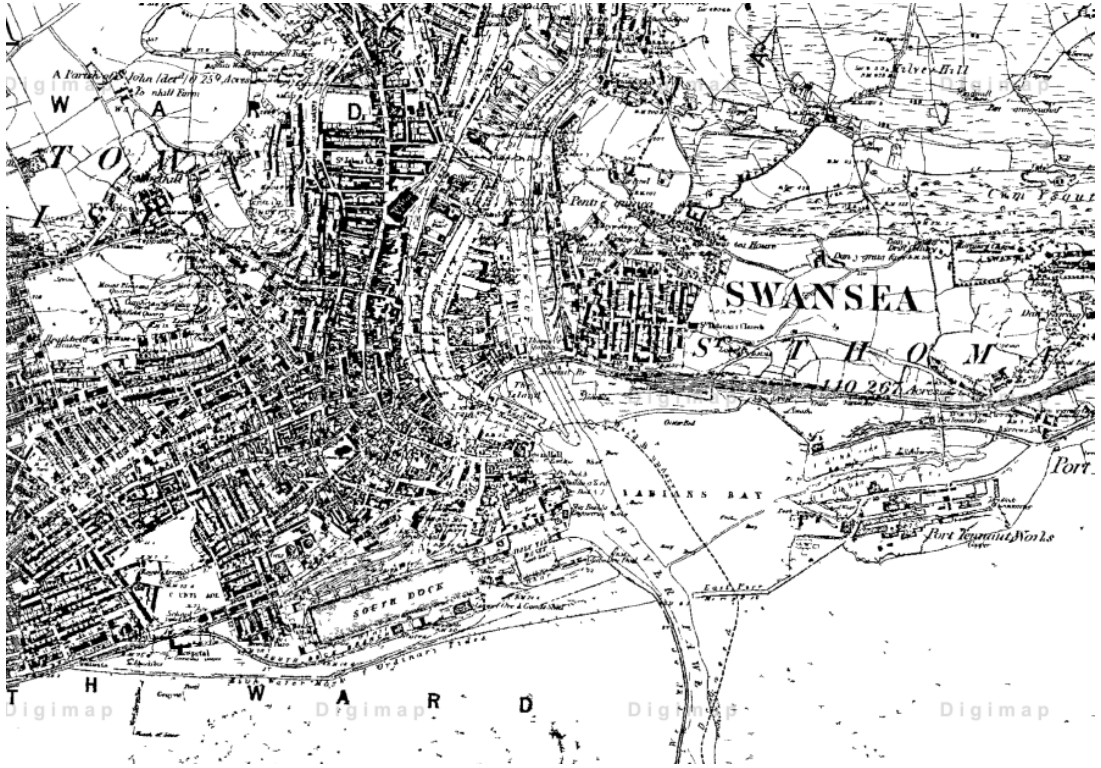
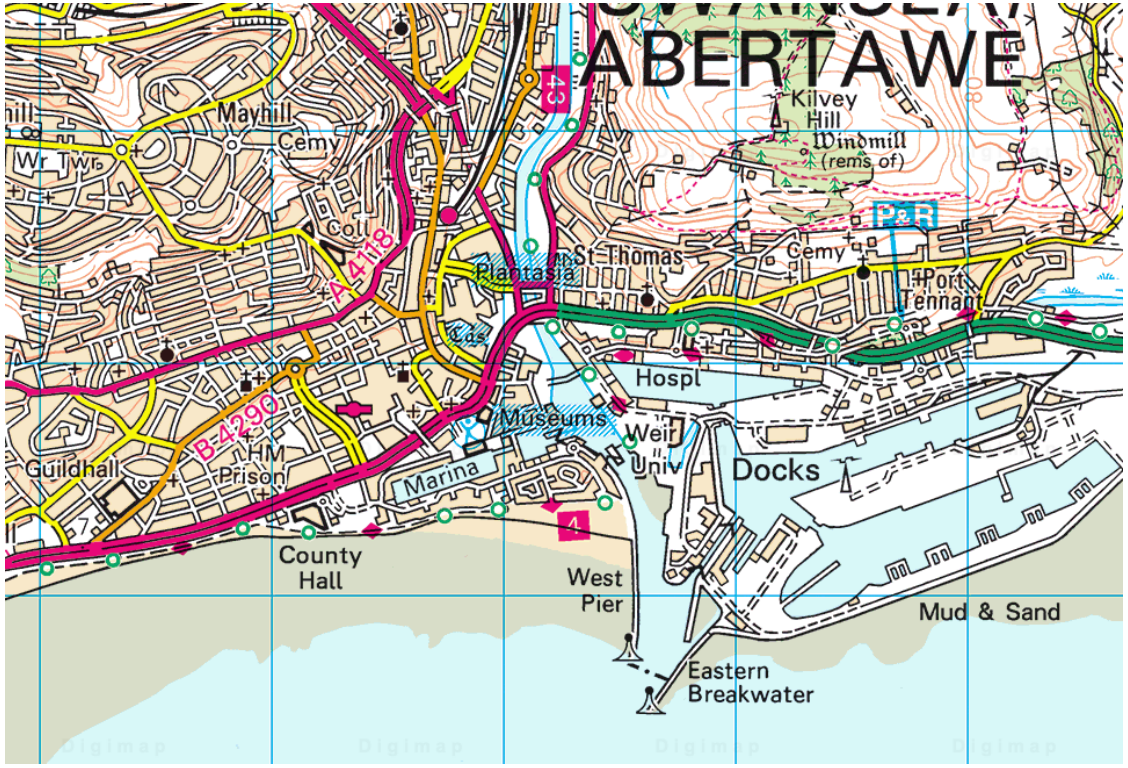
Evaluation and Report

Ordnance survey maps of the area.





https://digimap.edina.ac.uk/

Desk-top Survey

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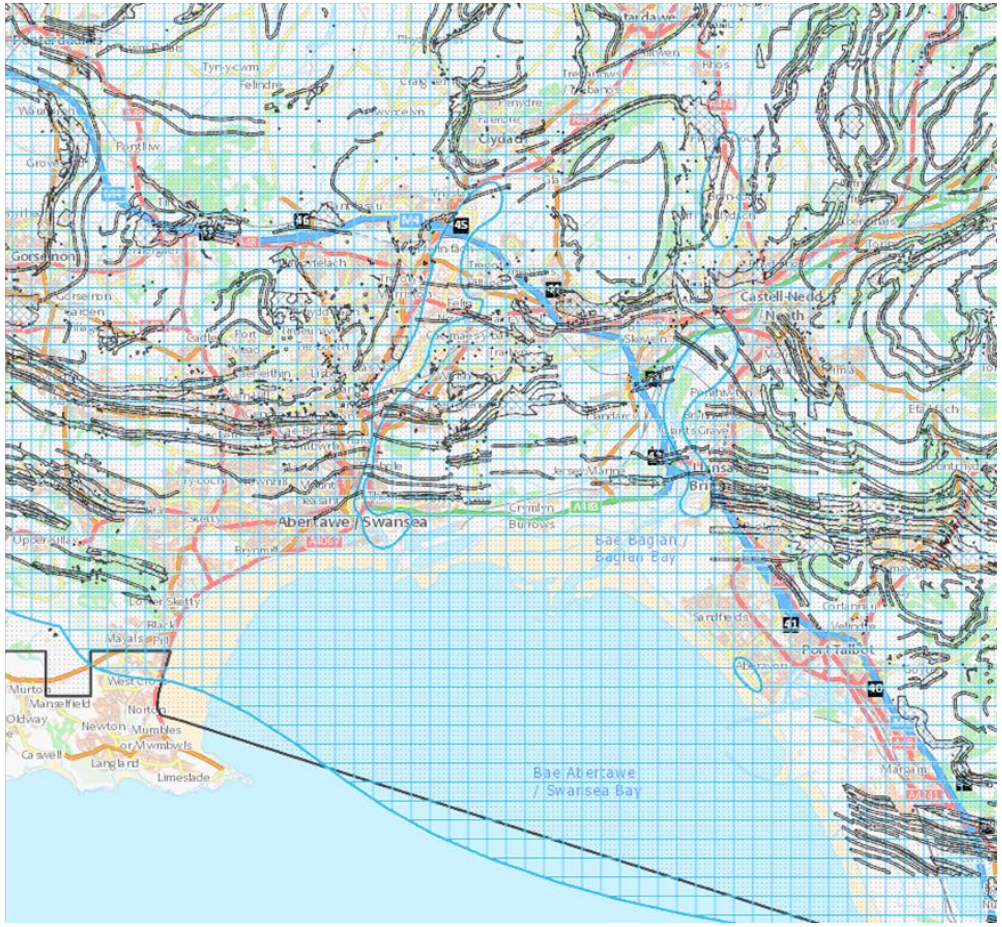
Geological maps of the area.



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The various Royal Commissions on Ancient and Historic Buildings.

https://rcahmw.gov.uk/
https://coflein.gov.uk/en/

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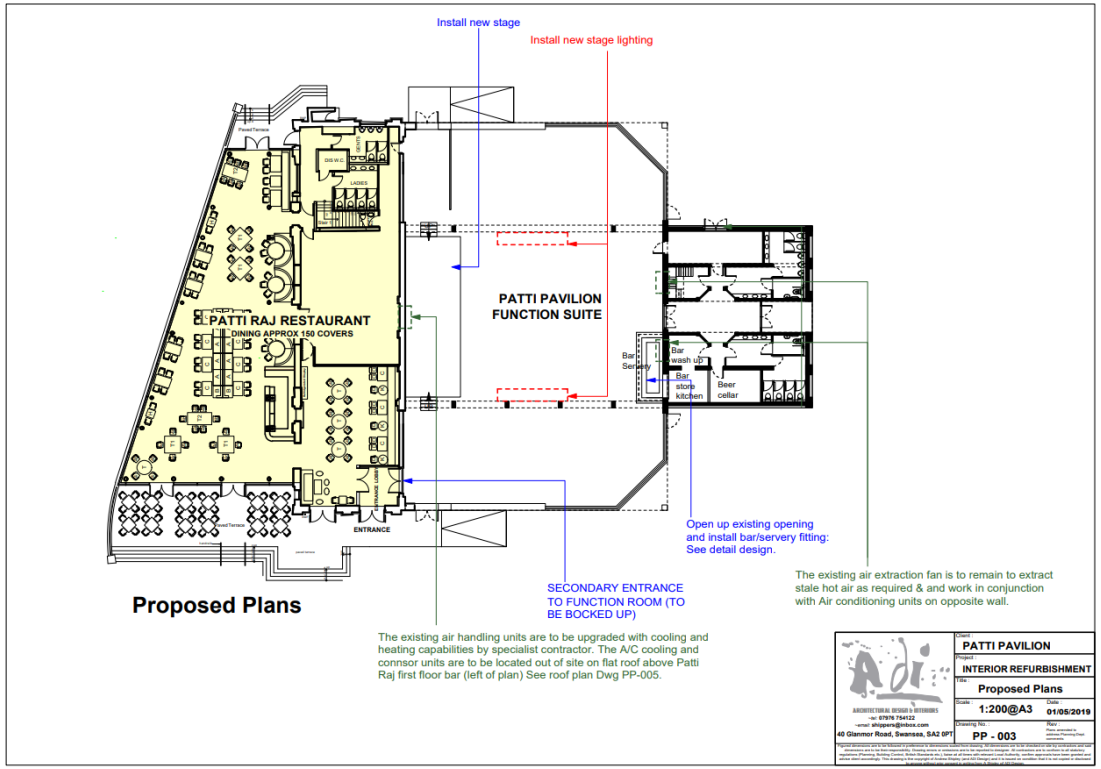
Previous building control approvals or planning permissions – to indicate any past major changes or interventions to the property.

Planning Applications (10)

- Retention of stage and bar, installation of lighting, internal redecoration, installation/ upgrading of air handling/ cooling systems and other internal works at the Patti Pavilion (application for Listed Building Consent)
  Ref. No: 2019/1539/LBC | Status: Application Withdrawn
- Retention of stage and bar, installation of lighting, internal redecoration, installation/upgrading of air handling/cooling systems and other internal works at the Patti Pavilion
  Ref. No: 2019/1559/FUL | Status: Being Considered
- Retention of stage and bar, installation of lighting, internal redecoration and other internal works at the Patti Pavilion (application for Listed Building Consent)
  Ref. No: 2019/1560/LBC | Status: Approve
- Discharge of condition 3 (operational management plan), condition 5 (control of music), condition 6 (proposed colours) of Listed Building Consent 2019/1560/LBC granted 12th August 2019
  Ref. No: 2019/1991/DOC | Status: Being Considered
- The retention of one internally illuminated fascia sign, one non-illuminated individual letter sign, one internally illuminated projecting sign (double sided) and one internally illuminated hanging sign (single sided)
  Ref. No: 2010/1039 | Status: Approve
- One internally illuminated fascia sign, one non-illuminated individual letter sign, one internally illuminated projecting sign (double sided) and one internally illuminated hanging sign (single sided) (application for Listed Building Consent)
  Ref. No: 2010/1040 | Status: Approve
- Demolition of existing ground floor extension, erection of new single storey ground floor extension, new first floor extension over existing roof terrace, internal alterations, construction of new raised terraces and steps and refuse storage area. Complete external refurbishment of existing retained building including new replacement roof, new glazed side screens and windows, new rainwater goods, new external glazed doors, existing masonry made good and repainted, external ironwork repaired and repainted, existing external enclosure to first floor balcony rebuilt to match existing. Realignment of part of existing perimeter wall of St Helens sports ground to provide new 37 space car park, cycle park, landscaping and associated accesses off Gorse Avenue.
  Ref. No: 2006/1228 | Status: Approve
- Demolition of existing ground floor extension, erection of new single storey ground floor extension, new first floor extension over existing roof terrace, internal alterations, construction of new raised terraces and steps and refuse storage area. Complete external refurbishment of existing retained building including new replacement roof, new glazed side screens and windows, new rainwater goods, new external glazed doors, existing masonry made good and repainted, external ironwork repaired and repainted, existing external enclosure to first floor balcony rebuilt to match existing. (application for Listed Building Consent)
  Ref. No: 2006/1226 | Status: Approve
- Demolition of single storey extension and replacement with part single, part two storey extension on south west elevation, provision of new openings on side elevation, construction of mezzanine floor and new internal staircase, demolition and construction of internal walls, reinstatement of servery and stage in main assembly hall (Application for Listed Building Consent)
  Ref. No: 2003/0088 | Status: Application Withdrawn



https://property.swansea.gov.uk/online-applications/?lang=EN

Desk-top Survey

On-site reconnaissance

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Evaluation and Report

Other local authority records – statutory notices or previously objected schemes by neighbours.

On-site reconnaissance

Exterior Overview

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Evaluation and Report

Establishing the physical and spatial contexts of the building on site is critical.

On-site reconnaissance

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and Report

What is the actual physical context of the property?

On-site reconnaissance

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Evaluation and Report

Are there any major obstacles or natural formations that might have an impact on the property?

On-site reconnaissance

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On-site reconnaissance

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Evaluation and Report

Do any of the surrounding properties display common faults that would suggest subsidence or other problems with the topography?

On-site reconnaissance

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Evaluation and Report

Do any of the surrounding properties display common faults that would suggest subsidence or other problems with the topography?

On-site reconnaissance

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Evaluation and Report

Are there any access problems that may adversely affect the use of the property?

On-site reconnaissance

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Evaluation and Report

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On-site reconnaissance

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Evaluation and Report

Are any of the adjoining/approach roads in a poor condition?

On-site reconnaissance

Exterior Overview

Interior Inspection

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Evaluation and Report

Are any of the adjoining/approach roads in a poor condition?

On-site reconnaissance

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Exterior Review

Evaluation and Report

Is there space for future lateral extensions to the building being surveyed?

On-site reconnaissance

Exterior Overview

Interior Inspection

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Evaluation and Report

Is there space for future lateral extensions to the building being surveyed?

On-site reconnaissance

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Evaluation and Report

Is the property in a low-lying area that is susceptible to flooding?

On-site reconnaissance

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Evaluation and Report

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Exterior Overview

Interior Inspection

Exterior Review

Evaluation and Report

An on-site survey comprises three stages: exterior overview, interior inspection and review of exterior and surrounding site.

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and Report

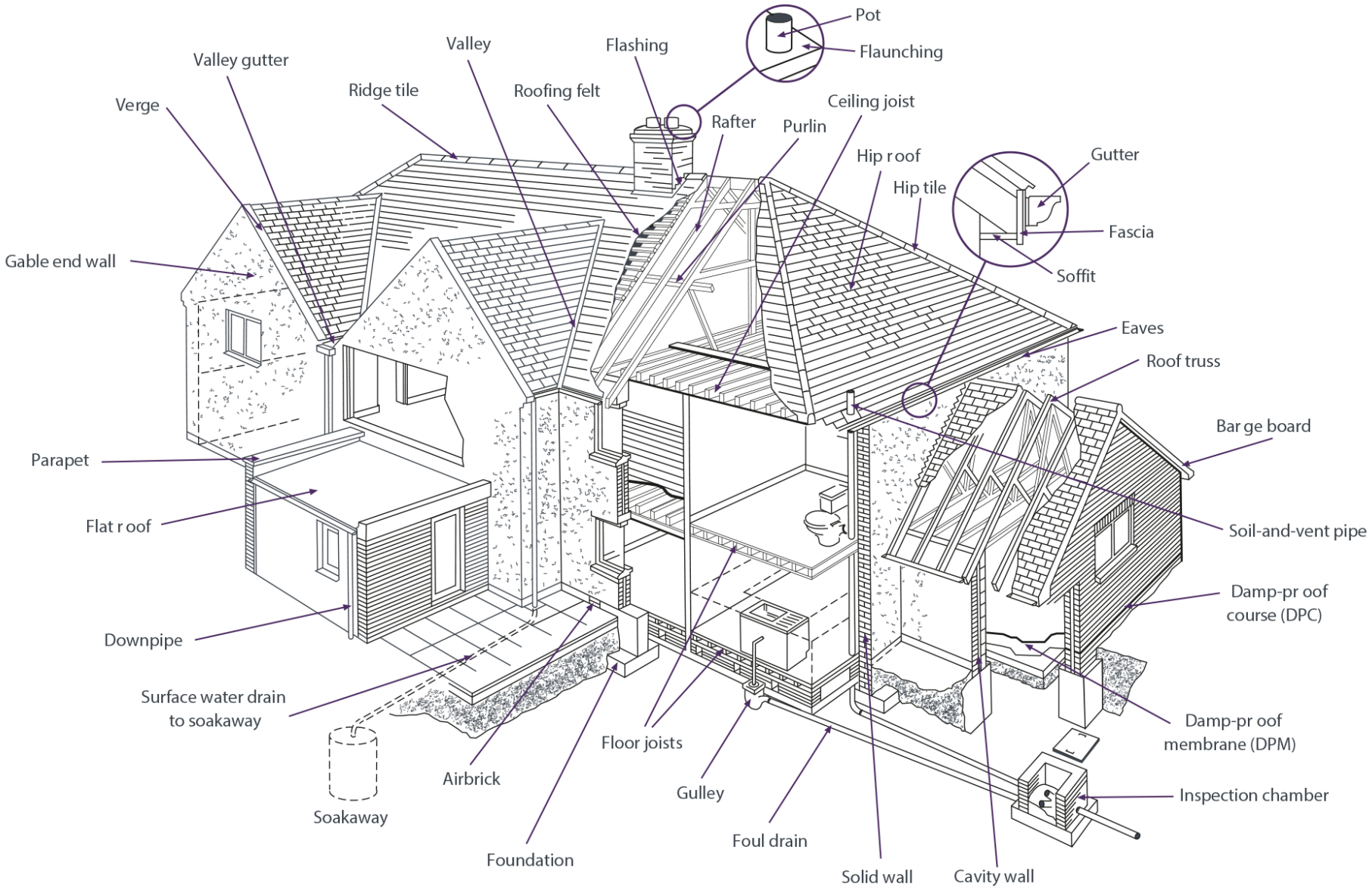
The external appraisal focuses on the main elements of the building and records any significant defects. Usually this is done using a top-down approach.

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and Report



Exterior Overview

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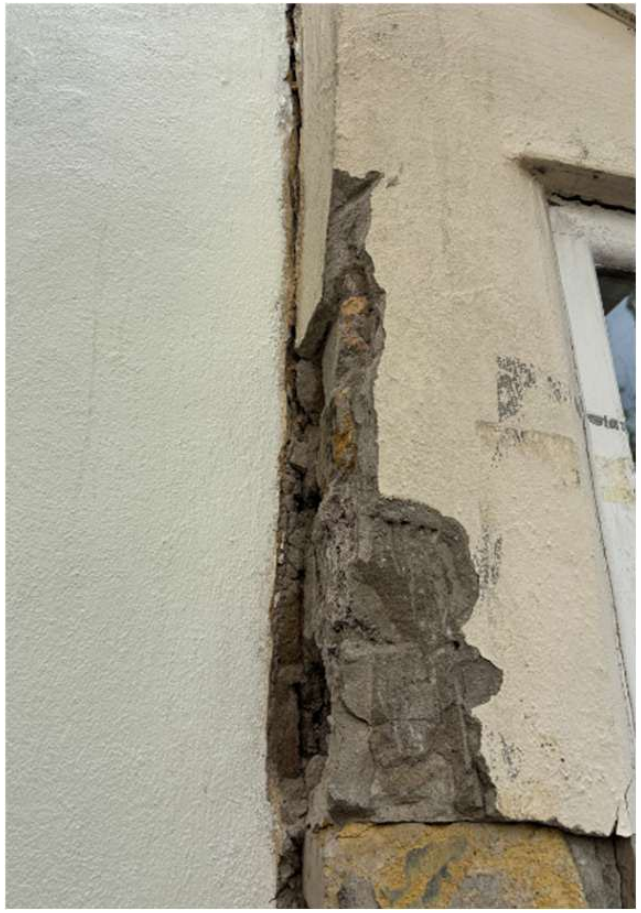

Interior Inspection

Exterior Review

Evaluation and Report

The internal inspection is done on a room-by-room basis, normally working clockwise.

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and Report

Any problems relating to the use and condition of the building as well as to what extent any defects found externally are affecting it internally should be recorded.

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and Report

In the absence of original drawings, the on-site stage may require a measured or dimensional survey.

Exterior Overview

Interior Inspection

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Evaluation and Report

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Evaluation and Report

Condition	Good
Category	**Optimal**
Description	Reasonable state of repair
	No major defects
	Satisfies most user requirements

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and Report

Condition	Fair
Category	Wind and Watertight
Description	Showing signs of wear and tear
	Potentially neglected and approaching being run down

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and Report

Condition	Poor
Category	Dilapidated
Description	Extensive defects to structure and fabric
	Crumbling fabric

Exterior Overview

Interior Inspection

Exterior Review

Evaluation and Report

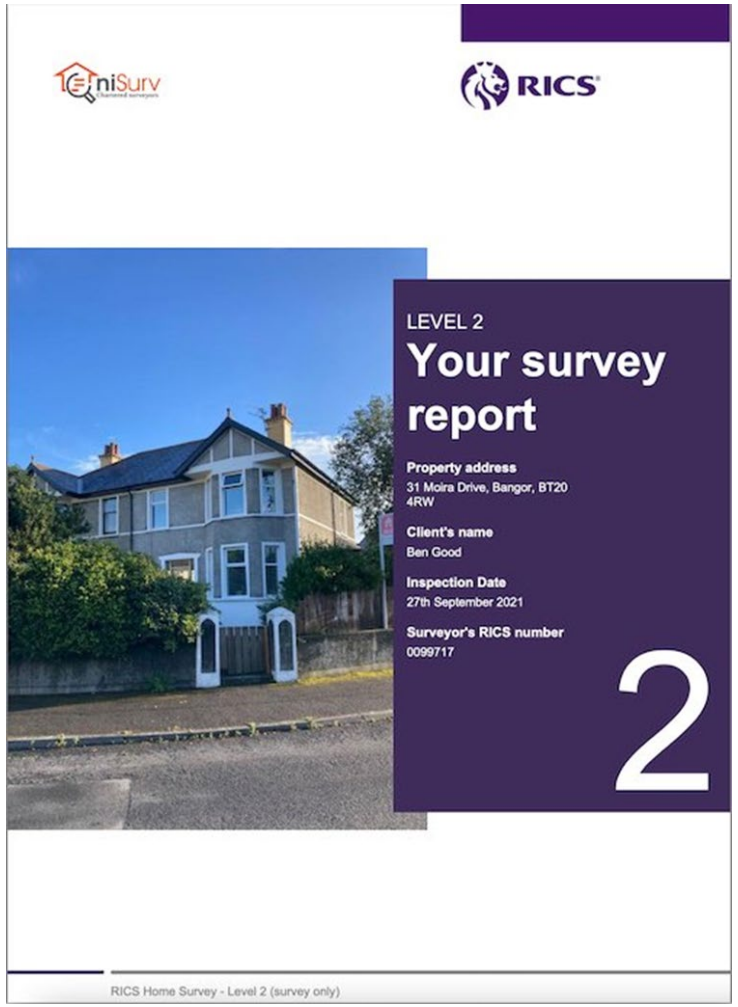
Condition	Bad
Category	Ruinous
Description	Only some walls present
	Little or no roof structure
	No windows and doors
	Vegetation growing throughout

Evaluation and Report

Once the survey has been completed and the evidence collected, the surveyor should then evaluate their findings.

Evaluation and Report

These will be articulated in the building survey report.


niSurv

RICS

LEVEL 2

Your survey report

Property address

31 Moira Drive, Bangor, BT20 4RW

Client's name

Ben Good

Inspection Date

27th September 2021

Surveyor's RICS number

0099717

2

RICS Home Survey - Level 2 (survey only)

Evaluation and Report

- Any verbal feedback given by the surveyor to the client before submitting the report should be kept brief.
- It should also be consistent with any subsequent written feed-back.

Evaluation and Report

The report should be detailed and comprehensive to avoid overlooking important issues, which might expose the surveyor to a negligence claim.