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## ***Building Repairs Report***

***Prepared by Your Company Name***

**Sefton Road, Crewe, WA11 9QD**



**Overall Rating:**

**Building Address**

Waverly House  
Sefton Road  
Crewe  
WA11 9QD

**Client**

Housing Association

**Surveyed Date**

5th October 2017 by Another Surveyor



PS Sample

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## About this Building Repairs Report

This Building Repairs Report will identify the internal and external condition of the building showing replacement costs.

# 1 INTRODUCTION

This report provides a record of the Building Repairs Report at: **Sefton Road, Crewe, WA11 9QD** for **Housing Association**. It was surveyed by **Another Surveyor** of **Your Company Name** on the **5th October 2017**. The purpose of the inspection is to assess the internal and external condition of the building, capturing life cycle replacement costs

<b>Building Owner</b>	Housing Association
<b>Building Address</b>	Sefton Road, Crewe, WA11 9QD
<b>Surveyor</b>	Another Surveyor of Your Company Name
<b>Survey Date</b>	5th October 2017
<b>Limitations</b>	<p>The following limitations apply to the conduct of the inspection:</p> <ul style="list-style-type: none"><li>• The inspection was purely of a visible nature, without the use of ladders or the benefit of exploratory work. Its extent is limited to cracks to internal walls, floors and ceilings and significant defects to exterior walls, roof and boundaries, having regard to their age and construction type.</li><li>• No structural survey or inspection of concealed or otherwise hidden services or finishes was undertaken.</li><li>• The presence of furniture, fittings, furnishings, artwork and stored items generally restricts the scope of inspection, and where such articles or items exist, none were moved. Ceiling, wall and floors surfaces concealed by such articles or items were not inspected.</li><li>• No testing of any service installations was undertaken.</li></ul>

## 2 OVERVIEW

### SURVEY DETAILS

**Survey Date**

**Surveyor**

### BUILDING DETAILS

**Building Type**

**Building Year**


**Building Construction**

### DWELLING DETAILS

**Floors in Dwelling**

**Bedrooms in Dwelling**

### 3 COMMUNICATION SYSTEMS – ROW LAYOUT

Element	Description	Condition	Cost	Year	Photo
<b>Communications</b> <i>Ground Floor &gt; Lobby</i>	Intercom				<a href="#">(Photo 1)</a> 


PS Sample

## 4 CURTILAGE – ROW LAYOUT

Element	Description	Condition	Cost	Year	Photo
<b>Boundaries</b> <i>Front Curtilage</i>	Timber Fence & Posts				<a href="#">(Photo 3)</a> 
<b>Boundaries</b> <i>Side Curtilage</i>	Stone Wall				<a href="#">(Photo 3)</a> 

PS Sample



## 5 ELECTRICAL – ROW LAYOUT

Element	Description	Condition	Cost	Year	Photo
<b>White Goods</b> <i>Ground Floor &gt; Kitchen</i>	Dishwasher				<a href="#">(Photo 1)</a> 

PS Sample



## 6 EXTERIOR – ROW LAYOUT

Element	Description	Condition	Cost	Year	Photo
<b>External Fabric</b> <i>RHS Side</i>	External Fire Escape				<a href="#">(Photo 1)</a> 
<b>Doors &amp; Access</b> <i>Ground Floor &gt; N/A</i>	Timber Door	Fair	£250	2025	<a href="#">(Photo 1)</a> 
<b>Roofs</b> <i>Main Roof</i>	Chimneys	Repoint.			<a href="#">(Photo 1)</a> 

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## 7 INTERIOR – ROW LAYOUT

Element	Description	Condition	Cost	Year	Photo
<b>Flooring</b> <i>First Floor &gt; Bathroom</i>	Vinyl Or Linoleum				<a href="#">(Photo 2)</a> 
<b>Sanitary Goods</b> <i>First Floor &gt; Bathroom</i>	Wc Pan & Cistern	Poor	£250	2021	<a href="#">(Photo 1)</a> 
<b>Internal Fabric</b> <i>Ground Floor &gt; Hall/Stairs</i>	Internal Walls				<a href="#">(Photo 1)</a> 

PS Sample

Sefton Road, Crewe, WA11 9QD





## **CUSTOM REPORT LAYOUTS**

\*\*\*\* We can produce alternative reports layouts for a fee \*\*\*\*

## **CUSTOM REPORT LAYOUTS**


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## 8 EXTERIOR - TABLE LAYOUT

<b>External Fabric</b>		<i>RHS Side</i>		<b>8.1</b>
External Fire Escape				
<b>Defects</b>			<p><a href="#">(Photo 1)</a></p> 	
<b>White Goods</b>		<i>Ground Floor &gt; Kitchen</i>		<b>8.2</b>
Dishwasher				
<b>Defects</b>			<p><a href="#">(Photo 1)</a></p> 	
<b>Flooring</b>		<i>First Floor &gt; Bathroom</i>		<b>8.3</b>
Vinyl Or Linoleum				
<b>Defects</b>			<p><a href="#">(Photo 2)</a></p> 	
<b>Boundaries</b>		<i>Front Curtilage</i>		<b>8.4</b>
Timber Fence & Posts				
<b>Defects</b>			<p><a href="#">(Photo 3)</a></p> 	
<b>Boundaries</b>		<i>Side Curtilage</i>		<b>8.5</b>

Stone Wall			
<b>Defects</b>		<a href="#">(Photo 3)</a>	
			


<b>Communications</b>		<i>Ground Floor &gt; Lobby</i>	<b>8.6</b>
Intercom			
<b>Defects</b>		<a href="#">(Photo 1)</a>	
			

<b>Sanitary Goods</b>		<i>First Floor &gt; Bathroom</i>	<b>Poor</b>	<b>8.7</b>
Wc Pan & Cistern				
<b>Defects</b>		<a href="#">(Photo 1)</a>		
				

<b>Internal Fabric</b>		<i>Ground Floor &gt; Hall/Stairs</i>	<b>8.8</b>
Internal Walls			
<b>Defects</b>		<a href="#">(Photo 1)</a>	
			

<b>Doors &amp; Access</b>		<i>Ground Floor &gt; N/A</i>	<b>Fair</b>	<b>8.9</b>
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Timber Door		
<b>Defects</b>		<a href="#">(Photo 1)</a> 

<b>Roofs</b>	<i>Main Roof</i>	<b>8.10</b>
Chimneys		
<b>Defects</b>		<a href="#">(Photo 1)</a> 
<i>Repoint.</i>		

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## APPENDIX: PHOTOGRAPHS

[Photo 1](#)



[Photo 2](#)



[Photo 3](#)



[Photo 4](#)

