



Investment Property Report

CLIENT SAMPLE REPORT

PROPERTY INV SAMPLE SURVEY
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SURVEYORS LTD

SURVEY DATE 1 Oct 2025

REF 44940



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About the survey and the report

Introduction

This report is for the private and confidential use of the client named at the front of the report and for whom the survey is undertaken, and should not be reproduced in whole or in part or relied upon by Third Parties for any purpose without the express written authority of the Surveyor.

This report is produced by a properly qualified surveyor who will provide an opinion about the condition of the property which you, as the buyer, will be able to rely on and use. However, if you decide not to act on the advice in the report, you do so at your own risk.

This report tells you;

- about the construction of the property as far as could be ascertained.
- any limitations that the surveyor experienced during the course of the inspection.
- the nature of any significant defects that were found.
- how to approach rectification of defects identified.
- about elements of the property that will require more frequent or costly maintenance than would normally be expected
- whether more enquiries or investigations are needed.
- the approximate cost of rectification of defects identified.

This report does not tell you;

- the market value of the property or matters that will be considered when a market valuation is provided.
- about the nature or condition of any part of the property that is/was
 - specifically excluded from the inspection by prior arrangement
 - not accessible or visible using normal and accepted surveying practices
 - not accessible or visible for health or safety reasons
- about any minor defects that would be anticipated in a property of the type and age being inspected - the nature of such minor defects will vary between property types
- details of defects that would normally be categorised as wear and tear or which would normally be dealt with as a matter of routine maintenance.
- the report is not an asbestos inspection under the Control of Asbestos Regulations 2012.
- any advice on subjects that are not covered by the report. If you need further advice you must arrange for it to be provided separately.
- the condition of services (heating, plumbing, electrics, drains etc.) other than can be determined from a visual inspection and when checking them by operating them in normal everyday circumstances.

0 : Management Summary

Threshold for inclusion in this section : Rating = 5 OR repair cost > £5000

Element	Comments	Rating	Cost
Q: Conservatory / Porches	Evidence of some separation of the conservatory from the main building, likely due to thermal movement that results from the different constructions of the main house and conservatory. This suggests that replacement of the conservatory would be the best option in the long term	4	25000

1 : Background Information

Weather Conditions	The weather at the time of the inspection was warm and sunny after a period of wet and cool weather
Parties Present	I have not collected a copy of the identity of the persons present. I did not wear a bodycam to record the survey.
Orientation	The front of the property faces in a south-easterly direction
General Limitations	None noted
Specific Limitations	There was no access to the understairs cupboard due to the location of the sofa.

2 : Accommodation Schedule	
Property Type	HOUSE
Property Form	SEMI
Accommodation Reception Rooms : 2 Bedrooms : 3 Kitchen : 1 Bathroom : 1 Other : 0	
Heating	The main heating is provided by a Vaillant ecotec pro 24 gas combi boiler located in the roofspace
Garage	YES
Garden	YES

3 : Overview

Age / Period of Construction:	The property is believed to have been constructed in around the early 1970's
Construction:	The main walls are of cavity construction. The outside leaf of brickwork is laid in a stretcher bond style consistent with this type of construction.
Extensions & Alterations:	There is a rear conservatory that is believed to have been added in around 1980
Reinstatement Value:	£280,000

4 : Environment Agency Flood Risk Assessment:

Flooding from Reservoirs:	None noted
Surface water Flood Risk:	None noted
Flooding from Seas and Rivers:	None noted

5 : EPC and Floor Area	
Floor area (m sq)	98
Current EPC Certificate?	YES
EPC Rating: (E or below = unsuitable for disposal to investors)	C

6 : GENERAL PHOTOGRAPHIC SCHEDULE

A:Elevations



1. Front of the house

A:Elevations



2. Right side

A:Elevations



3. Rear elevation

B:Grounds



4. View of front garden

B:Grounds



5. View of rear garden

C:Internal Rooms



6. Bathroom

C:Internal Rooms



7. Kitchen

D:Services



8. Boiler

D:Services



9. Consumer unit

D:Services



10. Electricity meter

7 : SURVEYOR CHECKLIST

Has the surveyor identified any evidence of risks associated with any of these items

Boundaries	Do the boundaries on site resemble the land registry plan provided?	YES	
Flying Freeholds	Are there any potential flying freehold issues?		NO
Shared Access	Are there any obvious areas of shared access?		NO
Trees	Are there any trees within 5m of the property? Surveyor Notes : Large tree in the neighbouring property to the rear. Not within 5 meters of the building.	YES	
Asbestos	Is there any evidence of Asbestos on the property or to adjacent properties? Textured ceiling coatings Surveyor Notes : Some ceilings have textured finishes which can contain asbestos. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site http://www.hse.gov.uk/asbestos/	YES	
Invasive species	Is there evidence of Japanese Knotweed/ Himalayan Balsam/other invasive species within the boundaries of the subject property?		NO
NSC	Is the property of standard construction? If not, provide details.		NO
Alterations	Are there any Extensions, Conversions or Alterations?		NO
Layout	Does the property have a standard layout?	YES	
Layout 2	Are any Bathrooms accessed via a bedroom/kitchen?		NO
Planning	Are there any matters or alterations which may require planning permission? Surveyor Notes : Conservatory likely to meet permitted development		NO

Planning 2	Does the property appear to be in commercial use?		NO
Building Control	Are there any matters or alterations which may require building control approval? Surveyor Notes : Conservatory to rear	YES	
Adaptions	Does the property have any adaptions such as ramps or handrails installed?		NO
Grants	Has the property been the subject of any "Green Deal" or other Grants for insulation/thermal efficiency?		NO
Conservatories	Does the property have a Conservatory?	YES	
Conservatories	If yes to 2.5, are the separating doors intact/Heating Installed? Surveyor Notes : The conservatory is separated from the main living area by external quality sliding doors. There is no fixed heating.	YES	
PVC	Does the property have Photo Voltaic Cells?		NO
PVC	If yes to PVC, is the roof structure coping with the additional loading?		NO
Fire Separation	Is fire separation adequate to areas such as party walls, roofs and boundaries?	YES	
Structure - 1	Is there any evidence of Structural Movement?		NO
Structure - 2	Is there any evidence of Structural Alteration?		NO
Structure - 3	Are chimney stacks intact throughout the height of the building?	YES	
Structure - 4	Are lintels adequate and properly supported?	YES	
Features	Does the property have any unusual features/structures?		NO

Damp	Is there any evidence of Damp?		NO
Infestation	Is there any evidence of wood boring insects?		NO
Infestation	Is there any evidence of infestation such as Insects, Vermin, Bats or Birds?		NO
Rot	Dry or Wet Rot?		NO
Condensation - 1	Are bathrooms effectively ventilated?	YES	
Condensation - 2	Are the loft spaces effectively insulated? Surveyor Notes : Bathroom extractor vent hose not connected to external outlet	YES	
H&S	Are there any notable Health & Safety hazards?		NO
Electrical	Does the Electrical Installation appear to meet current standards?	YES	
Gas	Does the Gas Installation appear to meet current standards?	YES	
Heating - 1	Does the Heating Installation appear to meet current standards?	YES	
Heating - 2	Is there any information relating to the servicing of heating appliances? Surveyor Notes : Large tree in the neighbouring property to the rear. Not within 5 meters of the building.	YES	
Water	Does the Water installation appear to meet current standards?	YES	
Sewerage	Does the property have a mains sewerage connection?	YES	
Smoke Detection	Is the property installed with heat/smoke detectors?	YES	

Carbon Monoxide	Is the property installed with Carbon Monoxide detectors?		NO
ML1	Are the kitchen and bathroom intact and useable?	YES	
ML2	Are there sitting tenants/lodgers or indications that vacant possession will not be obtained?		NO
ML3	Is there any evidence of any boundary, planning or neighbourly disputes/ issues? Surveyor Notes : Extension to the rear of the neighbouring property may have been subject to a Party Wall Award	YES	
ML4	Is there any part of the building that is in severe disrepair/requires demolition ?		NO
ML5	If the property is Non-Standard Construction, it on the BRE defective list? Surveyor Notes : Some ceilings have textured finishes which can contain asbestos. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site http://www.hse.gov.uk/asbestos/	YES	
ML6	Does the property have more than one kitchen?		NO
ML7	Is the property above or adjacent to commercial premises?		NO

8 : ELEMENTAL CONDITION

Element	Picture	Comments	Rating	Cost
A : Chimneys		Stack shared with neighbouring property to the left side. Mortar worn on stack junction with flashing	3	1000
B : Roof Covering		Roof covering is of interlocking concrete tiles consistent in type and condition with the age and nature of the property.	1	0
C : Soffits, Fascias and Rainwater Goods		Soffits, fascias and rainwater goods are of PVC. The fascias and soffits may be cappings over the original timber elements but these are not visible.	1	0

D : Roof Structure		Traditional cut timber roof structure	1	0
E: Chimney Breasts		Chimney breast in living room would benefit from adding some ventilation to the flue that is concealed behind the finished decorations	2	500
F: External Walls		Worn pointing on front lower wall	3	2000

F: External Walls		Light wear of the pointing above the front door and adjacent window	3	1500
F: External Walls		Light wear of the pointing over the front living room window	3	2500
G: Windows		Markings in window channels suggests they were replaced in 2014 and FENSA certificates may be required.	1	0

G: Windows		Mould growth around window frames suggests some condensation is occurring and more ventilation may be required	1	0
G: Windows		Bedroom 1 window catches on frame	1	0
H: External Doors		Front door	1	0

I: Damp & DPC		Bitumen DPC visible in the lower walls. No evidence of dampness other than in the conservatory	1	0
J: Internal Walls		Normal wall moisture readings in kitchen	1	0
K: Floors		Floors are of suspended timbers on the first floor and solid concrete on the ground floor	1	0

L: Ceilings		Some ceilings, such as that in bedroom 3 have textured finishes which can contain asbestos.	1	0
M: Stairs and Joinery		The lack of a suitable handrail on the staircase is a safety risk.	1	0
N: Internal Doors		Internal doors are of standard materials.	1	0

O: Kitchen Fittings		Kitchen fittings are in poor condition and require replacement	4	5000
P: Bathroom Fittings		The bathroom extractor is not connected to the external vent hose	3	500
P: Bathroom Fittings		Bathroom toilet seat not correctly fixed	2	100

Q: Conservatory / Porches		Conservatory	1	0
Q: Conservatory / Porches		Rot of conservatory sills	2	1000
Q: Conservatory / Porches		Conservatory external rear door does not lock	2	1000

Q: Conservatory / Porches		Heavy moss growth on the conservatory roof indicates a lack of proper drainage, probably due to an inadequate fall. It is likely that this will lead to premature failure of the roof covering	4	2000
Q: Conservatory / Porches		Dampness was detected on the back wall of the conservatory. This is most likely due to the construction of the lower walls which is of a single leaf of solid brickwork, probably made worse by poor ventilation when running the tumble dryer. The only practical way to resolve this would be by replacing the conservatory entirely, or with some significant alterations to the insulation of the conservatory.	4	2500
Q: Conservatory / Porches		Evidence of some separation of the conservatory from the main building, likely due to thermal movement that results from the different constructions of the main house and conservatory. This suggests that replacement of the conservatory would be the best option in the long term	4	25000

R: Garages / Outbuildings		Garage door fouls on roof panels when opening	2	500
R: Garages / Outbuildings		The garage roof covering looks to have been replaced in a recent period	1	0
R: Garages / Outbuildings		Garage is attached to neighbours garage	1	0

S: Paths, Hardstanding and Boundaries		Front paved area of concrete and brick paviors	1	0
S: Paths, Hardstanding and Boundaries		Rear decking likely to be very slippery when wet	HS	0
T: Drainage (surface and foul water)		No drainage inspection chambers visible at the front	NI	0

U: Gas		The gas meter is assumed to be in the understairs cupboard which could not be accessed due to the location of the sofa	NI	0
V: Water		Water meter under a flap in the footpath at the front of the property.	1	0
W: Electricity		Modern consumer unit. A label indicates that the electrical installation may have been inspected in April 2014. You should get the installation tested.	HS	500

X : Other		Jacuzzi in the back garden. Is it included in the sale, or not? if not then what will happen to the connections when it is removed?	1	0
X : Other		Tree in neighbouring garden to the rear	1	0
X : Other		No intumescent hoods over downlights in roof space	HS	250

9 : Summary

Grand Total	£45850
Scaffolding Costs	£1000
General Condition Summary	No major defects or issues identified within the main building of the property though, as with all homes, it will benefit from and require regular ongoing maintenance. The conservatory is a basic construction that provides little thermal insulation and is generally showing signs of age including rotten timbers and a worn roof. It should be considered as more of a lean-to rather than a habitable space and consideration should be given to a complete replacement.
Customer Comments	The current owner of the property is aware of the general condition.
Customer Issues Discussion	I have discussed the following observations / issues with the person(s) present:- Condition of conservatory
Customer Valuation	I confirm that I have not discussed the value of the property in anyway with the customer / persons present

COMPANY THUMBNAIL HERE	10 : About your Surveyor		
Surveyor	Alan Milstein		
Address	Skyline Surveyors Ltd 6 Whyke Lane, Chichester, PO19 7UR		
Contact Details	Telephone	07905 259293	
	Mobile		
	Email	alan@skylinesurveyors.co.uk	
Signed (electronic signature)	SURVEYOR SIGNATURE HERE	Date Finalising Report	29 Sep 2025

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11 : Customer Care

Customer Care

At Skyline Surveyors Ltd our aim is to provide the best level of service possible and we go to very great lengths to ensure that the survey report we have prepared for you is as accurate, informative and complete as possible.

It is possible, however, that for some reason we have not met your expectations in some way and that you wish to raise a concern. We will treat any concerns positively and recognise that they are a means of identifying improvements which can be made to our service delivery standards. We will deal with any concerns quickly and will take prompt action to resolve them.

How to contact us

There are several ways you can contact us:

- You can call us by telephone - 07905 259293
- You can email us at alan@skylinesurveyors.co.uk
- You can write to us at our office, Skyline Surveyors Ltd, 6 Whyke Lane, Chichester, PO19 7UR