

Sample Report Observations Relating to Pre-Contract Investigation of Title



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Inspection prepared for: Mr A. Sample
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Understanding Your Report

The “Pre-Purchase Structural Survey” is a general visual overview of the property structure. The survey is normally carried out over one and half to two hours and its intention is to report on items that would have a noticeable effect on the value of the property.

Executive Summary

A summary is set out at the beginning of the report to highlight potentially significant findings. As this does not include the complete findings from the survey, it is important to read the **full report**.

Use of Icons

Icons are used throughout the report. **It is important to read the engineer’s comments in every section.** The meaning of the icons is as follows:



Serious defects that could have a noticeable effect on the value of the property.



Defects that need to be repaired / replaced or further investigated before closing.



Repairs / maintenance recommended, however the defects found at the time of inspection would have no noticeable effect on the value of the property.



The property should be maintained in the normal way. No defects found or repairs required that would have a noticeable effect on the value of the property at the time of inspection.



These areas / items are not inspected or tested as part of the visual survey. Comments included are based on a cursory inspection only and are not conclusive. These comments cannot be relied on as definitive or a substitute for a test / specialist survey before purchasing a property.

Use of Ratings

Ratings used in the report are subjective opinions used by our engineers based on our extensive experience surveying similar age and type properties.

Ratings for the **overall structural condition** of the property are based on the property age, type, relevant building standards and material used at the time of construction, as follows: -

Average	An 'average' rating may be used by an engineer where the structural condition is generally in line with what would be expected of similar type and age properties.
Below Average	A 'below average' rating may be used by an engineer where the condition is generally below what would be expected of similar type and age properties.
Above Average	An 'above average' rating may be used by an engineer where the condition is considered to exceed what would be expected of similar type and age properties.

Ratings used to describe other components in the survey are as follows: -

Reasonable condition	Normal monitoring / maintenance recommended.
Fair condition	Maintenance / repairs required.
Poor condition	Repairs / replacement required.

Use of Text Colour

BLACK	In the main, text colour will be black.
BLUE	Comments of significant deficient components or conditions which need attention, repair or replacement are highlighted in BLUE . These comments are also duplicated in the Executive Summary page(s).
YELLOW	Text with YELLOW highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report. The terms will also be listed in the glossary at the end of the report.

Use of Photos

Your report includes many photographs which help to clarify where the engineer went, what was looked at and the condition of a system or component visible at the time of inspection.

Terms and Conditions

The "Terms and Conditions" under which we provide this service are included at the end of this report and clearly specify what we inspect as part of the survey. Please read them as part of your report.

After the Survey

It is solely up to the customer to follow up on issues and recommendations made in the report, so you get a good understanding of potential risks and costs associated with purchasing the property.

If you are unsure about anything in this report, please contact the engineer before you close.

When relying on this report you accept and acknowledge that defects may exist in the property that would otherwise be noted in specialised surveys. Only by carrying out specialist surveys and testing will you be able to remove all risk associated with the purchase.

Final Walk-Through

It is essential that you take a final walk-through of the property. For example, leaks can occur or equipment can fail between the time of the original survey and the time you take possession of the property. Should any significant issues or concerns be noted during the **pre-close** walk-through, they should be raised with the relevant party.

General Details

1. Property Type

Two storey semi-detached house.

2. Exterior Pictures



Front of property.



Back of Property.

3. Property Occupied / Unoccupied

3.1. Vacant property.

3.2. Contents in a building restrict or deny visual and/or physical access to some areas. To point out the obvious, the Surveyor cannot see through walls, carpets, fixed kitchen units, closets, and personal belongings, and will have therefore made their best assumptions in these areas.

4. Weather Conditions At Time Of Inspection

Observations:



4.1. The weather was dry at the time of inspection.

Observations Relating to Pre-Contract Investigation of Title

Abbreviated Report

This section will form part of an abbreviated report, sent to one or more advisors in accordance with a client's instruction. An advisor may find this information of assistance during the conveyancing process.

What this section includes

In this section the Engineer provides an overview of the structure and general condition of the property.

Where possible, the Engineer comments on alterations, boundaries, etc. based on what was seen at the property during the survey.

Important Notes

This Pre-Purchase Structural Survey service does not include any investigation of planning files. Property Health Check provide a range of additional services which may assist in answering queries about the property.

The contents of this report are Private and Confidential and remain the property of the Client.

Next steps

Review the abbreviated report.

Visit www.propertyhealthcheck.ie for details of services provided.

Obtain a quotation for any additional service(s) required.

1. Overall Structural Condition of Property

Observations:

- 1.1. The overall structural condition of the main property is average.

2. Overall Maintenance to Property

Observations:

- 2.1. The property has been maintained to a reasonable standard.

3. Potential Changes Carried out to Property.

Observations:

- 3.1. Front porch added.
- 3.2. Rear extension added.



Front porch added.



Rear extension added.

4. Site Boundaries / Folio Map / Deed Map

Observations:

4.1. The boundary lines around the property are clearly defined and match the map as provided to me.

Note: The description of the land on the folio and map is not conclusive as to the boundaries or extent of the land. See [section 85 of the Registration of Title Act, 1964](#) (No. 16 of 1964) which states:

Registered land shall be described by the names of the denominations on the Ordnance Survey maps in which the lands are included, or by reference to such maps, in such manner as the Registrar thinks best calculated to secure accuracy, but, except as provided by this Act, the description of the land in the register or on such maps shall not be conclusive as to the boundaries or extent of the land.



Front of property.



Back of property.

5. Overhanging / Right of Way

Observations:

5.1. The neighbours roof eaves would appear to be overhanging the back left boundary line.

5.2. Likely right of way to back of property.



The neighbours roof eaves would appear to be overhanging the back left boundary line.



Likely right of way to back of property.

6. **Water Supply Observations.**

Observations:

6.1. Based on a visual inspection, this property would appear to be connected to the public water supply

7. **Waste Water Discharge Observations.**

Observations:

7.1. Based on a visual inspection, the property would appear to be connected to the public water discharge system.

8. **Outbuildings Within Site**

Observations:

8.1. Masonry sheds.



Masonry sheds.

9. Parking / Driveway

Observations:

9.1. Front **driveway**.



Front driveway.

10. Is Property / Site connected to a Public Road

Observations:

10.1. Based on a visual inspection, there is direct access to the property / site from what would appear to be a public road.

11. Fire Safety

Observations:

11.1. No fire safety certificate is required for this development.