

Property Survey Review

ILLUSTRATIVE EXAMPLE — NOT A REAL PROPERTY ASSESSMENT

A practical, independent explanation of findings in an existing property survey.

Client	Example Homebuyer
Property	Example residential property (fictional)
Source document	Illustrative extract of a hypothetical Home Survey
Review basis	Desktop review only — no site inspection
Report status	Demonstration document; not suitable for reliance

01 At a glance

The hypothetical source report raises three matters for discussion: roof covering deterioration, possible moisture ingress and minor internal cracking. The purpose of this example is to show how findings might be prioritised and explained; none of these conditions has been verified by A M Property Consultant.

02 Priority overview

High priority: clarify the roof condition and likely scope of repair before contractual commitment. Further investigation: identify the cause of the reported moisture before selecting a remedy. Lower priority on the information supplied: review the location and characteristics of minor plaster cracking, subject to the original surveyor’s qualifications.

Example findings & next steps

These are fictional examples, not findings about an actual property.

01 / Roof covering — HIGH PRIORITY

Illustrative survey observation: Deteriorated coverings and evidence of past repairs.

What this may mean: There may be a risk of water ingress and a need for local repairs or more extensive renewal; the supplied description alone cannot establish the scope.

Recommended next step: Ask the original surveyor to clarify the extent of concern. Obtain a suitably qualified roofing contractor's site assessment and written quotation before proceeding.

02 / Moisture readings — INVESTIGATE

Illustrative survey observation: Elevated meter readings near a ground-floor wall.

What this may mean: A reading is not, on its own, proof of rising damp. Condensation, plumbing defects, penetrating moisture and material characteristics may be relevant.

Recommended next step: Seek the original surveyor's explanation and, if needed, an independent investigation that establishes the cause before any remedial specification.

03 / Plaster cracking — CLARIFY / MONITOR

Illustrative survey observation: Localised fine cracking to internal plaster.

What this may mean: Minor cracking can have several causes. Severity cannot be determined without the pattern, width, location, history and other evidence.

Recommended next step: Request clarification if movement is suspected or the survey mentions associated distortion; specialist assessment may be needed.

Questions, costs & limitations

03 Questions to ask before proceeding

1. Has the original surveyor recommended further investigation of the roof, and why?
2. Are there photographs or details that identify the source and extent of the moisture?
3. Is the cracking considered cosmetic, or are there signs requiring structural assessment?
4. Are quotations or specialist reports needed before exchange of contracts?

04 Cost considerations

No repair figures are included in this example. Reliable costs depend on a confirmed scope, access, location, specifications and contractor quotations. If cost ranges are discussed in a real review, their assumptions and uncertainty should be clearly identified.

05 Scope and reliance

This example illustrates a desktop review of a third-party document. It is not a new survey, property inspection, structural engineering report, valuation, legal opinion or verification of concealed defects. A review cannot identify defects omitted from the source report or replace the original surveyor's advice. Further on-site or specialist investigations may be essential.

06 About A M Property Consultant

Independent property advice informed by over 27 years of experience in construction, housing and property surveying. Chartered Member of the Chartered Institute of Building (MCIOB). This is not a RICS Home Survey and does not imply MRICS status.

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