



SAMPLE PROPERTY SURVEY



Apartment 4

Prepared following the guidelines of the Royal Institution
of Chartered Surveyors (RICS).

A: INTRODUCTION

Objective

The principal objective of the Report is to assist you to:

- assess whether or not the Developer has built the “off plan” property as per the contract specifications
- be clear what decisions and actions should be taken before making the final payment

B: THE PROPERTY & LOCATION

This section covers the important general background information on the Property and its location, including amenities and features of the vicinity as well as any environmental and other wider considerations. It also includes the state of occupation and the weather at the time of the Inspection.

B1 The property

Type & Age

The property is a 2-bed flat No. 4, located on the second floor of building B1.

Construction

The building has monolithic steel-concrete construction consisting of inter-storey flooring constructions – a steel-concrete plate and vertical supporting elements – steel-concrete columns, steel-concrete pulleys.

Accommodation

The accommodation consists of an entrance hall, living room with kitchen, two bedrooms, two bathrooms, storage and terrace.

B2 Location

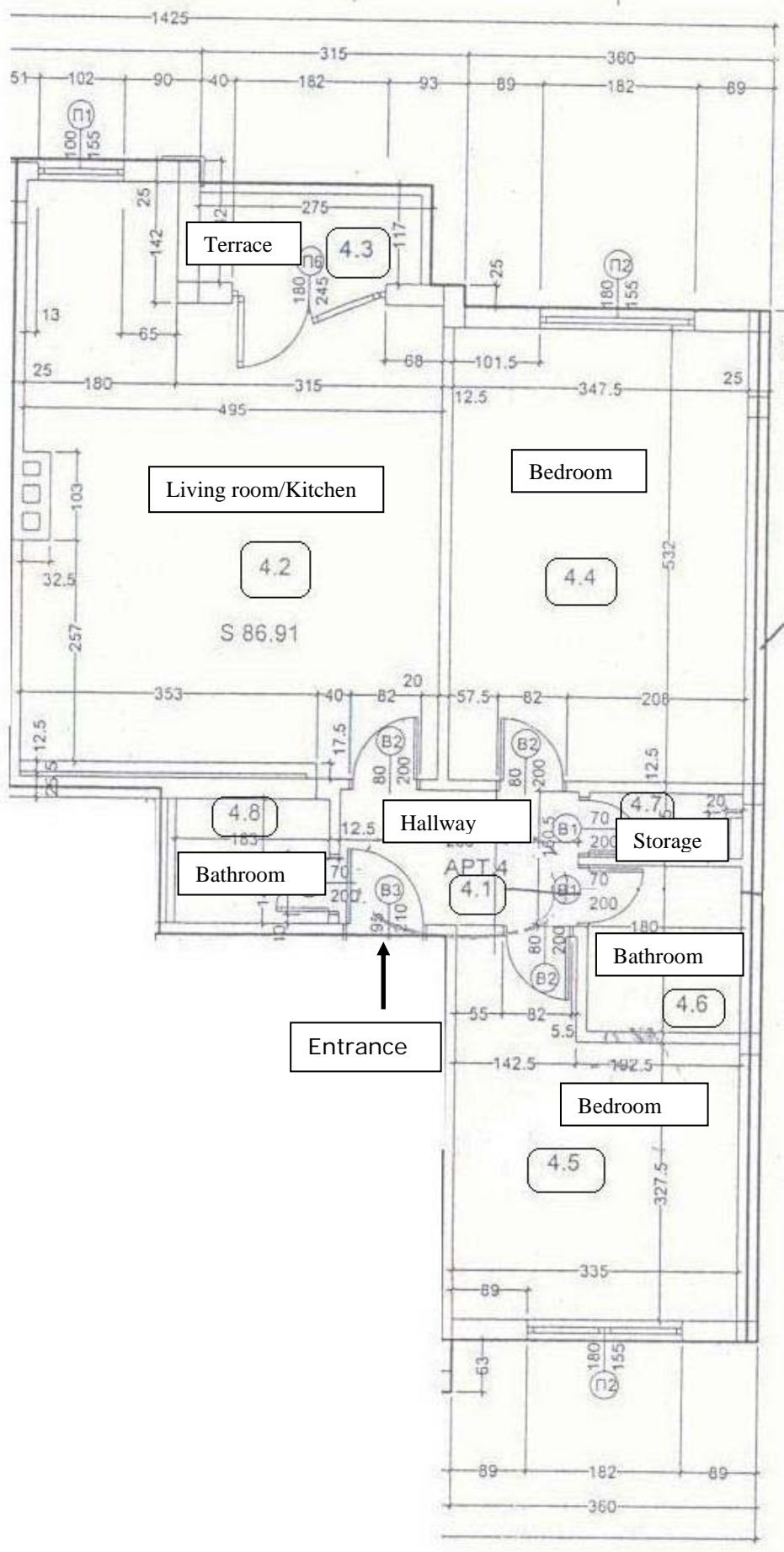
The property is located at the Royal Sundance Apartment House in the town of Sandanski, 173 km from the capital of Bulgaria Sofia.

B2 Circumstances of the inspection

The inspection was carried out on 9th June 2007. For the purposes of description the property faces due east. It was dry and sunny at the time of our visit.

B3 Description of the property

Please, find below an architectural plan of the apartment provided by the developer. For purposes of this report, all uncompleted works and/or defects will be marked in red.



Apt. 4 2 nd floor, B1	Room
4.1	Hallway
4.2	Living room
4.3	Terrace
4.4	Bedroom
4.5	Bedroom
4.6	Bathroom
4.7	Storage room
4.8	Bathroom

Enter the apartment block through the front double glazed door into the common hallway.



The apartment is on the second floor and its main door is straight in front of the stairs. Go through the entrance door into the HALLWAY (4.1 on the plan). Mounted main electrical panel, single socket. **Intercom not installed, switches not installed, no cover on cable T.V box. Skirting of the terracotta tiled floor is not placed. The outer frames of the doors were not installed.**





Bathroom equipped with a shower unit, toilet, sink, fan and a single waterproof socket. Floor and walls- tiled with ceramic tiles and properly placed. Ceiling- painted with lime-cement plaster with latex laid on top. Extractor fan properly installed above the shower unit. Heater above the door - not installed though the wiring was provided. No mirror and accessories installed.

Door to the left leading to THE LIVING/DINING ROOM AND KITCHEN UNIT 4.2



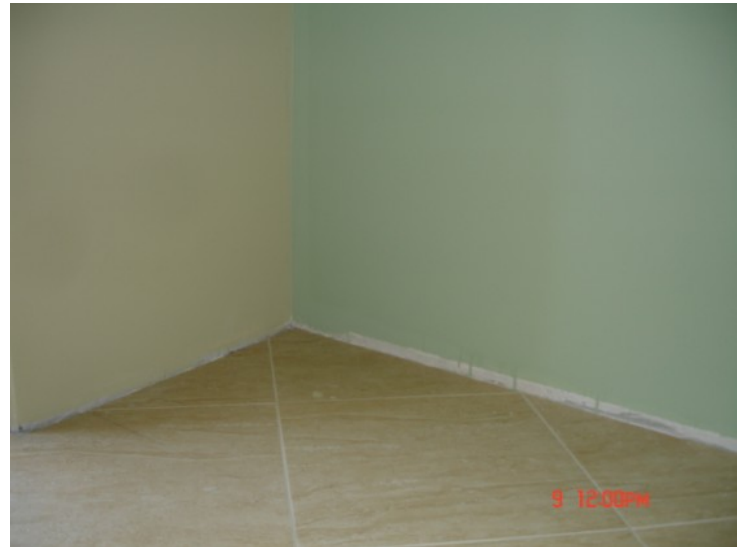
Walls and ceiling puttied and painted, latex laid. One wooden three-layer double glazed window overlooking the nearby forest and river and one double glazed French window with door leading to the terrace. The ceramic flooring (terracotta) - evenly placed. Fitted kitchen with all appliances (oven, ceramic plates, extractor, and fridge) and

kitchen sink. One double socket above kitchen top. **Battery and faucet - not installed.**



2 double sockets on the Eastern wall , one single socket on wall against the kitchen cupboards, 4 sockets, cable TV point, and internet point on the Northern wall.

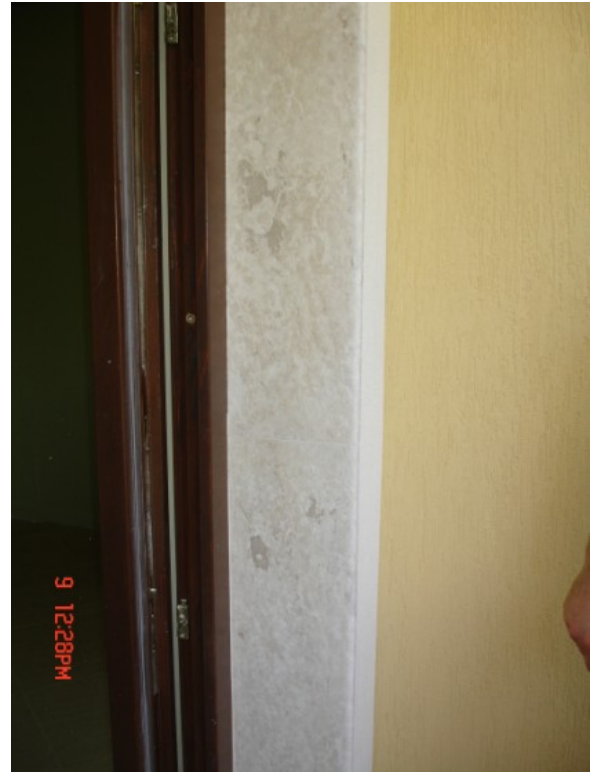




Inverter air-conditioning unit mounted above door. Fire-alarm sensor mounted on ceiling. **Missing lights switches on walls. The skirting along the walls is not placed. Lights not placed.**

Door leading to TERRACE 4.3

Floor- fine stoneware tiles evenly placed. Walls- completed façade plasters. Railing of metallic powder laid colour, handles of stainless steel. **No light body installed.**



Door leading to BEDROOM 4.4

Floors- fitted carpet –**not placed**. Walls and ceiling- puttied and painted, latex laid. One double glazed wooden three-layer window facing West overlooking the nearby forest and river. Invertor air-conditioning unit mounted above door. Fire-alarm sensor mounted on ceiling. One double socket and T.V. point on Southern wall, 2 double sockets on Northern wall. Lights installed on Southern wall. **Light switches not installed. Small hole under air-conditioning needs fixing.**





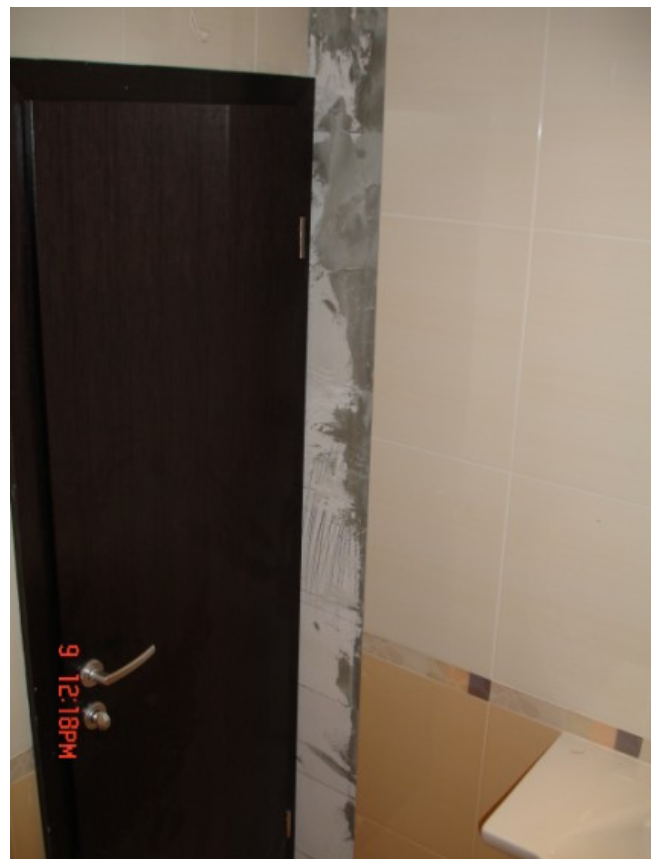
Door leading to STORAGE ROOM 4.7



Mounted air extractor. Water metering device installed. Hot water boiler and light body not installed.

Door leading to BATHROOM 4.6

Bathroom is equipped with a bath, toilet, sink, fan and a single waterproof socket. Floor and walls- ceramic tiles- properly placed. Ceiling- painted with lime-cement plaster, latex laid on top. Extractor fan is properly installed above the shower unit. Some tiles behind the door- not placed. Heater above the door not installed though the wiring is provided. No mirror and accessories installed.

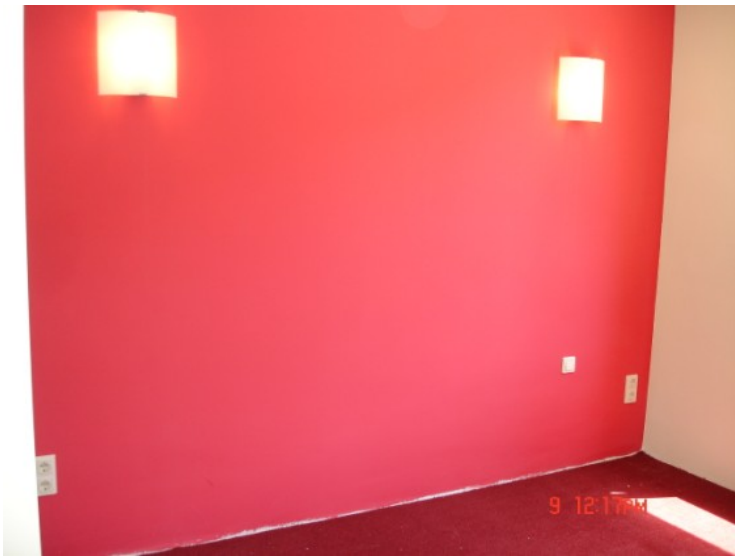




Door leading to BEDROOM 4.5

Floors- fitted carpet. Walls and ceiling- puttied and painted, latex laid. One double glazed wooden three-layer window facing East overlooking the front of the building and the swimming pool. Invertor air-conditioning unit mounted above door. Fire-alarm sensor mounted on ceiling. One double socket and T.V. point on Southern wall, 2 double sockets on Northern wall. Lights installed on Southern wall. **Skirting of carpet not placed. Small hole under air-conditioning needs fixing. There is a spot on the ceiling which is not painted well and need repainting.**





C: THE BUILDING

Movement, timber defects and dampness are, in their various forms, the three greatest potential threats to the structure of a building. Where evidence is found of any of these conditions, advice is given on what action should be taken.

C1 Movement

We noted no evidence of any movement to the building.

C2 Timber Defects

Wet Rot

Where unprotected timber is in contact with moisture it is liable to decay. Any areas of rotted timber should be cut out, adjacent timberwork treated with preservative and the affected area replaced in pre-treated timber or proprietary filler.

There were no wet rot problems were noted.

Dry Rot

This is perhaps the most serious defect which can occur to a building apart from severe structural movement as it can run behind wall plaster or wall coverings. The spores of the dry rot fungus are in the air all around us and, like plant seeds, require moist, humid air to grow. It nearly always develops out of sight, often spreading behind paneling and plaster or beneath floorboards. Indications are the softening of wood in some areas, shrinkage and distortion and its distinctive "mushroom" odour. Successful eradication of decay depends upon prevention of further entry of dampness into the structure, drying out moisture already present, dealing with the fungus and repair of the damage it has caused.

We noted no evidence of any dry rot problems.

Woodworm

Woodworm is very prevalent in this area and whilst our report will seek to identify this, the report is not designed to minutely inspect each individual timber in the property and there could therefore be minor infestation which has not been noted by us. Any such outbreak which is subsequently identified should be treated with a proprietary fluid.

We noted no woodworm problems.

C3 Dampness and Condensation

This can be a serious problem with modern housing and a balance of adequate heating and ventilation is essential. Double glazed windows reduce the flow of air and they should be regularly opened.

Both subfloor ventilation and roof ventilation is considered to be quite satisfactory and we noted no signs of condensation problems to the building.

We noted no signs of any penetrating damp problems.

C4 Insulation

Thermal insulation on walls



Thermal insulation on walls is impregnated with 5 cm stabilized façade expanded polystyrene, non-flammable, with excellent thermal isolating qualities, good steam permeability (allowing the isolated building to be able to breathe), aging and crumble resistant, stuck and tackled with dowels, with a completing layer – ground coat with armoured net and laid polymer façade plaster upon a net of a colour.

There is thermal insulation on bay windows and balconies

The thermal insulation on the bay windows under the residential storeys shall be impregnated with 5 cm facade expanded polystyrene with completing layers as it is on the facades.

C5 The exterior

The roofs, chimneys and other external surfaces of the building are examined from ground level, where necessary from adjoining public property and with the help of binoculars. The roof structure is examined from inside the roof space where accessible (insulation material, stored goods and other contents are not moved or lifted). The efficiency of rainwater fittings (gutters and downpipes) can only be assessed properly during the Inspection if there is heavy rain.

Roof structure

The building has four-sloping roofs with hydro insulation made of tiles upon a wooden lining. The roof ridge line and profiles are even with no sagging or deflection. The tile coverings are in generally good condition.

Chimneys

To the left of the kitchen unit there is a chimney running through the living room on the wall facing North.

Rainwater Fittings

Unless it was raining at the time of our inspection it will not be possible to assess whether rainwater goods are watertight or properly aligned.

Rainwater fittings are of a conventional, modern copper type throughout and are properly placed and in good condition.



Main Walls

The exterior surrounding and the interior intercepting walls are made of aero concrete blocks, geometrically formed and of extremely high quality

The main walls are considered to be reasonably plumb and square; we noted no evidence of any significant movement to the building.

The aero block work and pointing is in good condition.

External Joinery

Mounted wooden three-layer joinery glassed with glass package 24 mm with two transparent glass pieces 4 mm thick, with opening capacity according to the building facade.



The exterior windowsill extends 3-4 cm in front of the façade.

The inner windowsill has plastered straight flanges.

The inner windowsills were not installed at the time of the inspection.

Windows and doors are of a good quality.

External Decoration

The overall condition has been noted. External woodwork will rot in a very short time if not protected and regular painting is necessary to prevent deterioration from water, sunlight, micro-organisms and decay. End grain surfaces are most susceptible to deterioration and painting to these areas is regarded as the single most important measure for ensuring good all round performance. Recently decorated surfaces could obscure defects from our inspection.

The exterior decorations are currently reasonable with no further immediate attention required.

C6 The interior

Floor surfaces and under-floor spaces are examined so far as they are accessible

(furniture, floor coverings and other contents are not moved or lifted). If a part or area normally examined was found to be not accessible, this is reported; if a problem is suspected, advice is given on what action should be taken. It is not possible to assess the internal condition of any chimney, boiler or other flues. (In some cases, when furniture and pictures are removed internal decorations may prove to be damaged or faded.)

Ceilings

All ceilings tend to flex a little and minor cracking is common and should be repaired from time to time.

All ceilings are puttied and painted with aqua-dispersive paint (latex).

Floors

Floor surfaces are inspected as far as coverings and furniture allow. Fixed floorboards are not to be lifted nor household contents moved. Carpets are not to be lifted.

There is ceramic flooring (terracotta) on the floor of the living room, dining room and the hallway. The tiles are properly placed and the floor is level. **The skirting edges along the walls were not placed at the time of the inspection.**

Internal Walls and Partitions

Our inspection assumes that the walls are properly supported on foundations or lintels where these supports are concealed.

All internal walls were even and well painted with latex.

Internal Joinery

The internal joinery is considered to be of good quality and properly installed. All interior doors are smooth and veneered. **The outer frames of the door were not installed.**



D: THE SERVICES AND SITE

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Although surveyors are not specialists in these particular areas, an informed opinion can be given on the basis of the accessible evidence. However, in all cases advice is given if there is cause to suspect a problem. Leisure facilities and non-permanent outbuildings are noted but not examined.

D1 The Services

Electricity

Mains supply is located in the hallway. There is a mounted electrical fuse box panel located at the entrance to the apartment.



There are mounted conductors on the consoles of the switches, lamp extensions, mounted switches (some were missing) and plugs according to the specifications of the project.



The number of plugs, lamp extensions and switches meet the specifications of the project.

Water

The Mains supply stop-cock tap is located in the storage room.



The feed pipe to the building is of a conventional polypropylene type. Plumbing – pipes are made of polypropylene pipes for cold and hot water according to the project, mounted water-measuring devices for cold water

The installation appears in satisfactory order.

The sanitary fittings to the main bathroom are of the original specification.

Heating and Cooling

Bedrooms and Living Room

There is a mounted inventor air-conditioning, thermal pump multi-split system according to a project: one exterior and several interior units. The exterior unit was placed on top of the building. The interior units were placed above the door in each of the bedrooms and the living room.



Bathrooms (heating only)

According to the project there should be mounted electrical heaters above the doors in each of the bathrooms. **Those were not installed at the end of the inspection. The power cables of the heaters were in place.**



The Site

We lift drain covers where possible to ensure that drainage systems are free from blockage but we do not test the systems. The rainwater drainage system leading from the base of the downpipes was not traced and we have assumed that underground drains lead to soakaways or to some similar means of disposal. All downpipes should discharge into enclosed gulleys to avoid splashing and consequential damp penetration.

Drainage

Accomplished by means of PVC Φ 50 and Φ 110 with a mounted floor siphon with a lattice.

Grounds and boundaries

It is most important to control the growth of all trees and shrubs in close proximity to any permanent structure or drainage run as the roots can do serious damage. You should obtain the advice of an Arborealist on any large trees or before allowing any tree to grow too large. All trees and shrubs should be regularly pruned.

The building occupies a reasonable sized, gently sloping site with the rear garden being relatively level.

On the whole, the site has been relatively well maintained and we noted no areas of any significant concern.