



# FUNDAMENTALS SURVEY



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**v1**

EDITION

## PROPERTY DETAILS

08/01/2025



## Example Fundamentals Survey

## WEATHER CONDITIONS

The weather at the time of survey was overcast. We recommend checking the rainwater goods during rainfall. Also, any scratches to glass may be more obvious in sunlight

## SURVEYOR



Daniel has a RICS accredited BSc in Building Surveying and has a background in Building Control. He is qualified in Applied Building Thermography, and is a member of the RPSA.

## CONTENTS

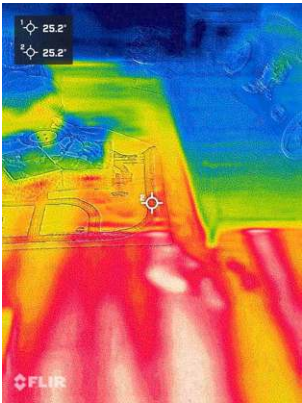
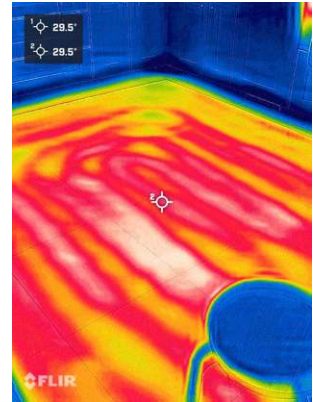
Sections of this report have been colour coordinated for ease of navigation. Note that this is a standard Contents page so some areas may not be applicable to your house: For example you may not have a Loft, or the decoration summary may be excluded depending on timescale of completion.

	<b>CHECKS CARRIED OUT</b>
	<b><u>EXTERNALS:</u> ROOF   ELEVATIONS   BOUNDARIES   FENESTRATION   SERVICES   ETC</b>
	<b>LIMITATIONS   GENERALLY   ELABORATIONS</b>
	<b>INTERNAL SERVICES: HEATING   ELECTRICS</b>
	<b>DECORATION SUMMARY</b>
	<b>ROOM ALLOCATION</b>
	<b>ENTRANCE   STAIRS   CUPBOARD</b>
	<b>LOFT</b>
	<b>WC</b>
	<b><u>RECREATION ROOMS:</u> LIVING ROOM   KITCHEN   DINING   ETC</b>
	<b><u>BEDROOMS:</u> INCLUDING ENSUITES</b>
	<b>BATHROOM</b>



# CHECKS CARRIED OUT







# ROOF

1

Hopper noticeably not level



2

Various damaged coping stones



3

The section of gutter here does not orientate toward the nearby RWDP. Gutters should have a steady gradient of angle toward the downpipe to discharge rainwater properly, or else pooling will occur.

Significant



4

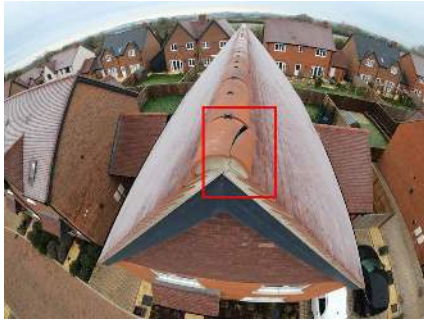
There is rainwater pooling in the gutter which suggests a lack of gradient toward the RWDP and should be adjusted to avoid potentially overspilling

Significant



5  
Significant

Damaged ridge tile[s] requiring replacement. Currently there is an increased risk of penetrating dampness into the structure below.



6  
Significant

Twist in the gutter which is likely to pool rainwater and appears visually uneven



7  
Significant

Signs of concentrated staining to the flat roof suggesting that water is pooling which will be due to incorrect fall / installation



### NHBC 7.2.22 Roof Drainage gutter angle

Roof drainage shall adequately carry rainwater to a suitable outlet.

Drainage should be:

- provided where roofs are greater than 6m<sup>2</sup>; however, consideration should be given to providing drainage to smaller roofs such as dormer, porch roofs and balconies (see Clause 7.1.4)
- of a sufficient size to accommodate normal rainfall, and sized to cope with concentrated flows, ie, where there are dormer roofs
- designed and fitted to prevent erosion of the lower surface, where water from a large roof surface discharges onto another surface
- fixed in accordance with the design, using the correct type of fittings for internal and external angles, outlets etc to ensure efficient drainage of the roof
- supported and jointed in accordance with the manufacturer's recommendations
- insulated when passing through a home, in accordance with Part R.0 'Internal services and low or zero carbon technologies'
- installed ensuring gutters are provided with stop ends, and are laid with a sufficient fall towards the outlet, unless designed to be flat.

The discharge of rainwater in gutters and pipes from one roof to another should be avoided, where practicable. Small quantities of rainwater discharge, from one roof to another, are acceptable, if the total quantity discharged does not exceed the normal drainage characteristics of the roof below.



## ELEVATIONS

1

Significant

Mortar blocking the weep vent[s]. The end of the weep vent should be kept clear to ensure they are able to expel rainwater that enters the cavity tray. NHBC 6.1.17



2

Significant

Cast stone mortar joint is poor, and needs re-pointing for a neat appearance, Cast stone is damaged and requires repair for a neat appearance. Surface abrasions and chips on cast stones should be repaired in accordance with the manufacturer's recommendations, as per NHBC 9.1.2



3

Significant

Marks/residue requiring removal for a neat appearance



4

Significant

Weep vent missing to the base of the stepped cavity tray. There should be at least one weep vent fitted to the bottom tray in a series of stepped cavity trays, e.g. at pitched roof abutments, as per NHBC 6.1.17 .





5

Damaged brick[s] requiring repair or replacement if unable to be repaired. There should not be cracks (other than if the characteristic style) in the facing bricks or other damage, such as chips and marks greater than 15mm in diameter, as per NHBC 9.1.2



## NHBC 6.1.17: Weepholes blocked

### Weepholes

Weepholes in cavity walls should be the equivalent of a full brick perpend joint, eg 65mm x 10mm where exposed within the cavity. The size of the discharge opening in proprietary weepholes may be smaller, provided it is designed to discharge any water collected, safely. The end of the weephole within the cavity should be kept clear of mortar droppings.

Weepholes to cavity walls should be provided:

- to cavity trays above openings and penetrations through the wall (such as sub-floor vents, ducts, or flues), at least two per opening at not more than 450mm centres
- at least one to the bottom tray in a series of stepped cavity trays, eg at pitched roof abutments
- on cavity trays in parapet walls or at horizontal roof abutments at not more than 1m centres
- to cavity trays above inset gas meter boxes, a minimum of 180mm from the edge of the meter box at not more than 1m centres. See figure 30.

## NHBC 6.1.17: Weephole at stepped flashing

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## NHBC 9.1.2: Fairfaced Masonry (damage)

## Fair faced masonry

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Fair faced masonry should:

- be reasonably uniform in texture, finish and colour, including mortar
- not have excessive colour banding

- not have significant cracks in the facing bricks or other damage, such as chips and marks greater than 15mm in diameter.

Where a fair faced finish can only be achieved on one side (such as half brick walls), the other faces should be left neat and tidy.

## NHBC 9.1.2: Cast stone damage finish

### 9.1 A consistent approach to finishes

#### Cast stone elements

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Cast stone should be reasonably uniform in both colour and texture.

Also note:

- efflorescence, fungicidal growth and colour variation may occur due to orientation, shading and pollution

- surface abrasions and chips should be repaired in accordance with the manufacturer's recommendations.



## FENESTRATION

The Windows and Door installation viewed from outside was checked and no issues were obvious. During the settlement process (which can go on for up to 10 years) there may be slight movement causing them to catch. We'd also recommend checking in different weather conditions.



## GARAGE

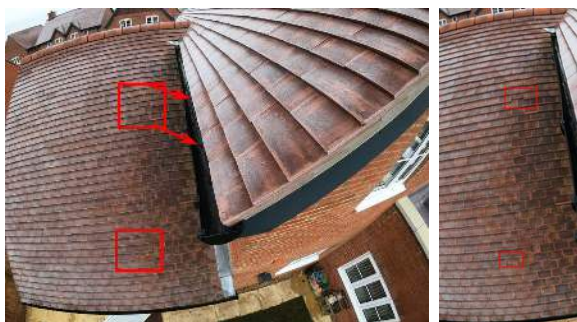
1

Personnel door, Sealant missing and gap requires filling to ensure water tightness and a neat appearance



2

Underlay below the roof covering is not dressed into the gutter to allow for any rainwater that manages to pass the covering to escape into the rainwater services at the eaves level as per NHBC 7.2.14., Tiles do not appear to be in horizontal alignment. This is an aesthetic concern only, and likely due to the battens not being installed straight on the roof beneath the tiles.





## BOUNDARIES

1

Debris visible within the inspection chamber[s] requiring removal and testing





## SERVICES

1

There are gaps within the meter box into the cavity which need sealing to prevent air infiltration and pests being able to enter the cavity



2

Boiler flue noticeably not level





## LIMITATIONS

1

The chamber lid screw heads are stripped so we were unable to remove the lid to inspect the chamber





## GENERALLY

Issues recurring throughout

1

Gaps between the door and frame in numerous areas deemed to be excessive. Doors should be fitted to leave a maximum gap size of 4mm, as per NHBC 9.1.4.







## INTERNAL SERVICES

1

Significant

Carbon Monoxide alarm not fitted. As per Building Regulations part J (3.43), the CO alarm should be located in the same room as the appliance on the ceiling at least 300mm from any wall or, if it is located on a wall, as high up as possible (above any doors and windows) but not within 150mm of the ceiling; and between 1m and 3m horizontally from the appliance



2

Significant

There is a noise that needs investigating by a heating engineer

[Play Video \(disabled for example report\)](#)



3

Significant

Customer reported pressure dropping regularly; advise this is checked by a plumber & monitored



4

After the system has been filled and pressurised, the service valves must be closed, the system isolated and the flexible hose removed and stored until it is used again unless the valve incorporates a backflow prevention device, as per Schedule 2, Paragraph 24 & G24.29a of the Water Regulations. Even if the valve does prevent backflow, it is still recommended to disconnect this to avoid potentially knocking and increasing pressure, which may cause damage to the heating system.



## WSR1 Water Supply Regulations – Filling Loop



### Backflow Protection

#### Use of filling loops

Where a closed circuit (heating system etc) has been categorised by the water undertaker as a fluid category 3 risk, the installation of a compliant double check valve on the fill point connection to the supply/distribution pipe may be considered as acceptable backflow protection.

Where a fill point connection incorporates a “flexible connection”, when not in use it is good practice for the hose to be completely disconnected and removed. However, a partial disconnection, that is to say only detaching one end of the hose, may be acceptable providing the disconnection is made between the hose and the backflow prevention device on the supply/distribution pipe.

**Please note:** if the water undertaker has concerns about the likelihood of contamination, or the suitability of a double check valve - for example due either to age, operating temperature or pressure fluctuations – under [schedule 2 paragraph 15\(4\)](#) they can require the installation of additional backflow protection.



## ROOM ALLOCATION:

Pictures of rooms for clarification if not obvious

### Living ID



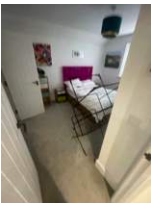
### Cupboard ID



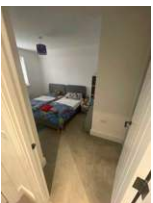
### Cupboard ID



### Bed 1 ID



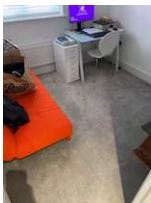
### Bed 2 ID



**Bed 3 ID**



**Bed 4 ID**





## ENTRANCE

1

Significant

RH side of front door reveal plasterboard not adequately secure

[Play Video \(disabled for example report\)](#)





## STAIRS | LANDING

1

Switch has been located in the room within an area to be considered not best placed. Consideration should have been better given as to the location.

Would expect it to be next to stairs



2

Settlement cracks between the stringer and the wall that need monitoring. If the gap continues to increase further investigation may be required.



3

Newel post is visibly out of plumb and should be replaced / refitted as required, as per NHBC 6.6.12



4

Wall is not square and noticeable by eye. Walls should be square within a maximum permissible deviation of  $\pm 10\text{mm}$  over 500mm, as per NHBC 9.1.3



5

Newel cap noticeably not level



6

Significant

Slight creaking to the floor when traversed which requires further fixing or intrusive investigation if additional fixings do not resolve the issue.

[Play Video \(disabled for example report\)](#)



7

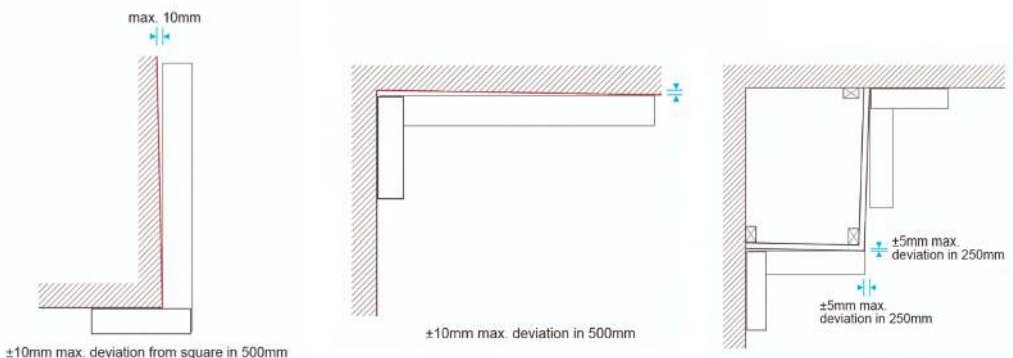
Significant

Slight creaking to the steps when traversed which requires further fixing or intrusive investigation if additional fixings do not resolve the issue.



### NHBC 9.1.3 Squareness

Tolerances for corner details



### NHBC 6.6.12 Newel Posts plumb

Newel posts should be plumb, and all components, including strings, treads and risers, newel posts, balustrading and handrails, fixed securely. Particular attention should be given to fixing winders.

Strings should be glued to the newel posts and secured with dowels or screws.

Staircase fixing requirements should not impede any fire or acoustic requirements for the supporting structure.





# LOFT

1

Membrane has been pulled and affixed taut. Roofing membrane should have a slight sag in the middle to enable water to run freely down the gutter and not collect against the trusses and battens.



2

The depth of insulation is not adequate to achieve the U-value

Around loft hatch



3

There are gaps in the insulation which need filling to prevent heat loss and condensation issues in the loft



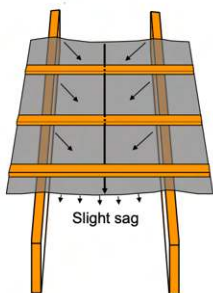
Significant

## Membrane pulled taut | NHBC Technical Guidance

### Flashing and weathering detailing - underlay

Slight sag required to under felt to enable water to drain to gutter, rather than collect at the battens.

If the underlay is too tight, any water will run down the underlay until it reaches a batten, from there it will collect until it eventually seeps through the batten nail holes in the underlay. The image below is an example of this failure.



## U-value Guidance table

### U Value not met in loft

The depth of loft insulation is below what is required to achieve the U-value stated in the Roof section on the EPC.

The u-value on the EPC is based on the specification provided to the energy assessor. The same u-values are used to show that the property complies with energy efficiency requirements set down in Part L1A of the Building Regulations (e.g., the Dwelling Emission Rate (DER) of the property is lower than the Target Emission Rate (TER))

The table shows typical depths of loft insulation required to achieve stated U-values (based on a standard  $\lambda=0.040$  loft roll insulation, cross laid without gaps).

### Typical U-values

Using Knauf Insulation Loft Roll 40

U-value (W/m <sup>2</sup> K)	Thickness (mm)		
	Between joists	Over joists	Total thickness
0.08	100	400 (2 x 200)	500
0.09	100	350 (150 + 200)	450
0.10	100	300 (2 x 150)	400
0.11	-	-	-
0.12	100	250 (100 + 150)	350
0.13	100	200	300
0.14	-	-	-
0.15	-	-	-
0.16	100	150	250

# WC

1

Wall is not square and noticeable by eye. Walls should be square within a maximum permissible deviation of  $\pm 10\text{mm}$  over 500mm, as per NHBC 9.1.3



2

Significant

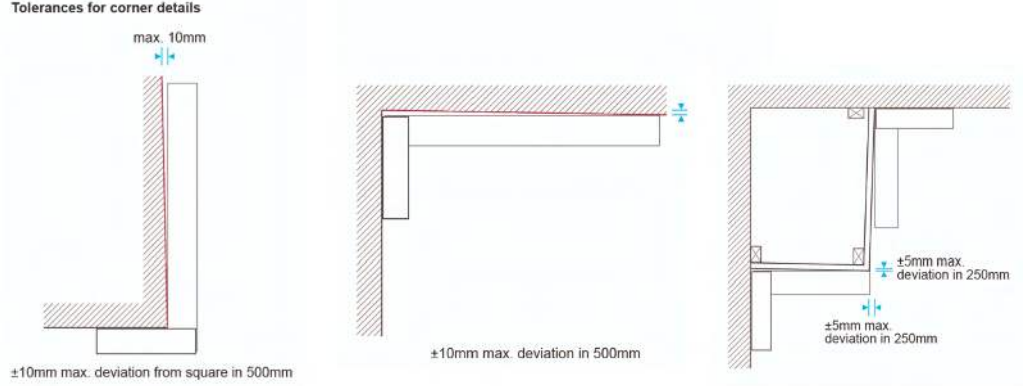
Extractor fan is excessively noisy and may have a fault or should be replaced with a quieter model, The extractor fan should overrun by 15 minutes due to there being no window, as per Building Regulations part F



Long delay with extractor coming on when switch turned on. Requires investigation

[Play Video \(disabled for example report\)](#)

## NHBC 9.1.3 Squareness





## KITCHEN

1

A vent for the integrated oven has not been fitted to the plinth below. Air circulation around the oven is important to allow the hot air to escape.



2

Leak from the basin requiring repair

[Play Video](#) (disabled for example report)



3

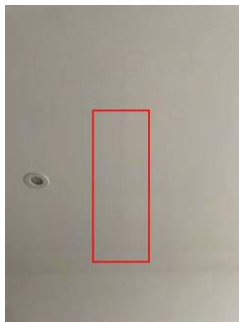
Unused waste connections should have caps



Significant

4

Settlement cracks (caused by the house settling in final position which is normal) that likely just need minor decorative repair. Should these increase in size beyond 3mm, further investigation may be required.



5

Customer reported issues with roof light previously leaking, developer aware & in the process of rectifying. See roof section.



Significant

6

The patio door catches and should be adjusted by the glazing company / joiner to ensure it operates smoothly





## UTILITY

1

Upstand corner joint poor



2

Unit not flush with boxing, poor design





## LIVING AREA

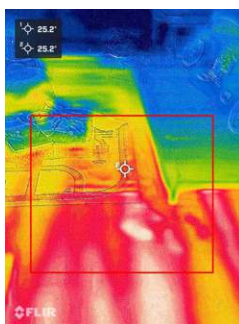
1

Door catching during operation. The door/mechanism should be adjusted as required. Door rattles when latched and needs adjustment to ensure a close fit or else it will be a nuisance for occupants



2

Underfloor heating appears to be giving a low output in this area. Further investigation and adjustment required.



Significant



## BATHROOM

1

Leak from the shower requiring urgent repair by plumber

⚠ Significant



2

Shower hose reaches the toilet which poses a risk for backflow (fluid risk cat.5). The hose should be replaced with a shorter version or a retaining clip should be installed.

⚠ Significant



3

Small gap in sealant around bath risk of water ingress behind bath

⚠ Significant



4

Slight creaking to the floor when traversed which requires further fixing or intrusive investigation if additional fixings do not resolve the issue.

⚠ Significant

[Play Video \(disabled for example report\)](#)





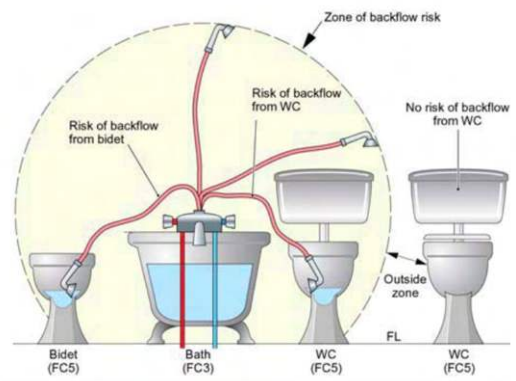
5

Gurgling noise heard from the bath waste when draining which is typically a vacuum issue, indicative of a blockage in the system. A plumber should attend to investigate the matter further

[Play Video \(disabled for example report\)](#)



### Fluid Cat. Risk 5





## BEDROOM 1

1

Socket is missing screw pips  
(aesthetic issue only)



2

The wardrobe doors are not  
aligned level which is noticeable  
by eye so a joiner or wardrobe  
fitter should realign doors  
accordingly.





## ENSUITE 1

1

Seal around mixers





## BEDROOM 2

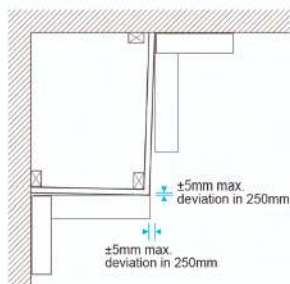
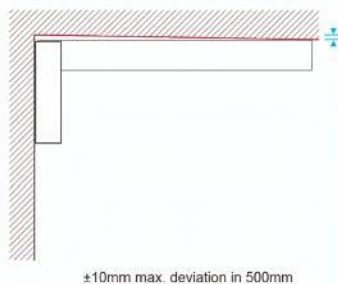
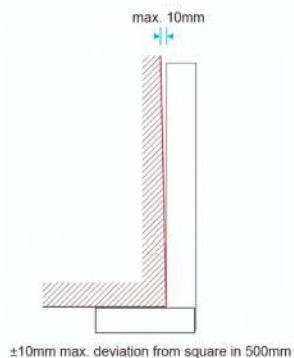
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### NHBC 9.1.3 Squareness

Tolerances for corner details





## BEDROOM 3

The bedroom was checked and there were no issues obvious / worth raising in our opinion. This does not mean there are no minor issues and new issues may develop over time (eg cracks due to settlement of the house)



## BEDROOM 4

1

Carpet poorly fitted below radiator

