

Item	Remarks
(3) <i>Rooms below ground</i> Cellar or basement (walls and floors). Stairs and balustrades.	Check for rising damp in walls and floors.
(4) <i>Floors</i> (a) Floor construction. (b) Staircases, balustrades and loft ladders etc.	Check for stability and deflection. Carefully check for wet and dry rot.
(5) <i>Roof (interior)</i> (a) Note construction of roof. (b) Method of insulation (if any). (c) Cold water storage cisterns, ball valves and pipework. (d) Flues in roof space. (e) Party or gable walls. (f) Rooms in roof space. (g) Open steel or reinforced concrete roof trusses.	Mainly domestic work. For other systems see 'Services' in part 6 below. Mainly found in industrial properties.
(6) <i>Services</i> (a) Cold water supply pipes including provision and location of stop valves. (b) Electrical installation. (c) Gas installation. (d) Hot water and space heating (gas, electrical, oil fired or solid fuel central heating). Type of insulation. (e) Lift or hoist equipment. (f) Fire appliances and sprinkler systems. (g) Telephone system. (h) Burglar alarm system. (i) Sanitary fittings: baths, lavatory basins, WCs, urinals, sinks, showers and bidets. (j) Waste pipes and traps etc. (k) Mechanical ventilation systems (if any).	Note position of rising main. Note position of meters. The checks described in Sections 14.5 to 14.15 should be carried out. Items b, c, d, e, f, g, h and k may require a special report.
External	
(7) <i>Roofs (exterior)</i> (a) Roof coverings. (b) Eaves. (c) Gutters and rainwater pipes. (d) Chimney stacks. (e) Flashings etc. (f) Parapet walls and copings. (g) Dormer windows including the external coverings. (h) Ventilators. (i) Tank rooms – lift motor rooms.	
(8) <i>External walls and cladding</i> (a) External walls. (b) Lintels and arches. (c) Reinforced concrete frames and cladding materials. (d) Rendered or rough cast surfaces. (e) Expose foundations and examine sub-soil (if necessary).	Examine walls for signs of settlement. Evidence of deflection.

(continued)

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<ul style="list-style-type: none"> (f) Presence of large trees in the vicinity may cause fractures. (g) Damp-proof course. (h) Balconies. (i) Steps. (j) Air vents. (k) Fire escape stairs and ladders. (l) External decorative condition. (m) Special note of any unusual features. (9) <i>Drainage systems</i> <ul style="list-style-type: none"> (a) Prepare sketch plan of drainage system. Show positions of inspection chambers and gulleys. (b) Soil drains (Disposal – sewer or cesspool etc.). (c) Method of surface water disposal. (d) Soil and vent pipes – waste pipes (externally). (e) Take up covers and gratings and examine inspection chambers and gulleys. (f) Note if the system has been properly ventilated. 	<p>The simple tests described in Section 15.7 should be carried out. If the system is suspect then recommend that the drains are properly tested.</p>
<ul style="list-style-type: none"> (10) <i>External work</i> <ul style="list-style-type: none"> (a) Boundary fences, walls and gates. (b) Site frontage. (c) Ground condition. (d) Paved areas and ramps. (e) Natural features (trees, shrubs etc.) (f) Outbuildings – garages, workshops, sheds, greenhouses, conservatories etc. (g) Liability to flooding. 	<p>Check ownership.</p> <p>Trial holes if necessary.</p> <p>Mark position on sketch plan.</p> <p>Wet or dry area.</p>
<ul style="list-style-type: none"> (11) <i>Local authority enquiries</i> <ul style="list-style-type: none"> (a) Specific restrictions or preservation orders in respect of development. (b) Building improvement lines. (c) Any future development in the area such as road widening or drainage work. 	
<ul style="list-style-type: none"> (12) <i>Estimated cost of repairs or decorations.</i> 	