

RICS HOME SURVEY LEVEL 2

- SURVEY ONLY

PROPERTY ADDRESS:

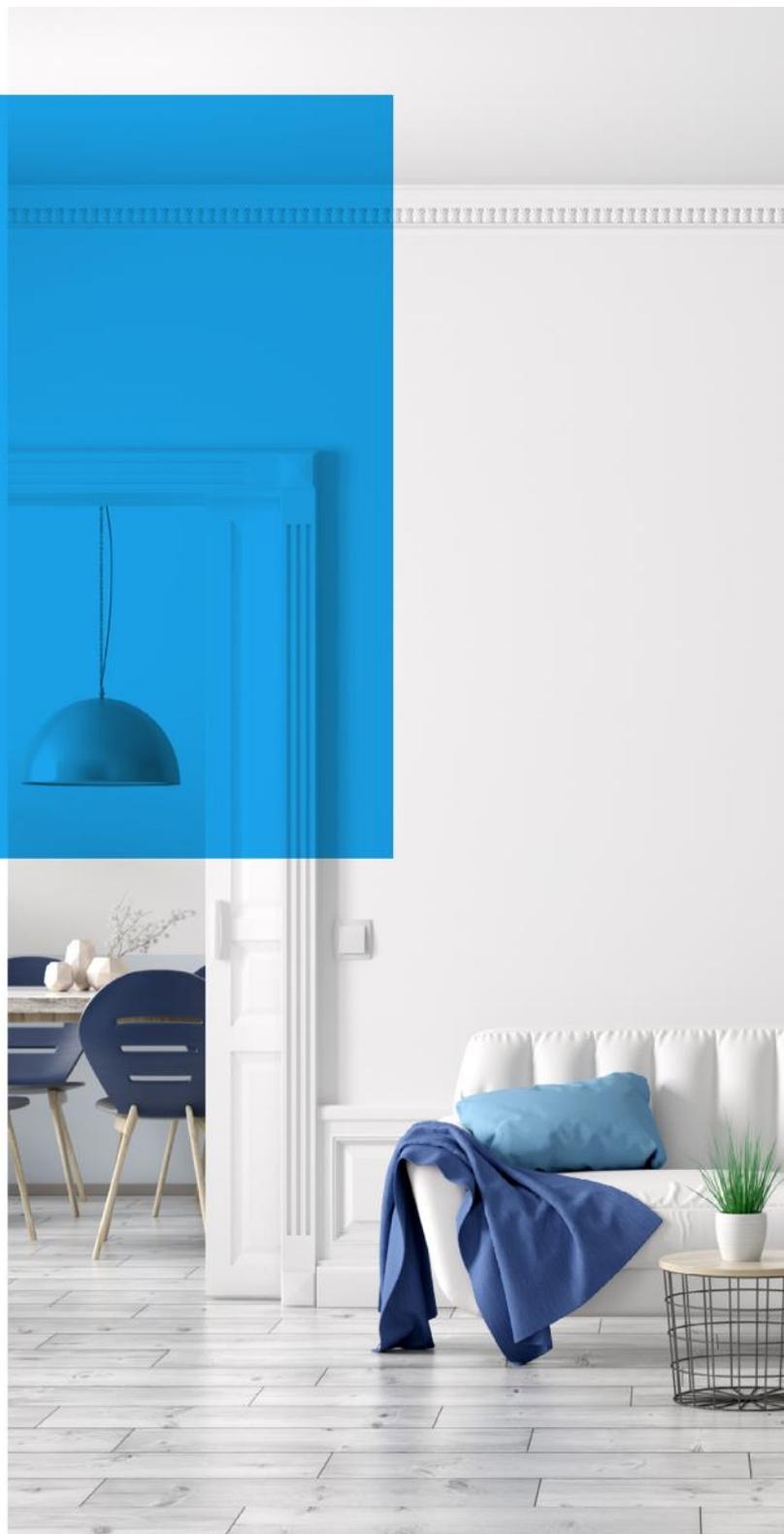
Example Report

CLIENT NAME(S):

Example

DATE OF INSPECTION:

Example



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RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.



A

ABOUT THE INSPECTION

This RICS Home Survey - Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.



A: ABOUT THE INSPECTION

As agreed, this report will contain the following:

- a physical inspection of the property (see 'The inspection' in section L) and
- a report based on the inspection (see 'The report' in section L).

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and underfloor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Reminder

Please refer to your terms and conditions for a full list of exclusions.

A1 About the Inspection

Surveyors name	
Surveyors RICS number	
Company Name	Camsure Homes Ltd
Date of inspection	
Report reference number	
Related party disclosure	We are not aware there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

A2 Weather conditions and property status

The weather at the time of our inspection was overcast and weather conditions had previously been varied.

The property was unoccupied with floor coverings present at the time of inspection.

The vendor was not present during the inspection.



B

OVERALL ASSESSMENT

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, 'What to do now', and discuss this with us if required.



B: OVERALL ASSESSMENT

Overall opinion

This property is considered to be a reasonable proposition for purchase provided you are prepared to accept the cost and inconvenience of dealing with the various repair and improvement works reported.

These deficiencies are common in properties of this age and type and the report has been prepared having due regard to the age and type of the building. The repairs referred to within the body of the report are those which are typically found in properties of this age and design. This does not mean that they can be ignored, since more serious problems could otherwise develop.

Provided that necessary works are carried out to a satisfactory standard we see no reason why there should be any special difficulty on resale in normal market conditions. It should be noted that this survey is not a valuation, and our recommendation is based solely on the condition of the property.

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact the writer. This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

The legal enquiries in the 'Issues for your Legal Advisers' section later in the report should be noted in full and all enquiries should be completed prior to a legal commitment to purchase.

It is very important that you read this report as a whole. In the main body of the report we will notify you of the actions that will be required prior to exchange of contracts.

Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled "what to do now". You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

Summary of the condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Section of the report	Element ID	Document Name
C About the Property	C6	Property Deeds
	E9	Guarantee for the Intruder Alarm
F Services	F1	Electrical safety certificate
	F2	Gas safety certificate for the gas installation and including all appliances within the property
	F6	Utility searches showing the position of the drainage installations



Defects that are serious and/or need to be repaired, replaced or investigated urgently, or where a potential hazard exists.

Section of the report	Element ID	Element Name
D Outside the property	D3	Rainwater pipes and gutters
E Inside the property	E2	Ceilings
	E7	Woodwork (for example, staircase joinery)
	E9	Other
F Services	F1	Electricity
	F2	Gas/oil
	F4	Heating

G Grounds	G3	Other
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2

Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Section of the report	Element ID	Element Name
D Outside the property	D2	Roof Coverings
	D4	Main Walls
	D5	Windows
	D6	Outside doors (including patio doors)
	D8	Other joinery and finishes
E Inside the property	E1	Roofs
	E3	Walls and partitions
	E4	Floors
	E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
	E8	Bathroom fittings
F Services	F3	Water
G Grounds	G1	Garage

1

No repair is currently needed. The property must be maintained in the normal way.

Section of the report	Element ID	Element Name
D Outside the property	D7	Conservatory and porches

**NI**

Not inspected (see 'Important note' below).

Section of the report	Element ID	Element Name
D Outside the property	D1	Chimney Stacks
	D9	Extensions, attached structures, oil, other.
E Inside the property	E5	Fireplaces, chimney breasts and flues
F Services	F5	Water heating
	F6	Drainage
	F7	Common services
	F8	Other services/features
G Grounds	G2	Permanent outbuildings and other structures

Further investigations

The further investigations identified below should be actioned to complete your due diligence prior to commitment to purchase. Some of these may include legal investigations which your legal advisers may assist with in conjunction with their property searches and pre contract enquiries. Where repairs are necessary or further enquiries with individual contractors are advised which can often include precautionary testing of the property's services, all repairs and improvements should be identified prior to commitment to purchase. If the number of individual repairs is significant it may be advisable to seek the advice of a main contractor who should carry all individual trades within their organisation as this can simplify coordination and supervision of works which have been identified.

- Make allowances to clear moss from the roof coverings and ridge line
- Secure quotations for repair or replacement of the rainwater fittings
- Seek quotations for external door repairs or replacement
- Seek quotations to complete improvements to ventilation and insulation within the roof void
- Arrange for asbestos testing of the external soffits and internal textured ceiling materials
- Seek quotations for repairs to ceilings
- Seek quotations to replace the dated kitchen fittings
- Seek quotations to complete improvements to internal fittings
- Seek quotations to complete improvements to the sanitary ware
- Seek quotations to install carbon monoxide detectors adjacent to fuel-burning appliances
- Undertake a test of the electrical installation prior to purchase
- Arrange for a precautionary test of the gas and heating installations
- Seek quotations to replace dated radiators
- Seek quotations for repairs/improvements to the garage
- Complete utility searches prior to purchase
- Confirm no history of previous flooding through your searches
- Clarify the position of the boundaries
- Confirm maintenance liabilities of the boundaries
- Confirm maintenance responsibilities for the shared driveway



C

ABOUT THE PROPERTY

This section includes:

- About the property
- Energy efficiency
- Location and facilities



C: ABOUT THE PROPERTY

C0 Type of Property

Type of Property:

A traditionally constructed, two-bedroom, mid-terrace house

Approximate year the property was built:

1995

Approximate year the property was extended:

N/A

Approximate year the property was converted:

N/A

Information relevant to flats and maisonettes:

N/A

Construction:

The subject property is of traditional construction, comprising of cavity masonry elevations set beneath a pitched roof structure that is covered in interlocking concrete tiles. The floors are of solid concrete construction on the ground floor and suspended timber to the upper floors.

C1 Accommodation

	Living Rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Ground	1				1				
First floor		2	1						

C2 Means of escape

There are a number of smoke detectors installed.

Smoke detectors should be present and maintained at all levels to give the earliest possible warning of fire. Further advice can be obtained from the local fire and rescue service.

We recommend the smoke detectors are serviced in accordance with the manufacturer's instructions.

Smoke alarms have a limited lifespan. The National Fire Protection Association (NFPA) recommends every smoke alarm be replaced after 10 years and that regular batteries be replaced every six months. With 10-year sealed battery alarms, battery replacements and late-night battery chirps are eliminated for a decade.

First floor windows appear to be compliant escape windows and all future replacement windows should meet current standards.

C3 Security

General advice can be obtained from the local Police authority with respect to the security measures.

C4 Energy Efficiency

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here.

We are advised that the property's current energy performance, are recorded in the EPC, is as stated below. We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating: 76 C

As far as could be determined from a non-intrusive inspection, the constructional details listed on the energy performance certificate (EPC) are correct.

C5 Services

	Gas	Electric	Water	Drainage	
Mains services	✓	✓	✓	✓	
	Gas	Electric	Solid Fuel	Oil	Other
Central heating	✓				
Other services	None				

The importance of Insulating your property.

There are many long-term advantages of a well-insulated home which can be beneficial for your home all year round, not just in the winter. One of the biggest reasons properties lose heat and energy is through a lack of or poor-quality insulation. A well-insulated home has many long-term advantages:

- reduce heat loss
- lowers energy bills
- increases comfort and
- has less of an impact on the environment.

Types of insulation

- Loft insulation can reduce energy bills by up to 40%
- Double or triple glazed windows can reduce your bills by up to 50% against single glazed windows
- Wall insulation – Up to 30% of a home's heat loss and gain occurs through the walls. Without adequate insulation, heat would pass in and out of your wall material without much resistance.
- Floor insulation can save up to 20% off energy bills

Lower Energy Bills

Improving the insulation on the roof, walls and windows mean domestic heating systems don't have to work as hard or long to reach a moderate temperature. It will also maintain and in some cases, increase the value of your property by helping it run more efficiently.

Reduces Heat Loss

Hot air in your home rises and escapes through the roof and insulating your loft will prevent the hot air from escaping and trap it inside. The more thermal insulation your property has, the less energy you will need to keep you warm. Having insulation throughout the home means more heating energy is kept inside, helping to keep pleasant temperatures all year round.

When domestic heating systems, using gas, electricity or oil are used to heat the home, it first warms up the air and then the masonry. Poor insulation results in energy being released and then not used effectively, with up to 30% of energy going to waste just through outside walls.

Reduced Environmental Impact

This will have a significant effect on the reduction of thermal energy consumption. This, in turn, reduces carbon dioxide emissions into the atmosphere. Carbon dioxide is responsible for approximately two-thirds of the energy imbalance that is resulting in the rise of the Earth's temperature.

An increase in the level of carbon dioxide across the world results in an excess of greenhouse gases that trap additional heat. This contributes to melting ice caps and rising ocean levels, which can cause flooding. By reducing the release of these emissions from your home, you can promote healthy sustainability for the environment.

Comfort

A fully insulated property keeps the movement of heat to a minimum, so you stay warm during the winter and cool in the summer.

Home insulation also prevents condensation from occurring, which can result in damp and mould. This can damage the paint, plaster and wallpaper in your home. Damp in the home can have a negative impact on your health and cause chronic health problems such as asthma.

New Heating Sources

In the UK, heating is responsible for almost a third of the country's greenhouse gas emissions.

Most homes in the UK use gas or oil boilers for central heating, which release carbon dioxide when burned.

To meet its goal of net-zero greenhouse gas emissions by 2050, the UK Government is encouraging the use of alternatives to fossil fuels for heating, such as electric storage heaters, air and ground source heat pumps.

A ban on gas and oil boilers in newbuild properties will be implemented in 2035, but there are no plans to phase out gas boilers in existing homes.

The Government offer grants and incentives for installing low-carbon heating systems, and it is possible that a complete ban on gas boilers could be implemented in the future, although this is unlikely to happen before homes are better insulated.

The Building Regulations in England, which were updated in June 2022, are part of the Government's plan to reduce carbon emissions and lead to the implementation of the Future Homes Standard in 2035, which will require homes to produce at least 75% less CO2 emissions.

There have been some newer sustainable heat sources in existence for some time, including solar panels and underfloor heating. These sources can have a significant impact on the overall carbon emissions of a property throughout its lifetime. Underfloor heating is 15-20% more efficient than traditional heating systems over the life of a building. In fact, solar power can directly heat water to power a wet underfloor heating system, while solar photovoltaic panels can be used to power appliances in your home including an underfloor heating system.

Air and Ground Source Heat Pumps

Air and ground source heat pumps are now being seen as a cleaner, more sustainable way of heating your home. Essentially, a heat pump works by moving heat energy around. In the winter, it takes heat from outside your home and transfers it inside your home. In the summer, it reverses the process by moving the heat energy from inside your home to the outside.

However, and this is not advertised fully, without a fully insulated property, these systems will not work as efficiently as they are currently being marketed. We strongly recommend that your property is fully insulated before you consider installing a heat pump.

C6 Grounds

The property is situated on a predominantly level and rectangular site, with a North-East facing front aspect.

Gardens are located to the rear of the property.

There is a single garage and parking for approximately 1 car in the driveway.

Boundaries are defined with a combination of timber fencing and hedging.

External access is provided through the property only.

You should confirm rights of ownership and responsibilities for maintenance of all boundary structures with your legal adviser.

Whilst there was no evidence of any adverse easements, servitudes or wayleaves affecting the property your legal advisers should be asked to verify.

C7 Location

The property is in an established residential area convenient for local amenities.

The property is located near a busy road, which was subject to road noise and likely to be more noticeable at peak times.

C8 Facilities

The centre of Example Town is approximately three miles away with more comprehensive shopping and transport facilities.

C9 Local environment

Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal, although the Government's Flood Warning Information Service states the subject property is in, or near, an area with an elevated risk of surface water flooding. You should confirm this detail with your legal adviser as a full investigation into the flood risk and flood history of the subject property is outside the scope of this report. We would advise that you seek appropriate environmental and flood specific searches through the course of normal conveyancing.

<https://flood-warning-information.service.gov.uk/long-term-flood-risk>

Our desktop study revealed the property to be constructed upon sand subsoil which can be subject to seasonal change, and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

Our desktop survey revealed the property to be located within an area where radon levels may be elevated, and further investigations should be completed as a precaution.

<https://www.ukradon.org/information/>

There is vegetation within the vicinity of the property. There is the potential for root spread towards drainage channels and the property, although no associated damage was observed to warrant further investigation. It would be prudent for periodic maintenance to be undertaken to ensure that vegetation remains in healthy condition and so assist in minimising against the potential for falling branches. Consideration should also be given to periodic pruning to prevent vegetation becoming too large.

Asbestos

Materials containing asbestos are present in many buildings, often enclosed and unexposed. The location of potential asbestos containing materials is discussed in the report and may be present elsewhere within the property. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive. Specialist advice should be sought by way of further investigations and securing quotations for removal if required before carrying out any works to these components. The cost of renewal may be high.

<https://www.asbestos.com/asbestos/information/>

What to do if you have asbestos in your home:

The general rule is to always leave asbestos alone, it is usually safe unless it is damaged or disturbed.

Paint indoor materials with an alkali resistant paint such as PVA emulsion, and never sand, drill or saw asbestos materials.

Always seek advice before thinking of removing asbestos and follow the basic rules below if carrying out asbestos cement removal work.

Do not attempt to remove asbestos lagging, spray coatings or large areas of Insulation Board by yourself as these materials can only be safely removed by a licensed contractor.



C10 Other local factors

None of significance.



D

OUTSIDE THE PROPERTY

D: OUTSIDE THE PROPERTY

D0 Limitations

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

No beams, lintels or other supporting components were exposed to allow examination. Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

Please note our inspection was carried out from ground level only and there was therefore a restricted view of the upper elements of the building.

Where vegetation is growing in close proximity to the base of the front elevation, this limited our inspection of this area and the risk of unseen defects exists.



[VIEW FULL SIZE](#)

D1 Chimney Stacks

NI

There are no chimneys.

Condition Rating: **Not Inspected**

D2 Roof Coverings

2

The main dual-pitched roof slopes are covered in interlocking concrete tiles.

A pitched roof is usually a simple inclined beam structure, on a timber frame. The structure supports loads imposed on the roof from the weight of the materials and external elements such as wind and snow. These loads are transferred to the support point on the load bearing walls.

Modern lightweight timber trussed rafter structural integrity relies on the timbers acting together as a single unit; no individual member should ever be removed.

The roofline appears to be level and within normal tolerances with no signs of any significant deflection or undulation noted, indicating that the roof structure is adequate for the current roof covering. See Section E1 regarding the roof structure.

We are pleased to report the roof coverings appear to be complete with no signs of any slipped, missing or damaged covering noted.

There is moss growth present on the roof slopes. This level of moss growth is not unusual on properties of this age and type. You should monitor the roof slopes especially where they are north facing or shaded by trees. At present no action is required. However, in the future if the growth becomes excessive then the moss should be cleaned off. Moss growth impedes the run-off of rainwater and leads to gutter blockage and can cause water penetration which may lead to rot or other defects in surrounding timbers.

The ridge tiles appear firmly fixed in position, however, following removal of the moss some repointing of the ridge tiles may be necessary.

It is now standard practice to insulate lofts in order to conserve energy and reduce heating costs. With the increase in insulation, it has become necessary to reduce the risks of condensation problems by ventilating roof spaces.

There is no apparent method of ventilation of the roof void. Please see section E1 of this report for further advice.



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: 2

D3 Rainwater pipes and gutters

The rainwater goods are formed in uPVC and appear to be in a reasonable condition, however wants of repair have been identified.

Please note we cannot comment on the state and condition of underground drainage runs where rainwater pipes run to sealed gullies.

We are pleased to report that rainwater goods appear to be adequately aligned with no signs of any significant twisting or distortion noted.

A suitable number of support brackets appear to have been provided at regular intervals.

Plastic gutters are relatively maintenance free but do require regular cleaning out and periodic re-sealing of their joints. uPVC rainwater goods are jointed using rubberised gaskets which tend to perish over time. In addition, the downpipes need to be checked regularly to ensure that the joints have not come apart.

Periodic inspection and adequate maintenance are necessary to minimise against the potential for rainwater fittings becoming defective and create the circumstances for dampness. This can lead to deterioration in the building fabric and the development of rot in timbers.

Some seepage was evident of the joints, most notably to the rear, suggesting that the joint seals have failed, and repairs will be required.

The guttering to the front righthand corner is currently blocked and overflowing. This should be cleared at the earliest opportunity.

You should make allowances for maintenance on taking occupation and may wish to seek quotations prior to purchase.

Please note it was not raining during the course of the inspection so we cannot confirm that rainwater goods are watertight at the joint sections. It is recommended that you inspect rainwater goods during a period of heavy rain in order to establish their effectiveness, with repairs addressed as found to be necessary.

You should ensure that the gutters are seasonally unblocked of moss and other debris.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: 3

D4 Main Walls

General

An inspection of the external surfaces of the main walls was made from ground level, with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated from readily accessible windows.

Walls are typically conventional load bearing masonry which transfer loads to the foundations.

The main walls to the property are of cavity construction measuring approximately 330mm overall where measured. With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weather proofing.

It has not been possible to inspect the ties holding together the inner and outer leaves of the cavity walls. Metal wall ties can suffer gradual corrosion with time. With some types of ties, this corrosion is sometimes accompanied by rust expansion, causing horizontal cracks to appear at intervals in the external wall surfaces. No evidence of wall tie corrosion was recorded visually to the external walls.

Given the age of the dwelling it is likely the main walls are insulated but not in accordance with current regulations and there is no evidence to suggest that insulation has been upgraded since the date of construction.

Dependent upon the orientation of the elevations, different parts of the building can be more prone to external factors. For example, warm and wet winds typically come from the west and south-west, which are likely to create the potential for weathering and penetrating dampness and rot.

North and north-eastern elevations tend to be more cold and relatively dry, although can be more prone to the weathering effect from frost damage or condensation. Moss build-up on roofs, which can wash off into gutters, is also likely to be more pronounced on north and north-eastern elevations. South and south-westerly elevations are generally more exposed to high temperatures during the day and weathering, such as expansion or cracking in masonry or paint finishes, is a possibility.

The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations. The building is likely to be constructed upon a subsoil subject to seasonable shrinkage and expansion which can cause structural movement.

We are pleased to report we saw no evidence of any significant cracks or bulges to indicate any failure or uneven loading with the foundations or structure of the subject property at this time.

Walls and openings appear square to the eye with no signs of any significant movement or distortion noted.

Where there are openings in the walls, either brick arches, beams or lintels should transfer the weight from above and around the openings to the support point. The thrust created at the support point is resisted by the weight of the masonry on each side of the opening.

Lintel supports above door and window openings are concealed within the construction and as a result were not visible for inspection. Given the age of the property they are likely to be of metal construction. There was no evidence of significant cracking, which suggests they are performing satisfactorily.

There is no requirement for sub-floor ventilation as the ground floor is of solid construction.

In general, there were no signs of any significant structural defects noted to the main walls at the time of inspection.

Damp-proof course

Walls require a damp-proof course (DPC) to prevent moisture travelling up through the structure, which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers.

The recommended minimum height for a damp-proof course is 150mm above external ground level. The reason for this gap is to prevent soil, debris, etc building up and bridging the damp-proof course, and to minimise the risk of dampness caused by rain splashing.

There appears to be a PVC damp-proof course set into the base of the walls and the recommended height above ground level is generally achieved across all elevations.

Efflorescence can be seen on the external wall surfaces, as noted by white staining at and below the damp-course level. This is an accumulation of naturally occurring salts in the bricks which are drawn to the external surfaces when wetted by rain and remain there upon drying out. The efflorescence does not cause any particular damage to the brickwork. Over a period of time these deposits will gradually disappear. If desired, cleaning off can be done by dry brushing, taking care not to scour the surface of the brickwork.

Minor defects and areas of note

Single air bricks were located below the damp course level to the front right corner of the property and to the rear left corner.

Given that the ground floor is of solid concrete construction, we believe that these are in place to draw up and disperse radon gas from beneath the property, so that it does not become trapped and concentrated.

We have not carried out any tests in regard to radon and we are not aware of any tests that have been carried out at the property. Further information is provided within this report under "Local environment" and "Other matters" relating to radon.

A number of spalled bricks are present to the external elevations, this is most notable to the rear right corner where cables have been drilled through the masonry. Spalling occurs when brickwork becomes wet due to rain. If freezing conditions occur before the bricks dry out, the entrapped moisture expands and forces off the hard face of the brick, so exposing the softer inner core. This is common in properties of this type and age and given the overall thickness of the external walls, immediate repairs are not required. It should be noted however that the process of spalling is progressive, and this should be monitored, as the need to cut out and replace individual bricks in the future cannot be ruled out.

Subsoils within the area may include shrinkable clay and these are subject to seasonal changes in ground conditions. You should maintain trees and shrubs close to the property in order that ground conditions remain as stable as possible.

We inspected the property during the day. At the time of our inspection no significant sound from adjoining properties was noted. It is possible, dependent upon the lifestyle of neighbours that sound transmissions will be encountered during your occupation of the property and which in extreme cases could affect your quiet enjoyment.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: 2

D5 Windows

2

In accordance with RICS guidelines, a sample of windows were inspected in detail.

The windows are of double-glazed uPVC construction and appear to be the original installation.

It should be appreciated that the windows are now of some age, a number of handles have begun to work loose, and operation is stiff in places throughout. Some windows require closing with force and some misalignment was noted, particularly to the kitchen where a gap exists between the window and frame even when closed.

Whilst urgent replacement isn't required, you should anticipate that replacements will be needed in the short-to-medium-term. You should also anticipate that minor adjustment and repairs will be ongoing until such a time as the units are eventually replaced. In order to budget accordingly, we recommend that you obtain quotations for window replacement prior to purchase.

There were no signs of condensation between the double-glazed panes at the time of inspection. It should be noted, however, that double-glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation or misting between the panes. When this happens there is no remedy other than to replace the defective double-glazed panes.

You should ensure that your home is a safe environment. Any glazing fitted internally below 800mm above floor level should be fitted with safety glass. All safety glazing should be etched

as such. For further details concerning safety glazing you should consult Building Regulations Approved Document K (Protection from falling, collision and impact).

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/996860/Approved_Document_K.pdf

Windows are located to a height of at least 800mm above floor level.

Where trickle ventilation has been provided to windows, this should allow a degree of natural ventilation when windows are closed.

You should ensure that you are provided with a full set of window keys on occupation.



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Condition Rating: 2

D6 Outside doors (including patio doors)

2

The front door is of double-glazed metal faced timber construction and the rear sliding doors are of uPVC double-glazed construction. These appear to be the original installation.

The front door opens square to the eye with no signs of any significant movement or distortion noted.

The rear sliding doors are difficult to operate, alignment is poor, and force was required to securely close the unit. This is a common type of defect to this type of installation, and it is likely minor adjustment or lubrication of the runners is necessary to ensure smooth operation.

It should be appreciated that the doors are now of some age, the handles have begun to work loose, and operation is stiff. We recommend that these are eventually replaced in line with the windows, and you should anticipate that minor adjustment and repairs will be ongoing until such a time as the units are eventually replaced.

In order to budget accordingly, we recommend that you obtain quotations for door replacement prior to purchase.

There were no signs of condensation between double-glazing panes at the time of inspection.

Any glazing fitted externally within doors below 1500mm above ground level should be fitted with safety glass. All safety glazing should be etched as such.

There was evidence of safety glazing having been provided. In the eventuality that replacement glazing will be required over a period of time, it should be ensured that safety glazing is installed.

We recommend you change all locks upon occupation to enhance security.



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Condition Rating: **2**

D7 Conservatory and porches

1

There is a small timber canopy porch to the front of the property, which is set beneath a pitched and tiled roof and is clad in uPVC. The canopy is in a reasonable condition.

The timber struts will require periodic redecoration to prevent the onset of timber decay. Decorations are currently serviceable however you must be aware of this ongoing maintenance requirement.



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Condition Rating: **1**

D8 Other joinery and finishes

2

The roof edges are provided with uPVC fascia boards which are in a serviceable condition.

No significant defects were noted to the uPVC roof edge materials which will have a relatively limited liability for ongoing maintenance.

The soffit boards (underboards) are believed to contain asbestos. It is recommended that these materials are tested by an asbestos contractor prior to purchase, with quotations obtained for their removal, disposal, and replacement, if asbestos is confirmed to be present, as this can be costly.

Staining of the soffit was noted to the front righthand corner of the property, and this is believed to have been caused by overspill from the above blocked gutter. The advice in section D3 of this report must be followed.

We found no evidence of penetrating dampness internally, however the risk of concealed defect does exist beneath the internal wall of the bathroom.



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Condition Rating: **2**



D9 Extensions, attached structures, oil, other.

NI

There are no other significant external elements.

Condition Rating: Not Inspected



E

INSIDE THE PROPERTY

E: INSIDE THE PROPERTY

E0 Limitations

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner.

Please note the limitations to our inspection of the property internally on account of fully-fitted floor coverings were present.

We have not completed an asbestos survey and due to the limitations imposed upon our inspection, the risk of concealed asbestos to pipework or other elements of the building must exist. It may be prudent to arrange for a full asbestos survey as part of your due diligence prior to legal commitment to purchase.

All walls are dry lined internally and dry lining can often hide dampness and it is not possible to ascertain the condition of the wall behind the dry lining without further exposure work.

Within the roof space the inspection of the ceilings and plumbing items was restricted by loft insulation and lagging.

No comment can be made on concealed roof timbers. It is possible that these may have suffered deterioration. Concealed timbers include the bottom ends of rafters and wall plates.

Access was insufficient to determine the condition of low-level roof timbers. Where water penetration has occurred then the timbers will eventually rot.

E1 Roofs

2

The roof structure consists of timber prefabricated trussed rafters. Timbers appear to be suitably arranged, with no signs of any significant twisting or distortion noted. No cutting out of these timbers should be contemplated without first seeking advice from a Chartered Structural Engineer.

There are gable straps present to provide additional bracing to the roof structure.

We are pleased to report we saw no signs of any timber decay to roof timbers that were visible at this time including any wet rot, dry rot or wood-boring insect infestation.

Whilst there was no evidence of frass (powdered wood) to indicate ongoing wood-boring beetle activity, roof voids are intrinsically dusty places, and it is possible that the evidence may be concealed.

Secondary weathering consists of a bitumen felt that provides additional protection from wind driven rain and snow.

These elements appear to be complete, where visible, with no signs of any significant tears, condensation damage or other defect noted. Roofing underfelt can often degrade beneath the tiles, and this often occurs close to the eaves and may not be visible until a leak suddenly becomes apparent. Unfortunately, it is not practical in many instances to view the underfelt close to the eaves particularly where good levels of insulation are present over the ceiling joists and close to the eaves.

Party walls between attached properties should be fully sealed with a fire-retardant material in order to reduce the rate of fire spread between adjacent properties, and for security purposes.

The party walls are of masonry construction and are complete, offering satisfactory separation between the subject and adjacent properties.

Ventilation within the roof void appears adequate and is achieved via vented soffits.

Current Building Regulation standards recommend that a roof void is insulated in its entirety, with a minimum of 270mm of a fibreglass insulation material, or its equivalent, depending on how the insulation is laid.

Insulation is currently provided to a depth of 200mm which falls short of current standards. Although not enforced retrospectively, we do endorse current standards and encourage you to upgrade the insulation, where practicable and possible, on occupation. This should include the upper surface of the trap hatch and the eaves should be kept free to ensure a degree of ventilation throughout the entirety of the roof void.

https://assets.publishing.service.gov.uk/media/5a80e50d40f0b62305b8dbff/DECC_factsheet_1.11.16_LOFT_INSULATION_LOCKED.pdf

In places, electrical wiring is present beneath the loft insulation. This can cause overheating and in extreme cases lead to fires. All covered cables must be re-positioned on top of the insulation, and this should be assessed as part of a specialist Electrical test. Please see also section F1 of this report.

The cold-water storage tanks are of plastic construction and are adequately covered, supported and insulated, with overflow pipes extending to the exterior of the property.

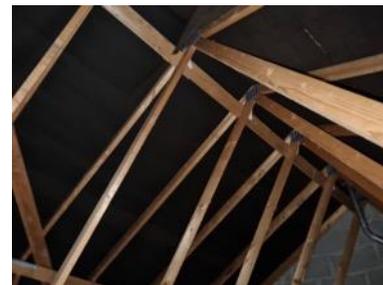
There were wasps' nests visible in the attic space. These appeared to be dormant, but you should be mindful of further nests that may be present in hot summer months.



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Condition Rating: 2

E2 Ceilings

3

The ceilings have been inspected from within roof void where possible and within the rooms. No opening up has been undertaken and the nature of the ceiling materials cannot therefore be ascertained fully, particularly to the ground floors, without damage being caused.

The ceilings are formed in plasterboard and finished in textured finishes.

Where a textured coating has been applied to some of the ceilings within the property, this material may contain small quantities of asbestos fibre. The general use of asbestos ceased in the mid-1990s, and it is possible that the age of this textured coating pre-dates this. On the basis of the likely age of the textured finish it is therefore recommended that it is not worked or sanded in any way that could release fibres.

Some of the textured coated ceiling surfaces were damaged within the bathroom, kitchen, and around the loft hatch. This may potentially release harmful fibres. An asbestos contractor should be instructed to advise if this material contains asbestos fibres and all recommendations for repair/replacement implemented.

Where decorative plaster coving is fitted within the property, this appeared to be complete with no signs of any significant defect noted. Please note that coving can conceal a degree of settlement cracking.

We are pleased to report the ceilings appear to be generally complete with no signs of significant cracking, undulation or distortion noted.

Water marking is present to the landing ceiling. This location was tested with an electronic moisture meter and was found to be dry at the time of the inspection. We could see no evidence of water ingress or active leakages above and believe that the staining has been caused by a historic leak, likely from the above cold water storage tank. Only redecorations are required, to include the use of a base stain block layer.

Peeling decorations were observed within the bathroom and this is attributed to excessive condensation due to the close proximity of the shower.

Peeling decorations were also noted within the kitchen, this area was found to be dry and we believe it has been caused either by heat transference from the above hot water cylinder, or a historic leak.

Following on from advice through an asbestos specialist, the loose and peeling plasterwork and decorations should be stripped, prior to making good and you should make allowances for this.



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Condition Rating: 3

E3 Walls and partitions

2

The internal faces of the outside walls are dry lined, presumably in plasterboard.

Dry lining is a popular method of finishing off the internal surfaces of walls as it saves on costs and reduces the drying out period when construction takes place. Dry lining is where plasterboard sheets are fixed to the external walls either with timber battens or dabs of plaster and then decorated over. This means that there is a gap between the plasterboard and the walls. Because of the gap, it is difficult to screw directly into the walls, although a range of proprietary fixing products can be found in DIY stores.

Dry lining can sometimes hide dampness. It is not possible to ascertain the condition of wall surfaces behind dry lining. If the supporting timbers are not adequately protected and the intervening space ventilated, these can create the circumstances for decay to develop.

Internal partitions are of lightweight construction throughout.

Walls and openings appear square to the eye with no signs of any movement or distortion noted.

Hairline cracking was observed along the corner junctions between the internal walls, and between the walls and the ceilings. Such cracks are attributed to slight differential and thermal movement between the opposing walls, exacerbating on the first floor by the suspended timber floor structure, which is common in properties of this age.

Some shrinkage cracks and irregularities are present in the plasterwork, most notably around window and door reveals. These are not considered to be serious in a property of this age and an amount of making good is required prior to redecoration.

The above comments are not a complete inventory of every crack and irregularity within the property however we found no evidence of any significant structural cracking or movement. These are not considered to be serious in a property of this age however an amount of making good should be anticipated for prior to redecoration.

Please note, hairline cracking may reoccur over time, as a result of ongoing thermal movement within the structure.

Damp

Please be aware, our inspection of the property does not constitute a complete specialist "damp" survey.

Moisture content readings were taken throughout the walls at regular intervals with an electronic damp meter and no significant dampness was recorded, suggesting the damp-proof course is operating effectively.

We also found no evidence of any significant penetrating dampness within the property.

There are mould spores to the walls within the window and door reveals which is believed to have been caused by condensation, which is common in these locations in a property of this age. The mould will require cleaning with an anti-fungal product prior to redecorations.

Condensation can be reduced on occupation by maintaining a consistent balance of heating and ventilation, together with improvements to insulation where required.



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Condition Rating:

2

E4 Floors

2

Fitted coverings where they are present inevitably restricted the detail of inspection. Comments are therefore based on selected areas where the edges of floor coverings could be turned back to give an indication of the method of construction used and its condition. The risk must be accepted that concealed defects may exist beneath the floor coverings.

Ground floors are of solid concrete construction.

Solid floors can consolidate after construction leading to hollows beneath the surface or in extreme cases, substantial deflection. Damage can also be caused by expansion or impurities contained within the sub-floor structure.

The solid floors appear firm and level underfoot when viewed through the floor finishes.

Upper floors are of suspended timber chipboard construction.

Where walked upon, suspended timber floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion.

The fixing nails to the chipboard sections will be prone to loosening overtime, which can cause movement of the chipboard and excessive squeaking. No significant defects were noted at the time of the inspection however some areas of normal movement were noted and the need to reaffix individual board sections in the future cannot be ruled out.

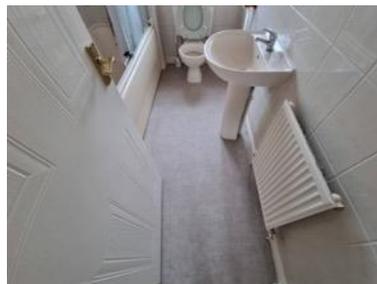
Please note, chipboard floors can be prone to impact damage, particularly if joint sections are unsupported.

Vinyl coverings to the bathroom can trap moisture beneath which could cause damage to suspended timber floors over time. No repair is urgently required but we recommend you replace this floor covering with a more suitable floor covering in the long term.

The floor coverings throughout the property are old, worn, and marked and you should consider replacing these to your own taste as part of the general improvement to the property.



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Condition Rating:

2

E5 Fireplaces, chimney breasts and flues

NI

There is no fireplace within the property.

Condition Rating: Not Inspected

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

2

Whilst the property was unoccupied, it is difficult to confirm the condition of concealed surfaces within the kitchen units and the risk of concealed defects exists.

No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.

It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

The fitted units are basic, and some wear and tear was apparent. You will no doubt wish to arrange to seek quotations for their replacement prior to legal commitment to purchase.

The carcassing to these units is made of chipboard, which can deteriorate if it becomes wet. It is therefore necessary to protect the chipboard by maintaining the seals and laminating coverings in good condition. Some deterioration of the seals was observed and improvement to the mastic seal should be applied along the back edges of the kitchen worktops to prevent water penetration behind the units.

Ventilation appears adequate and should be regularly maintained to the exterior.

There is a gas hob fitted and you should confirm with your legal adviser whether this has any Gas Safety Certification. See Section F2 of this report.

Most of the distribution and waste pipework is concealed behind the units and leaking pipework or other defects may not be readily apparent.



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Condition Rating: 2

E7 Woodwork (for example, staircase joinery)

3

Other internal joinery items include timber skirting boards, architraves, doors, their frames and linings, and staircases.

The joinery was carefully inspected where readily accessible.

The provision of floor coverings where present limited the extent of our inspection.

Much of the internal joinery is original and dated and you may wish to arrange for modernisation of internal fittings, which is a matter of personal choice.

Some general marking and bruising are apparent consistent with normal wear and tear and some minor repairs will need to be carried out prior to redecoration.

Accessible doors were checked in accordance with RICS guidance to establish the ease with which they may be opened and shut. Doors and openings open square to the eye with no signs of any significant movement or distortion noted.

The latch to the master bedroom door does not catch within the frame and an adjustment is required to ensure that the door can be securely closed.

The property has a timber staircase which is carpeted on the upper surface and enclosed beneath. Treads and risers appear to be firm and level and within normal tolerances, with no signs of any significant spring or undulation noted.

There is a satisfactory handrail to the staircase.

Banisters and balustrading appear to be complete with no signs of any defect noted. The gaps between spindles are 100mm or less which will comply with current Building Regulation standards.

The handrail and spindles are loose with undue levels of movement during usage, and these should be fixed as the current arrangements are hazardous if placed under undue pressure. You should make allowances for this.



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Condition Rating: 3

E8 Bathroom fittings

2

Please note a detailed test on sanitary installations and fittings is outside the scope of this report.

Sanitary fittings are dated and worn although apparently serviceable. As part of the general upgrading of the premises you may wish to consider replacing them.

It is important to ensure that the seals to the sanitary appliances, in particular baths and showers, are maintained in good condition to avoid damage to adjacent surfaces.

The flexible sealant around the sanitary ware has deteriorated in places and should be replaced in due course. A precautionary inspection of the enclosed area beneath the sanitary fittings is recommended simply as a precaution.

Toughened glazing is provided to the shower screens.

With respect to showers generally, they should be regularly cleaned including the shower heads to prevent the harbouring of bacteria.

Ventilation within the bathroom appears adequate. However, the fan is noisy and quieter modern units are available. As reported in section E2 of this report, peeling decorations over the shower indicate that condensation build-up is still occurring. We recommend that the extractor fan is relocated and upgraded to combat this. Further advice through an electrician will be required in this regard.

The floor beneath the sanitary fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. The risk of defects exists. If there has been leakage because of defective pipework, gaps in wall tiles or at the junctions between wall tiles and sanitary fittings, dampness may have caused damage in the floor, although we found no evidence of associated defect at the time of the inspection.

The water pressure was checked to several draw-off points and found to be adequate. Water pressure can vary seasonally and during times of high demand, both within the property and in the locality. It is recommended that should you wish to install water pressure sensitive items, such as a power shower, that further enquiries are made initially.

Most of the distribution and waste pipework is concealed beneath or behind sanitary ware items and whilst there were no obvious signs of leaks, the risk of hidden defects exists.



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Condition Rating: 2

E9 Other

3

There are a number of mains-wired smoke detectors installed. It is recommended the smoke detectors are serviced in accordance with the manufacturer's instructions.

Smoke alarms have a limited lifespan. The National Fire Protection Association (NFPA) recommends every smoke alarm be replaced after 10 years and that regular batteries be replaced every six months. With 10-year sealed battery alarms, battery replacements and late-night battery chirps are eliminated for a decade.

Carbon monoxide alarms should be provided in all rooms which house a fuel-burning appliance.

Where there is a gas-fired boiler and a gas hob, carbon monoxide alarms should be installed adjacent to the appliance in line with the alarm manufacturer's guidelines as a matter of urgency.

There appears to be an intruder alarm fitted for which there may be guarantees and a service contract. Legal advisers to confirm.



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Condition Rating: 3



F

SERVICES

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

F: SERVICES

F0 Limitations

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence there is the potential for higher running costs in older compared to newly built properties.

As a general note regarding services, we are not specialised in this field. We therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as a helpful comment and suggestions. They are not a full and complete assessment of any problems that may exist.

F1 Electricity

3

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every 10 years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

It is impossible to fully assess the condition of an electrical installation based on a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by an in-depth test and inspection by a suitably qualified electrician. Useful further information regarding electrical testing in domestic properties can be found in this document published by the NICEIC.

<https://www.niceic.com/find-a-contractor/factsheets>

The Electrical Safety Council recommend that electrical installations should be tested on change of occupation or every five-to-ten-years, depending on the age of the installation. This is because it is not possible to know if any modifications have been made or any defects created since the last electrical inspection.

You should request a copy of the most recent electrical safety certificate through your legal adviser, prior to exchange of contracts.

The meter is located in the external housing to the front elevation.

The consumer unit is located within the entrance hall.

The consumer unit displayed evidence of the last testing date during 1995. As a benchmark for a new test and inspection, a copy of the last electrical examination should be obtained prior to legal commitment to purchase.

We have concerns regarding the age of the installation which we believe will not meet current safety standards. Due to our concerns, together with no signs of a recent test of the electrical installation, we recommend an electrical inspection is completed prior to legal commitment to purchase with all recommendations fully costed and implemented.

The electrical installation is provided with an RCD which is designed to protect the users from electric shock. These installations are extremely sensitive and consequently occasional tripping of switches will occur, effectively shutting down the affected circuit(s). It can often result when a light bulb fails, or it may be the result of a defective appliance. When this happens, the 'trip-switch' must be reset. If this occurs with any frequency, an electrician should be instructed to investigate.



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Condition Rating: **3**

F2 Gas/oil

3

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

The mains gas meter is positioned within the external housing to the front elevation.

The Health and Safety Executive strongly advises that all gas and oil appliances are checked for safety at least once a year. The present vendor may be able to provide some certification to confirm that regular inspection of the installation has been undertaken, to include all appliances.

As a minimum, the record of a gas safety check must contain:

- A description of and the location of each appliance or flue checked;
- The name, registration number and signature of the individual carrying out the check;
- The address of the property at which the appliance or flue is installed;
- The date on which the appliance or flue was checked;
- The name and address of the occupier;
- Any defect identified and any remedial action taken or recommended; and
- A statement confirming the gas safety check completed complies with the current requirements of the Gas Safety Regulations.

We have not seen documentary evidence confirming a recent gas safety test.

We are not suitably qualified to comment on the state and condition of the gas installation, a test on the installation is outside the scope of this report and the meter lacks any visible earthing.

For precautionary purposes it is recommended that the gas installation be inspected by a Gas Safe registered engineer prior to legal commitment to purchase in the absence of any documentary evidence dated in the last 12 months. All recommendations for improvement to ensure compliance with current Gas Regulation standards should be implemented.

Please note annual gas safety checks are a statutory requirement for landlords and recommended annually during occupation.



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Condition Rating: **3**

F3 Water

2

Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists.

There is a plastic cold water tank within the roof void which appears to be adequately covered, supported, and insulated, with overflows extending to the exterior.

Properties with a mains water supply require both internal and external stopcocks for a proper control of the incoming water supply. It is important to know the position of the stopcocks so that

the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be periodically checked to ensure that they open and close properly.

The internal rising main and stop tap are located beneath the kitchen sink.

The external stop tap is located in the footpath to the front of the property. You should confirm whether a water meter is provided.

It is possible that the incoming mains water supply line to the property is common to the this and neighbouring properties, and therefore could be subject to demand related fluctuations in pressure. Further investigations through either the Water Company or a reputable plumbing contractor would need to be made to confirm this.



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Condition Rating: 2

F4 Heating

3

Please note, we are not suitably qualified to comment on the state and condition of the heating installation and a test on the installation is outside the scope of this report.

We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We recommend that the system be assessed and if found to be inadequate, upgrading may be required.

Central heating and hot water are provided by the gas-fired boiler within the bathroom. The boiler is relatively dated and was not operating at the time of inspection.

We have not seen documentary evidence that a test of the gas heating system has been undertaken in the last 12 months. It would be prudent for you to arrange for a Gas Safe registered engineer to inspect the entire system prior to purchase, with all recommendations fully costed.

You should also arrange for annual testing during your occupation.

The boiler is considered to be fairly old and is likely to now be relatively inefficient compared to modern equivalents. Whilst there is no urgent requirement, upgrading of the boiler should be considered in the short-to-medium-term as part of ongoing maintenance, to improve the efficiency of heating and hot water to the dwelling. You may wish to obtain quotations for this in order to plan and budget accordingly.

Heat is provided to a number of pressed steel panel radiators via thin microbore pipework. The radiators and visible pipework appear in satisfactory condition, with no significant corrosion or leakages noted.

Microbore is a system that was popular in the 1970s and 1980s, as the pipework is easy to bend by hand and generally has fewer joints. It was supposed to be easy for amateurs to install, as the narrow copper tube came rolled up, and could easily be threaded under floors and through narrow gaps without the inconvenience of lifting floorboards or cutting notches and joists.

Microbore was also said to minimise heat losses in the pipe runs, because they contain a smaller volume of hot water. These alleged benefits are all the same as those being used to market modern thin plastic pipes for central heating. However, using very thin tubes is actually against the best principles of heating engineering, which should be to minimise the resistance of the flowing water, and therefore pipework should be as wide as sensibly possible.

Microbore will also block up more easily with sludge or scale due to the thin nature of the installation, unless the system water is appropriately treated.

The microbore is out-dated and likely to be inefficient compared to modern pipework and consideration should be given to a complete overhaul of the central heating pipework and associated radiators as part of the overall improvement of the property. Such works will be both costly and disruptive and you may therefore wish to obtain quotations for all upgrading works through a reputable heating engineer prior to purchase.

Thermostatic radiator valves (TRVs) have been provided to radiators. These will allow for individual control over each unit which will improve the thermal efficiency of the dwelling.

Given the age of the radiators they are likely to be inefficient compared to modern equivalents and you may wish to consider upgrading as part of the overall improvement of the property.



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Condition Rating: **3**

F5 Water heating

NI

Hot water is provided by the gas fired combination boiler. See Section F4.

Condition Rating: **Not Inspected**

F6 Drainage

NI

We are not able to comment on the overall state and condition of drainage installation where the majority is concealed below ground and a test on the installation is outside the scope of this report. Comments can only be given where visible through open gullies, accessible inspection chambers, or where there is obvious external deficiencies.

As part of your due diligence prior to purchase we recommend that you confirm the routes of the underground drainage installations, including surface and foul water, through your legal adviser as this may impact on any future development at the property.

The property appears to be connected to the mains drainage system which is likely to be shared with the adjoining property. The exact location and direction of the underground drainage installation cannot be determined with accuracy, and it would be prudent to complete utilities searches prior to commitment to purchase.

There are no visible inspection chambers located within the grounds of the property and we cannot therefore comment on the condition of the underground drainage system.

There were no above ground signs of blockage or damage or other significant defect at the time of our inspection however without a full inspection by a drainage specialist, you must accept the risk of such defects existing.

The soil and vent pipe is ducted internally and therefore hidden from view.

Condition Rating: Not Inspected

F7 Common services

NI

None.

Condition Rating: Not Inspected

F8 Other services/features

NI

None.

Condition Rating: Not Inspected



G

GROUNDS

(including shared areas for flats)

G: GROUNDS

G0 Limitations

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

During winter months some invasive plant species can die back, preventing visual identification at the time of our inspection. We take no responsibility for any noxious weeds or knotweed, including Japanese Knotweed or Ragwort, which may exist within the site, and you should arrange for your own inspection to be carried out in this regard.

G1 Garage

2

There is a brick-built single garage which is shared with two neighbouring properties and is set beneath a pitched and tiled roof structure.

The garage is suffering from wants of the repair. A roof tile has slipped to the front lefthand corner revealing a hole through to the roof structure. This will allow for rainwater ingress.

Where the attached neighbouring garage has had a replacement door, this has caused a disturbance and settlement of the external and internal masonry, resulting in cracking.

There is an up and over door that was stiff and difficult to operate, is suffering from distortion, and is damaged to the base. You should be aware that the installation of garage doors can be costly.

The garage will require some repairs and replacement works and you should obtain quotations for repair works to address these issues prior to legal commitment to purchase.

The party walls between the subject and neighbouring properties are complete and fully sealed, provided adequate fire and security separation.

You should confirm with your legal adviser rights of ownership, access and responsibility for maintenance for the access driveway to the garage block.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: **2**

G2 Permanent outbuildings and other structures

NI

There were no substantial outbuildings with the property.

Timber outhouses such as sheds and summerhouses are considered to be temporary and beyond the scope of the report and have not been inspected.

Condition Rating: **Not Inspected**

G3 Other

3

There is no evidence of previous flooding although further advice is available via the Environment Agency website and through your local searches.

Road noise was apparent during our inspection, and this may be worse during peak times.

There is a lamp post close to the front of the property and some light pollution may be apparent.

There is vegetation within the vicinity of the property. There is the potential for root spread towards drainage channels and the property, although no associated damage was observed to warrant further investigation. It would be prudent for periodic maintenance to be undertaken to ensure that vegetation remains in healthy condition and so assist in minimising against the potential for falling branches. Consideration should also be given to periodic pruning to prevent vegetation becoming too large.

There is a shared driveway, which is in reasonable condition at present and for which there may be shared maintenance costs; legal advisers to confirm the full details of this arrangement.

The timber decking to the rear is badly weathered and stained. This will require re-varnishing and cleaning and you should make allowances for this.

The decking, driveway, and paths may be slippery in wet or icy conditions.

Boundaries are provided with a combination of/timber fencing/hedging. Much of the boundaries were concealed beneath vegetation to the rear and you should anticipate that ongoing maintenance and repair will be required.

Responsibilities for boundaries are unknown and repair liabilities should be investigated further.

It is recommended that a certified copy of the Deed Plans be obtained, and boundaries checked on site, with any discrepancies investigated further, to assist in reducing the possibility of boundary disputes with adjoining owners.

Whilst there was no evidence of any adverse easements, servitudes or wayleaves affecting the property your legal advisers should be asked to verify. See Section I2.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating:

3



H

ISSUES FOR LEGAL ADVISERS

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

H: ISSUES FOR LEGAL ADVISERS

H1 Regulation

No formal planning search has been carried out with the local District Council in respect of the subject property. It is assumed that there are not any outstanding applications on the property described above and we assume that all conditions and statutory requirements have been complied with.

We assume that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.

We are not aware of the content of any environmental audit or other environmental investigation or survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination.

In undertaking this instruction, it is assumed that no contaminative or potentially contaminative use has ever been carried out on the property.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

There are no matters which appear to require Local Authority consent or Building Regulations certification since the date of construction.

H2 Legal List

Confirm no previous flooding through your searches.

Complete utility searches prior to purchase.

Secure deeds and clarify the position of the boundaries and their maintenance liabilities.

Confirm maintenance responsibilities for the shared driveway.

H3 Guarantees

There are no obvious significant guarantees.

H4 Other matters

Your legal adviser should advise on your rights and obligations in relation to:-

Your maintenance responsibilities in respect of the boundaries.

Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, and downpipes should be established.

The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.

Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.

Investigate if any fire, public health or other requirements or regulations are satisfied and that up-to-date certificates are available.

Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development which could adversely affect this property.

Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your legal advisers.

You should obtain all guarantees relevant to the property, including matters such as built-in appliances etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.

The tenure is assumed to be Freehold. Your legal adviser should confirm all details.

We are not aware if any radon gas checks have been undertaken within the subject property.

Our desktop survey revealed the property to be located within an area where radon levels may be elevated. It is not possible during a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months and further investigations through a radon specialist should be completed as a precaution.

Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal although further advice is available through the Environment Agency website and via your local searches.

Our desktop study revealed the property to be constructed upon sand subsoil which can be subject to seasonal change, and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

General advice can be obtained from the local Police authority with respect to the security measures.

We strongly advise prior to exchange of contracts that you return to the property on a number of occasions, particularly in the evening and at weekends in an attempt to establish who your neighbours are and whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment of the property. We recommend that formal legal enquiries should be made of the vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership.



You should immediately pass a copy of this report to your legal adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each and every one of the items referred to above.



RISKS

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

I: RISKS

I1 Risks to the building

Remove moss from roof coverings.
Adjust rainwater goods.
Clear blocked gutters.
Anticipate repairs to frost damaged brickwork.
Anticipate increasing repairs to old windows and doors.
There may be concealed defects to timbers close to the eaves.
Place wiring beneath the roof insulation over it.
Complete minor repairs to ceiling finishes.
Repair shrinkage cracks and irregularities.
Introduce a balance of heating, insulation and ventilation.
Replace flexible sealant to the kitchen worktops.
Confirm whether the gas hob has been tested.
Replace flexible sealant to sanitaryware.
Complete regular checks of the smoke alarms.
Replace smoke detectors every 10 years.
Due to concerns raised test the electrical installation.
Test the gas installation.
Arrange a precautionary test of the heating installation.

I2 Risks to the grounds

Risk of surface water flooding.
Elevated radon levels.
Confirm maintenance liabilities over the shared driveway.
Road noise close to the property.
Confirm boundary positions.
Confirm repairing liabilities of the boundaries.
Ongoing repairs required to the boundaries.
Complete repairs and/or improvements to the garage.
Repair the defective decking.

I3 Risks to people

Test electrical installation due to concerns.

Within the roof void place wiring beneath insulation over the insulation in order they do not overheat.

Test gas installation prior to purchase.

Confirm the gas hob has been tested or test prior to use.

Test Heating installation.

The presence of Artex ceiling finishes may contain asbestos.

Potential for asbestos within the soffit boards.

Replace smoke detectors every ten years.

Maintain carbon monoxide alarms adjacent to all fuel-burning appliances.

Localised minor mould growth.

Slippery external surfaces present use with care.

The handrail and spindles are loose to the staircase and should be strengthened prior to taking occupation.

Change the locks to improve security.

Elevated radon levels.

I4 Other Risks

In relation to the wants of repair noted in this report, you are strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts, prior to purchase. Only when you have all this information will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. Remedial works could be costly and quotations are required to determine this. We must advise you however that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.



J

SURVEYOR'S DECLARATION



J: SURVEYOR'S DECLARATION

Surveyor's name

Qualifications

Surveyor's RICS number

HBR Licence No

Company name

Address

Phone number

Website

Email

Property address

Client's name

Date this report was produced

"I confirm that I have inspected the property and prepared this report"

Signature



K

WHAT TO DO NOW

K: FURTHER INVESTIGATIONS AND GETTING QUOTES

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

K1 Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your Local Authority.

K2 Further Investigations and what they involve

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.



K3 Who should you use for these further investigations

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.



L

**DESCRIPTION OF THE RICS HOME
SURVEY – LEVEL 2 (SURVEY ONLY)
SERVICE AND TERMS OF ENGAGEMENT**

L: DESCRIPTION OF THE RICS HOME SURVEY – LEVEL 2 (SURVEY ONLY) SERVICE AND TERMS OF ENGAGEMENT

L1 The Service

The RICS Home Survey – Level 2 (survey only) service includes:

- a physical inspection of the property (see The inspection below) and
- a report based on the inspection (see The report below).

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

L2 The Inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and



type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

L3 Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

L4 Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

L5 Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

L6 Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the

inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

L7 The Report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

L8 Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- R – Documents we may suggest you request before you sign contracts.
- Condition rating 3 – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- Condition rating 2 – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- Condition rating 1 – No repair is currently needed. The property must be maintained in the normal way.
- NI – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

L9 Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

L10 Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

L11 Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The report will identify and list the risks, and explain the nature of these problems.

L12 Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

L13 Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.



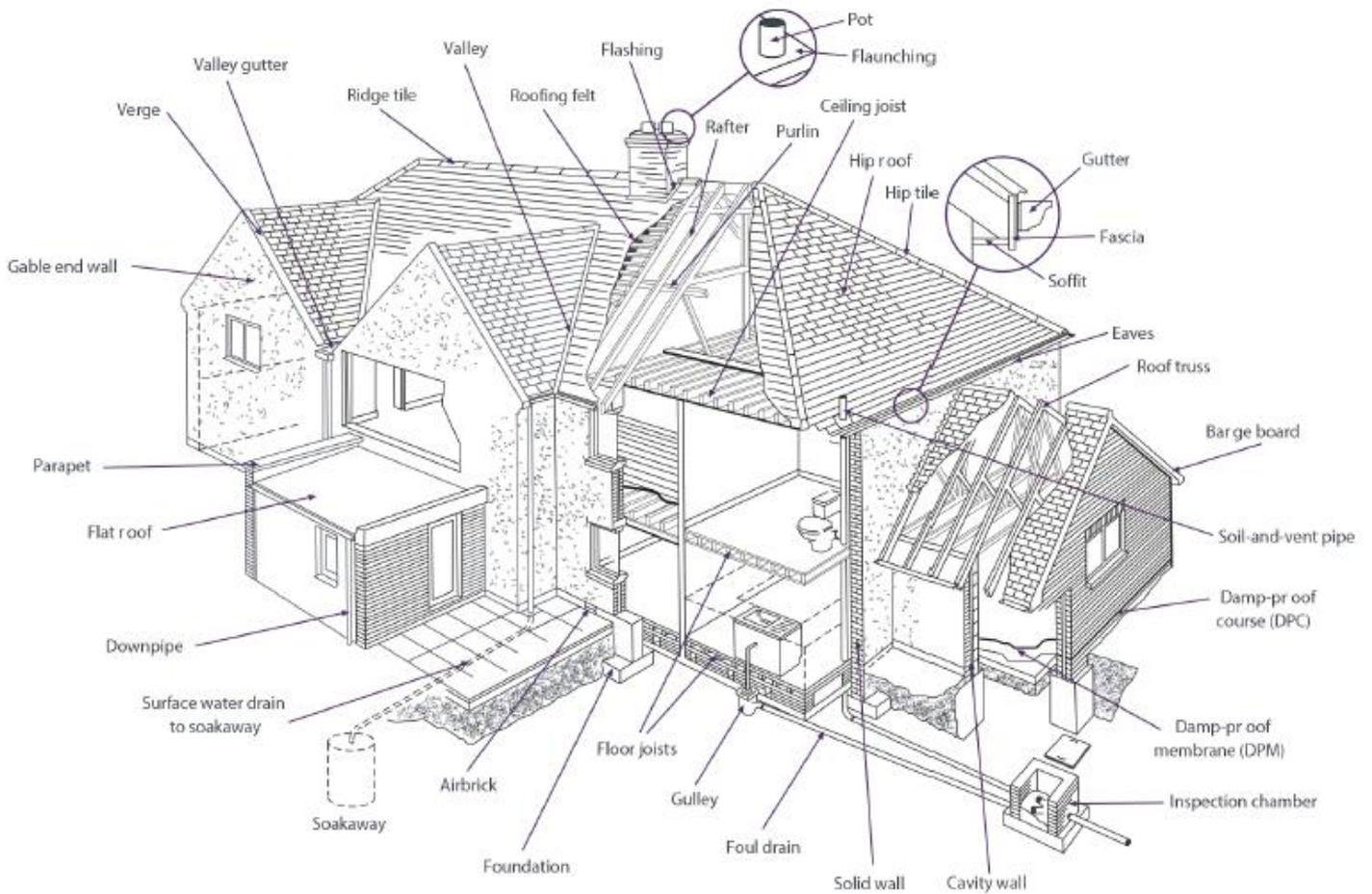
M

TYPICAL HOUSE DIAGRAM

M: TYPICAL HOUSE DIAGRAM

TYPICAL HOUSE DIAGRAM

This diagram illustrates where you may find some of the building elements referred to in the report.





RICS DISCLAIMER

You should know....

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