RICS Regulated Surveyors

CAMSURE HOME SURVEYS

RICS HOME SURVEY LEVEL 2

- SURVEY & VALUATION

PROPERTY ADDRESS:

Example Report

CLIENT NAME(S):

Example

DATE OF INSPECTION:

Example

Head Office: Camsure Homes Ltd, 3 Dock Lane, Cambridge, Cambridgeshire, CB25 9JF

Tel: 01223 862808

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

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A

ABOUT THE INSPECTION

This Home Survey - Level 2 (survey and valuation) 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 M) and

• a report based on the inspection (see 'The report' in section M).

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

• make an informed decision on what is a reasonable price to pay for the property

• take into account any significant 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. Also, we do not remove secured panels or undo electrical fittings.

• 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 dry & bright and weather conditions had previously been varied.

The property was unoccupied with floor coverings and personal effects 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 L, ‘What to do now’, and discuss this with us if required.

B: OVERALL ASSESSMENT

Overall opinion

Valuation:

The purpose of this valuation is to provide you with a market valuation to assist you in making an informed decision on the purchase of the subject property.

The Valuation and Report have been prepared in accordance with the RICS Valuation – Global Standards 2021.

There are number of wants of investigation and repair, most notably the property requires a suite of general modernisation and maintenance, to include alleviating retained moisture within the rear righthand corner of the kitchen.

Estimated costs have been allowed for these investigations and subsequent works in arriving at our valuation, and the property is therefore considered to be a reasonable proposition for purchase at a price of £415,000 (Four Hundred and Fifteen Thousand Pounds), provided you are prepared to accept the cost and inconvenience of dealing with the various investigation and repair and improvement works reported. Provided that the necessary investigations and repairs are carried out, we see no reason why there should be any special difficulty on resale in normal market conditions.

In providing this valuation we have completed extensive research within the locality in order to secure comparable evidence of completed sales of similar properties or where evidence is limited properties which we can extrapolate information from to inform us in providing this valuation. Our information is recorded, and the data retained together with the surveyor's comments, assumptions and opinions in arriving at the above valuation figure.

Market Valuation:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

This valuation has been instructed alongside the survey inspection and therefore considers any issues highlighted in the survey report which may impact upon the value of the property.

Comparable Method:

In arriving at our valuation, we have used the comparable method or the market approach. This is the simplest and most direct method involving the direct comparison of recently sold comparable properties with the subject property, and making adjustments for differences between them.

In providing this valuation we have completed extensive research within the locality in order to secure comparable evidence of completed sales of similar properties or where evidence is limited properties which we can extrapolate information from to inform us in providing this valuation. Our information is recorded, and the data retained together with the surveyor's comments, assumptions and opinions in arriving at the above valuation figure.

The comparable properties were quantitatively and qualitatively adjusted to make allowance for difference in the various factors that may affect value. These factors include location, the physical state, tenure and time etc. The evidence was analysed and used to arrive at the valuation reported.

The valuer is entitled to make reasonable assumptions with regard to the state of the property and other factors that may affect value.

While compiling the valuation we made reference to the following properties which have recently sold in the area:

1. Example address

2. Example address

3. Example address

In our opinion the sum you should insure the building for is in the region of £325,000 (Three Hundred & Twenty-Five Thousand pounds).

This reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for 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.

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.

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'.

R

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
D Outside the property	D4	Guarantee for any remedial wall insulation
F Services	F2	Gas safety certificate for the gas installation and including all appliances within the property
	F5	Certificate for the boiler and hot water heating installation
	F6	Utility searches showing the position of the drainage installations
	F6	Utility search confirming whether a mains drain is present within the grounds of the property
G Grounds	G3	Property Deeds

3

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
	D6	Outside doors (including patio doors)
	D8	Other joinery and finishes
E Inside the property	E3	Walls and partitions
	E7	Woodwork (for example, staircase joinery)

	E9	Other
F Services	F1	Electricity
	F2	Gas/oil
	F4	Heating
	F6	Drainage
G Grounds	G1	Garage
	G3	Other

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	D1	Chimney Stacks
	D2	Roof Coverings
	D4	Main Walls
	D5	Windows
E Inside the property	E1	Roofs
	E2	Ceilings
	E4	Floors
	E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
	E8	Bathroom fittings
F Services	F3	Water
	F5	Water heating

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

Section of the report	Element ID	Element Name

NI Not inspected (see 'Important note' below).

Section of the report	Element ID	Element Name
D Outside the property	D7	Conservatory and porches
	D9	Extensions, attached structures, oil, other.
E Inside the property	E5	Fireplaces, chimney breasts and flues
F Services	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.

Secure quotations for repair or replacement of the rainwater fittings

Empty and remove the overflowing water butt to the rear which is causing localised penetrating dampness

Secure quotations to replaster the righthand corner of the kitchen, and to remove the external render in this location for a precautionary drying out period, prior to reinstating the render finish

Secure quotations to complete minor chimney and roof covering repairs, to include the cost of any required scaffolding for access

Seek quotations for localised repairs to the external render

Consider obtaining quotations to replace the thin uPVC external wall panel with a modern insulated panel

Seek quotations for replacement windows as part of the overall improvement of the property

Seek quotations for external door repairs or replacement

Seek quotations to complete improvements to ventilation levels within the roof void

Seek quotations for localised repairs and/or making good of the internal walls

Seek quotations to replace the dated kitchen fittings prior to purchase

Consider seeking quotations to complete upgrades to internal fittings

Seek quotations to complete improvements to the sanitaryware, to include providing mechanical extract ventilation within the bathroom and WC

Seek quotations to replace the expired smoke detectors

Seek quotations to install carbon monoxide detectors adjacent to fuel-burning appliances

Arrange for a precautionary test of the electrical installation

Arrange for a precautionary test of the gas and heating installations

Confirm the replacement boiler conforms with Building Regulations

Arrange for a drainage specialist to undertake a CCTV inspection of the drainage installation prior to commitment to purchase, with all necessary repairs fully costed

Confirm details of the main sewer within the grounds of the property

Seek quotations for improvements to the garage, to include the installation of a fire door

Arrange for testing of the textured ceiling materials, and garage ceiling materials, through an asbestos specialist

Confirm no history of previous flooding through your searches

Seek further advice and quotations to improve surface water run-off and drainage around the property

Complete utility searches prior to purchase

Clarify the position of the boundaries

Confirm maintenance liabilities of the boundaries

Confirm there are no easements, wayleaves or servitudes adversely affecting the property

Confirm the location of the nearby lamp post does not constitute a nuisance

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-storey, four-bedroom, semi-detached house

Approximate year the property was built:

Circa 1960

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	1				
First floor		4	1						

C2 Means of escape

There are a number of dated battery 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.

You should consider upgrading the installation with a mains wired system after taking occupation.

First floor windows do not appear to be compliant escape windows. Current Building Regulations are not enforced retrospectively, but 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: 70 C

Please be aware, the EPC states that the cavity walls have been provided with cavity fill insulation, evidence of this would be concealed beneath the render and we therefore cannot confirm that this is accurate through our visual inspection alone.

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 South-East facing front aspect.

Gardens are located to the rear of the property.

There is a single integral garage and parking for approximately two cars in the driveway.

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

External gated access is provided to the right side.

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 a village location of mixed age and character offering limited local amenities.

C8 Facilities

The centre of Example Town is approximately seven 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 further advice is available through the Environment Agency website and via your local searches.

Our desktop survey revealed the property to be located on chalk subsoil that is stable given normal conditions. However, the topsoil is of a type which may 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 the likelihood of radon is lowest.

There is vegetation within the vicinity of the property. There is the potential for root spread towards drainage channels and the property, and we have recommended that a CCTV drainage is undertaken in section F6 of this report. 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, particularly of the rear roof slope and coverings.

Please note our inspection of the chimney was limited by ground level observations which restricted our assessment, including the type and condition of chimney flashing, flaunching, ventilation, chimney pots and cowls.

VIEW FULL SIZE

D1 Chimney Stacks

2

There is a brick-built chimney stack which appears structurally sound.

The chimney stack appeared to be straight to the eye with no signs of any significant bulging, lean or outward movement noted.

The flashings consist of lead. The lead flashings appear adequately dressed to the roof covering and pointed into the masonry.

The soakers [under flashings] that provide watertightness between the chimney stack edge and the roof are concealed and could not be viewed. However, there is no evidence of internal leakage at these positions to suggest that they are defective.

There is a redundant flue top that appear to be straight to the eye with no signs of visible damage. Flaunchings to the flue top could not be seen. These should be periodically inspected to ensure that the flue top remains adequately bedded.

You should cap and ventilate disused flues in order that damp penetration does not occur within the flue structure. The chimney stack and flue served a now removed original heating appliance. The flue remains in situ with an open flue top and air vent internally. Consideration could be given to the complete removal of the chimney masonry however the current arrangement appears satisfactory, although periodic maintenance will be required.

Chimney stacks are particularly exposed to weather and so regular maintenance must be carried out to ensure that they are stable and weatherproof.

Lichen and moss should be cleared from the top courses periodically to prevent early deterioration of brickwork pointing. The level of moss growth is not significant at this time. Please be aware, it may be necessary to repoint brickwork once moss has been cleared during future maintenance.

There is evidence of deteriorated mortar bedding to the left face.

Whilst repairs are not urgently required, it is recommended that you obtain quotations for future repointing works through a reputable roofing contractor prior to purchase, to budget accordingly. At the same time, the flaunching around the flue top could be inspected up close to ensure that rainwater cannot ingress.

Some masonry has deteriorated to the front face due to freeze/thaw action commonly referred to as ‘spalling’. 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.

Whilst the level of deterioration is relatively minimal at this time with no requirement for repair, you should be aware that spalling is progressive, unsightly and if allowed to continue may ultimately result in structural failure of the stack. The affected masonry should be periodically monitored and the need to cut-out and replace individual bricks in the future cannot be ruled out.

Scaffolding or other means of safe access will be required to carry out future repairs which will increase the cost significantly and you should budget accordingly.


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

Condition Rating: 2

D2 Roof Coverings 2

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

The roof edge is finished in pointing with cement mortar. The under cloak appears to be of cement fibre construction.

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.

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 are relatively high levels of moss growth present on the roof slopes, particularly to the rear where shaded by the chimney stack. Excessive moss growth should be cleaned off as soon as possible. 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 level of moss build-up limited our inspection of the roof coverings, and the risk of unseen defects must exist.

You should make arrangements to clear the moss from the roof coverings in due course. Please note, this may reveal defects to the coverings beneath and additional repairs may be required at that time. You should make allowances for this prior to purchase, and you may therefore wish to seek quotations.

The ridge tile cement mortar has shrunk in places and will need to be re-pointed in due course, on removal of the moss, this may also reveal additional areas of mortar deterioration along the ridge. Repairs are not urgent however you should obtain quotations for such works through a roofing contractor prior to purchase, in order to budget accordingly.

There is no evidence of significant cracking or loosening of the mortar to the roof edge, but this should be checked periodically and repointed as necessary.

Please note the roof verge under cloak may include asbestos containing materials, depending on their age. Care should be taken with future maintenance. See ‘Local environment’ of this report.

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


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE


VIEW FULL SIZE

Condition Rating: 2

D3 Rainwater pipes and gutters

3

The rainwater goods are formed in uPVC and appear to be in a generally reasonable condition, although 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.

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.

Alignment is poor in places, particularly to the guttering ends, and where the subject and neighbouring property guttering join.

Some seepage was also evident of the joints, most notably to then front right side over the garage roof line, which was actively dripping. This suggests that minor adjustments and repairs to the joint seals will be required. You should make allowances for such 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.

Water butt and localised damp

Water butts should be checked regularly, as if allowed to overflow water butts can cause damp penetration on external walls and if unattended for prolonged period could lead to a change in ground conditions and resulting movement of the structure.

Whilst the water butt to the rear has been disconnected from the rainwater goods, it was completely full at the time of the inspection, and it is readily apparent that it is overflowing during periods of heavy rainfall, and this appears to have been ongoing for some time.

As a result of this, damp penetrating has occurred within the rear righthand corner of the property evidenced by elevated moisture readings, deteriorated plasterwork, and blown wall tiles within the kitchen.

Where the external walls are covered in a cementitious render, this will also trap moisture within the area, preventing evaporation.

The water butt requires urgent emptying, and you may wish to completely remove the installation. Given that it is currently full, this will need to be emptied slowly and with care. If you are not confident in this, you may wish to seek advice or assistance from a gardener.

Additionally, localised replastering works will be required within the kitchen and the render in this location should be removed as a precaution in order for a drying out period to take place, prior to making good internally.

Please refer to sections D4 and E3 for further comment.


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Condition Rating: 3

D4 Main Walls

2

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 320mm overall where measured, to include the external render. 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.

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.

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 concrete and metal construction. There was no evidence of significant cracking, which suggests they are performing satisfactorily.

Please be aware, in view of the age of the building, it still cannot be readily assumed that the window and door openings are provided with adequate lintels to support masonry above. Consequently, the need to provide these in the future cannot be ruled out, particularly if you envisage renewing door or window frames.

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.

Insulation

The Energy Performance Certificate states that the cavity walls have been provided with cavity fill insulation.

At the time of construction, cavity insulation would likely not have been included, and the EPC therefore states that retrospective insulation has been installed.

From our visual inspection of the main walls, we cannot confirm the validity of this. Retrospective insulation is usually verifiable through tell-tale consistent filled mortar holes within the external walls. Where the walls are covered in a painted render, such evidence is concealed.

We therefore cannot confirm if the walls are insulated or remain uninsulated as built.

You should make enquires as to the existence of any documentation confirming cavity insulation has been installed since the date of construction and there may be guarantees which exist for these works.

Problems have been associated with early installations of formaldehyde foam which can in time degrade and allow damp to penetrate the interior and will result in accelerated corrosion of wall ties. Your legal advisers should be asked to verify the type of insulation used and the existence of any guarantees.

In the absence of such documentation, only invasive inspections of the cavity by a specialist contractor will be able to confirm the existence of insulation, and you may therefore wish to have such an investigation undertaken in documentation is not available, with quotations provided for any improvements.

Walls to the below the front lounge window reveal are constructed in a thin uPVC which likely does not contain any insulation. The cladding was found to be complete.

You should be aware that this area is generally regarded as an inferior type of construction and that increased maintenance and repairs are likely. This area is also more likely to suffer internally from condensation, mould, and heat loss. There were no signs of associated internal defect at the time of the inspection, however you may wish to seek quotations through a reputable building contractor to replace the uPVC panel with modern insulated construction.

External finishes

The walls have been covered in render and a suitable drip bead is provided along the base of the render to help deflect rainwater away from the low-level masonry.

The render is thought to be a traditional sand and cement-based render. These renders are more maintenance intensive than modern render systems and will require regular external patch repair and decoration. They are applied in multiple layers and tend to crack over time. Where patch repairs are eventually required, the materials rarely match in terms of flexibility, and therefore cracks will often reappear in the same places. Where there are defects left unrepaired in the decoration or surface render coat, moisture will penetrate between the layers and exacerbate the area of damage.

During your occupation it will be important to carefully monitor and regularly maintain these wall surfaces to prevent moisture ingress behind the render.

The render is in a generally reasonable condition however wants of repair have been identified.

There are multiple hairline cracks and areas of blistered paintwork around numerous window and door reveals.

Some low-level rendering to the front lefthand corner of the ground floor WC has deteriorated and the metal drip bead has suffered from corrosion where exposed.

These will require repair and redecoration as part of ongoing maintenance.

In addition to this, as mentioned in section D3, where the water butt to the rear of the property has been overflowing for some time, this has resulted in localised damp penetration, and staining was apparent to the render.

The cement render will effectively ‘trap’ moisture within the walls in this location, restricting evaporation and exacerbating internal dampness.

As a precaution, it is recommended that this area of the render is hacked off to expose the main wall and allow for a ‘drying out period’ prior to reinstating the render coating. Following on from this, making good can then be undertaken internally, please see sections E3 and E6 of this report.

Prior to commitment to purchase, you are advised to seek quotations through a building contractor for general patch repairs to the render, together with the localised removal and reinstatement of the render as part of the remedy to combat penetrating damp.

Staining was also observed in the render in the centre of the right gable wall, and it is apparent that this is the result of seepage from the cold-water tank overflow outlet. Only redecoration is required. Please see also section F3 of this report.

As the external rendered wall surfaces have been painted there will be an ongoing decoration burden in the future. Much of this work is at height and will, require access equipment. The work required to prepare the walls and apply a decorative finish is time consuming and therefore expensive. So that you can budget accordingly, prior to legal commitment to purchase, you may wish to seek quotations for future redecoration of the walls.

Rendering may obscure defects such as movement cracks or defective brickwork. The existence of such defects can only be established by hacking back the render, which is beyond the scope of this survey and therefore, the risk of defects existing must be accepted.

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 bitumen 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. 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

The external mortar and mastic fillings around window and door frames are deteriorating. This can allow water to penetrate, with a risk of dampness and decay to timbers and internal plaster. Raking out and replacement with a flexible mastic is recommended. The mastic should be a type suitable for this specific purpose, and normally should not be applied along the top edge of any frame as this can increase the risk of water retention. This should be undertaken in line with the repairs to render noted above.

Where a garden wall abuts the rear elevation, there is a risk that this may bridge the damp-proof course. In addition, the garden wall is pulling away from the rear elevation and rainwater will be able to ingress through this gap, potentially penetrating through to the interior. Whilst no dampness was noted internally in this location, it is recommended that the garden wall moved away from the main wall, and the external finished in this location should be made good, in line with the above render repairs.

Where the kitchen extractor fan is ducted to the exterior of the righthand gable wall, the external vent grille is missing. There is a risk of vermin and bird ingress, together with rainwater penetration. As part of your updates to the kitchen, you should ensure that this area is appropriately sealed or provided with a grille cover.

We inspected the property during the day. At the time of our inspection no significant sound from adjoining properties was noted. Regarding the age of the property it is unlikely any effective sound insulation was provided between adjoining properties at the time of construction. Therefore, 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.


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Condition Rating: 2

D5 Windows

2

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

The windows have been replaced incorporating uPVC double-glazed windows. uPVC frames can vary enormously in quality and an assessment of individual design is beyond the scope of this report. They are less suitable for piecemeal repairs whilst stay mechanisms and fixings can require occasional overhaul.

Given their age it is unlikely that there would have been a requirement for the replacement double glazed units to conform with FENSA regulations, which became a requirement post-2002.

Double-glazed units have a limited life due to the deterioration of the edge seals. Renewal of glazed units may be required on occasion. During dry weather failed units may not be apparent.

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. Furthermore, the seals around the panes have begun to deteriorate and work loose, most notably within bedroom two, and failures of the double-glazing will no doubt soon occur.

You should anticipate that the windows will need to be replaced in the short-term and it is recommended that you make allowances for this 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, and you should anticipate for this.

You should ensure that your home is a safe environment. Any glazing fitted internally below 800mm above ground/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 minimum height of 800mm above floor level.

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)

3

General

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

Doors open square to the eye with no signs of any significant movement or distortion noted.

It should be appreciated that all of the doors are now of some age, the handles have begun to work loose, and operation is stiff. In line with the windows, you should expect to replace these units in the short-term and should seek quotations for this prior to purchase. Please see also our comments below.

uPVC

The front and rear patio doors have been replaced incorporating double-glazed uPVC construction. Given their age it is unlikely that there would have been a requirement for the replacement double glazed units to conform with FENSA regulations.

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.

Safety glazing does not appear to be present within the front door, this gives further evidence to the requirement to replace the unit. Alternatively, you may be able to apply an adhesive film to the existing glazing to reduce the risk of injury occurring.

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

Timber

The side door is of single-glazed timber construction and appears to be the original installation.

Single glazed units have poor sound and thermal insulation qualities compared with modern equivalents evidencing the necessity to have this replaced as part of the overall improvement of the property.
https://assets.publishing.service.gov.uk/media/60d5bdcde90e07716f516cfd/Approved_Document_K.pdf

External timber decorations will need regular redecoration, typically on a three-to-five-year cycle dependent upon the quality of paint or stain coating. The decorations are weathered and deteriorated and new decoration in reasonable course will be required, however we have already recommended that the entire unit is replaced.


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Condition Rating: 3

D7 Conservatory and porches

NI

There is no conservatory or separate porch.

Condition Rating: Not Inspected

D8 Other joinery and finishes

3

The roof edges are provided with timber fascia boards and exposed rafter feet.

As previously advised, external timber decorations will need regular redecoration in order to offset timber decay.

The external joinery has not been maintained or decorated for some time, is badly weathered and rotting in parts, most notably to the front elevation over the garage and ground floor WC.

In addition, there is evidence of wood-boring insect activity within the roof edge timbers over the garage and WC, and this may be concealed and present elsewhere.

A general overhaul of the timber roof edge materials is required, to include treatment by a timber specialist, localised cutting out and repair, and sanding and redecoration. Alternatively, may wish to consider replacing the joinery with uPVC variants as a more economical solution, which will require less maintenance moving forward.

Much of this work will be at height and you should therefore seek further advice and quotations for the repairs prior to commitment to purchase, in order to budget accordingly.


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Condition Rating: 3

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.

Our inspection of the roof void was limited to a head and shoulders inspection due to the presence of insulation and the risk of unseen defects must exist.

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, wall plates and purlin ends.

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

It was not possible within the limits of this report to inspect the concealed redundant flue.

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E1 Roofs

2

The main roof structure is formed in conventional rafters and purlins incorporating bolted trusses and adequately sized timbers. 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.

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 wall is of masonry construction and is complete, offering satisfactory separation between the subject and adjacent property.

Ventilation within the roof space area was noted to be limited. Unventilated or poorly ventilated roof spaces can suffer from condensation leading to dampness and timber decay, particularly following upgrading of any thermal insulation whereby the ambient air temperature is reduced.

Improved roof space ventilation can be achieved in a variety of ways, such as improving the provision of ventilation grilles and air bricks in gable walls, installing ventilated soffits, and through roof ventilators in the roof slopes. A reputable roofing contractor will be able to undertake this work and it is recommended that quotations be obtained prior to legal commitment to purchase.

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 between approximately 150-250mm 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_11.11.16_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. Please refer to section F3 of this report for further comment.


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Condition Rating: 2

E2 Ceilings

2

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.

No damage was recorded to the textured coatings. On the basis that the textured finishes remain undamaged the health issues can be minimised. However, as part of ongoing maintenance considerations, advice from an asbestos contractor to confirm if such fibres are present should be obtained and any recommendations for removal 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.

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Condition Rating: 2

E3 Walls and partitions

3

The internal faces of the outside walls are finished in plaster.

Internal walls and partitions are of solid construction.

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

The decorative walls finishes are old and peeling. These should be repaired or upgraded to your own taste as part of the general improvement to the property.

Upon removal of existing decorative surfaces there is a possibility that areas of re-plastering will be necessary prior to redecorating.

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 further shrinkage cracks and irregularities are present in the plasterwork, most notably around and below some window and door reveals and this is attributed to a disturbance of the masonry at the time of the replacement of the units.

Cracking below the window reveal in bedroom two is attributed to slight differential movement over the garage reveal below.

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. Where readings taken are higher than normal, if you require further reassurances, you may wish to engage the services of a specialist contractor prior to exchange of contracts.

Systematic readings were taking through all internal and external walls using and electronic moisture meter.

High moisture content readings, together with deteriorated plasterwork and ‘blown’ wall tiles were observed within the rear righthand corner of the kitchen. As described in sections D3 and D4 of this report, we believe that this has been caused by penetrating dampness where the adjacent external water butt has been overspilling for some time.

At the same time as the repairs advised earlier in this report, you will need to remove the existing kitchen fittings and hack off the existing plasterwork and tiles in order to expose the wall for a drying out period. Following on from this, replastering works and making good will need to be undertaken prior to the installation of replacement kitchen units. Without an appropriate drying out period, there is a risk that any moisture retained within the wall will spoil any new plasterwork and decorations.

You should seek further advice and quotations in regard to this through a reputable building contractor prior to commitment to purchase. Please see also section E6 of this report.

Slightly elevated moisture readings were recorded consistently within the ground floor and first floor walls.

We believe these readings are associated with a number of minor and common defects throughout the property, to which the internal walls and partitions have therefore succumb to and retained levels of moisture. We highly recommend you follow the advice within this report, with a combined approach, to help alleviate these high levels of moisture.

Throughout the property, the uPVC windows are not fitted with trickle vents. Therefore, high levels of moisture are also being retained around the window reveals. Please see our comments in section D5 regarding replacement windows, you should ensure that new windows incorporate trickle ventilation to allow for a degree of constant background ventilation.

As previously mentioned in section D4 of this report, retrospective cavity fill insulation may have been installed. This is known to sometimes cause ‘dampness’ through cold spots where coverage is unlikely to be consistent. It can also bridge the cavity allowing for a degree of moisture from the exterior to penetrate through to the interior, which is common in properties of this age and type.

There is also a risk that the walls remain uninsulated, and this therefore would cause cold bridging across all external walls.

Elevated moisture content readings were also noted close to ground level in localised areas across the ground floor. These readings are likely due to cold bridging where in a structure of this age, the ground floor construction is unlikely to be insulated.

These readings are consistent with the age of the property and are attributed to condensation, likely exacerbated where the property has been vacant for a period of time without adequate heating and ventilation. Excessive condensation can result in unsightly mould growth forming if left unchecked.

There are mould spores to the walls within the some of the external corners, window, and door reveals which is believed to have been caused by this condensation. The mould will require cleaning with an anti-fungal product prior to redecorations.

Condensation can be reduced on taking occupation by maintaining consistent ventilation and heating, and through upgrades to insulation where possible. Please see also sections E6 and E8 of this report.

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Condition Rating: 3

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.

Given the age of the property, the original solid ground floors are unlikely to incorporate insulation in line with current standards. As a result, this can contribute to cold bridging and condensation forming on the floors and adjacent wall surfaces if left unchecked.

Upper floors are of suspended timber 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.

A number of floorboards are loose however and would benefit from fixing or improved support upon the replacement of the floor coverings.

Carpet 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 stained. You should consider replacing these to your own taste as part of the general improvement to the property.

There are floor tiles present within the inner hall to the garage and given the age of the property these may contain small amounts of asbestos based materials. No damage was noted to these tiles however they should not be disturbed or damaged and care should be taken during future maintenance.

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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 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.

However, 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. This ties in also with the required repairs to combat the localised penetrating dampness within this area, which will require replastering and making good as previously reported.

You should anticipate that complete making good of the kitchen area will be required, to include stripping the wall tiles, plaster finishes, and replacing the kitchen units. You should ensure that this is budgeted for in purchasing the property.

It would be prudent to ensure that mechanical extract ventilation to the exterior is maintained with the replacement kitchen to reduce the possibility of condensation problems occurring.

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 and personal effects 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.

Whilst at the time the property was constructed there was no requirement to provide toughened glazing, the requirements of Building Control now stipulate that windowpanes of less than 800mm above internal floor level, or glazed doors less than 1.5 metres above internal floor level, require the provision of safety glass, to avoid injury and to comply with modern glazing codes of practice.

As safety glazing does not appear to be present within the doors to bedroom four, you should consider its replacement as a safety precaution prior to taking occupation. Alternatively, you may be able to apply an adhesive film to the existing glazing to reduce the risk of injury occurring.

British Standard markings were apparent within the ground floor glazed doors, suggesting that the glass is toughened or laminated in accordance with regulations.

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.

Current Building Regulation standards recommend a height of between 900-1000mm to handrails, banisters and balustrading within Part K – Protection from Falling, Collision and Impact of the current Building Regulations. As the height of the handrails does not fall within 900-1000mm, the banisters should ideally be modified on taking occupation as the current arrangements are hazardous.

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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 will no doubt 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.

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.

Toughened glazing is provided to the shower screen.

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

Shower cubicles require high levels of maintenance including regular renewal of sanitary ware seals at the base of the shower as these can be prone to deterioration and create the potential for leakages unless periodic maintenance is undertaken.

The electrical shower should be tested alongside the electric services by a qualified electrician to ensure it remains in a safe working order. Please see section F1 of this report.

You should arrange for the provision of extract ventilation to the bathroom and ground floor WC in accordance with current regulations to reduce the possibility of condensation.

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 dated battery-operated battery smoke detectors installed. It is recommended the smoke detectors are serviced in accordance with the manufacturer's instructions. You should consider upgrading the installation with a mains wired system after taking occupation.

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.

We believe that the units currently installed have expired and should be replaced on taking occupancy.

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

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

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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 right elevation.

The consumer unit is located within the garage.

There is no indication as to the date of the last electrical testing.

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 right 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.

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.

VIEW FULL SIZE

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 tanks within the roof void which appears to be adequately covered, supported, and insulated, with overflows extending to the exterior. There is evidence of previous leakages through the overflow pipe, and you should consider having this inspected as a precaution through a plumber prior to purchase.

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 within the kitchen pantry.

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

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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 is provided by the gas-fired boiler within the kitchen. The boiler is relatively modern 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.

This is a relatively modern replacement boiler. You should request a copy of the Building Regulations Compliance certificate for the installation prior to purchase. In the absence of any such paperwork, the installation may not comply with Building Regulations, and this would need to be investigated further by an appropriately registered heating engineer. There may be guarantees for the installation that can be transferred upon sale.

Heat is provided to a number of pressed steel radiators via 15mm pipework. The radiators and visible pipework appear in satisfactory condition, with no significant corrosion or leakages noted.

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 however, 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.

A significant amount of the central heating pipework is buried within the construction and whilst there were no signs of leakage, this can occur undetected beneath floor finishes, particularly if pipework is not adequately protected.

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Condition Rating: 3

F5 Water heating

2

We are not suitably qualified to comment on the state and condition of the hot water installation and a test on the installation is outside the scope of this report.

There is a conventional low-pressure vented hot water cylinder located within the airing cupboard in bedroom four. The cylinder is gravity fed water from a cold-water storage tank (please see sections E1 and F3) and the water is heated via the central heating boiler and a back-up electric immersion heating element.

The tank appears to be suitably supported and associated pipework appears to be complete.

The cylinder appears relatively old, with some slight surface corrosion observed. Whilst no leakages were recorded, consideration should be given to replacing the cylinder with a modern equivalent. You may wish to have the installation inspected by a heating engineer prior to purchase, with quotations obtained to upgrade the installation, in order to budget accordingly.

You should be aware that hot water systems require regular maintenance, and it is recommended that they are serviced annually alongside the central heating boiler installation. You should request a copy of any recent service history through your legal adviser. In the absence of such documentation dated within the last 12 months, you should arrange for a precautionary inspection through a reputable plumber or heating engineer.

VIEW FULL SIZE

Condition Rating: 2

F6 Drainage

3

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.

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.

The drains are believed to be located to the public sewer, which we understand crosses the property. The exact depth and position of the public sewer has not been established but this should be verified. The Water Authority may have responsibility to maintain the public sewers and we assume that they have power of access over the property if this is the case. This could involve digging and disruption on the property. Further legal enquiries on this matter are recommended prior to legal commitment to purchase.

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 inspection chambers were inspected where accessible and there was evidence of standing waste and a blockage within the chamber to the right side of the property, indicating problems with the drainage system. Whilst unlikely, these issues may be an attributing factor to the dampness reported to the rear righthand corner of the property.

From the evidence available we cannot confirm that the drainage system is satisfactory, and a further drainage inspection should be undertaken prior to a legal commitment to purchase. This should be completed with the aid of CCTV camera equipment to establish the type and extent of defect and the likely cost of repairs.

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

Where there is extensive hardstanding ground provided to the front, rear, and side of the plot and we do not believe that surface water drainage is adequately provided, particularly where the ground levels are slightly uneven. There is a potential for slow surface water run-off, sitting water, and potentially flash flooding during heavy rainfall.

Further advice from a reputable landscaper or drainage specialist should be sought in this regard with all recommendations for improvement fully costed prior to purchase.


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Condition Rating: 3

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.

The gardens are somewhat overgrown to the rear which can conceal invasive plant species. 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.

Stored items within the garage somewhat limited our internal inspection, the risk of unseen defects exists.

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G1 Garage

3

There is a brick-built integral single garage to the front which is constructed beneath a pitched and tiled roof, and the first-floor accommodation.

No significant structural defects were apparent to the garage at the time of inspection.

There is an up and over door that was operated and appears to be in a serviceable condition.

We are unable to confirm whether a fire-retardant material is present between the garage and first-floor accommodation above in line with current Building Regulations. As a precaution, this

should be investigated further by a reputable building contractor prior to purchase, with any recommendations for alteration fully costed and implemented.

Please note, the garage ceiling materials appear to be of a material that may contain asbestos fibres, depending on their age. Areas of damage were noted to the ceiling materials and there is a risk that this could release harmful asbestos fibres. It is advised that these materials are tested by an asbestos contractor prior to purchase, with all recommendations to remove and replace the ceiling finish fully costed.

Where there is accommodation to the first-floor over the garage, you should ensure that any future replacement of the ceiling materials is carried out in a sealed fire-retardant material, in line with current Building Regulations.

Water staining was noted to the ends of the first-floor structure to the front of the garage. These areas were tested and found to be dry at the time of the inspection and are attributed to staining that likely occurred at the initial time of construction.

The garage does not have a suitable fire door through to the internal dwelling in accordance with Part B – Fire Safety of the current Building Regulations. You should fit a 44mm fire door with self-closing mechanism prior to taking occupation.

The floor level between the living accommodation and the garage is not in accordance with Part B – Fire Safety of the current Building Regulations. A height of 100mm is required between the garage floor and the base of the door reveal, in order to prevent hazardous spillages from entering and contaminating the property. Current Building Regulations are not enforced retrospectively however if you intend to store hazardous or contaminate liquids within the garage then where practical and possible it is recommended that the required height is provided, and you should budget accordingly.
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/832631/Approved_Document_B__fire_safety__volume_1_-_2019_edition.pdf

The electrical services to the garage should be tested by a qualified electrician alongside the electrics to the property. Please see also section F1 of this report.


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Condition Rating: 3

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.

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

The property does not have any shared areas or services so far as we were able to determine.

The property is approached via a made driveway, which is in reasonable condition at present, however we have noted our concerns regarding surface water discharge.

Bamboo is present located within the rear garden. It can threaten foundations and push through drains and brickwork as well as exploit weaknesses and cracks in concrete. The plants cannot be killed-off with herbicides and will need extensive work to destroy the roots. This is a very invasive plant, and we recommend it is removed, particularly where it is in close proximity to the drainage installation. You should seek further specialist advice in this regard prior to purchase. Alternatively, if you do not wish to remove the bamboo, a regular maintenance schedule will need to be put in place by a specialist.

The outside areas gardens are overgrown to the rear and generally weathered and uneven throughout. This will require landscaping and you should make allowances for this as part of the overall improvement to the property.

You should upgrade paths and patios, which are in need of improvement and may be slippery in wet or icy conditions.

Where there are garden walls, these features will require high levels of maintenance and are currently suffering from deterioration, evidenced by cracking and leaning. You should seek quotations for repairs prior to commitment to purchase in order to budget accordingly, as these works may be costly.

Boundaries are provided with a combination of timber fencing and hedging. Much of the boundaries were concealed 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.

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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 planning consent since the date of construction.

H2 Legal List

Confirm no previous flooding through your searches.

Complete utility searches prior to purchase.

Confirm details of the main sewer within the boundaries of the property.

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

Confirm certification and documentation is in place for the boiler installation.

Confirm there are no easements, wayleaves or servitudes adversely affecting the property.

H3 Guarantees

Confirm whether a guarantee exists for any remedial wall insulation.

Confirm if a guarantee or warranty exists for the replacement central heating boiler.

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 replacement central heating boiler 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 completed a desktop study which revealed the property to be located in an area where the likelihood of radon is at its lowest. It is not possible in the course of 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, which does not appear to be required in this instance.

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 survey revealed the property to be located on chalk subsoil conditions, where ground conditions are stable given normal conditions. However, the topsoil is of type which may 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.

I

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

Overflowing water butt to the rear causing penetrating dampness.
Implement repairs to combat localised dampness.
Arrange for a reputable contractor to inspect and carry out remedial works to the chimney.
Monitor and replace spalled brickwork to chimney.
Remove moss from the roof slopes.
Complete adjustments to rainwater goods.
Carry out localised maintenance to the main walls.
Replace flexible sealant around windows.
Anticipate increasing repairs to old windows and doors.
Confirm the presence of asbestos between the garage and first floor.
Provide a fire door between the house and garage.
Introduce differing ground levels between the garage and house.
There may be concealed defects to timbers close to the eaves.
Improve roof void ventilation.
Place wiring beneath roof insulation over it.
Anticipate repairs to walls after removal of lining paper.
Repair shrinkage cracks and irregularities.
Anticipate replastering and making good within the kitchen.
Introduce a balance of heating, insulation and ventilation to reduce condensation.
Re-secure loose floorboards.
Replace flexible sealant to the kitchen worktops.
Improve ventilation within the kitchen and sanitary rooms.
Maintain the shower cubicle.
Replace flexible sealant to sanitaryware.
Upgrade smoke detectors to mains wired.
Replace smoke detectors every 10 years.
There is no electrical test certificate available.
Test the gas and heating installations.
Arrange for CCTV inspection of the drainage installation.

I2 Risks to the grounds

Some overgrown grounds with potential for invasive species.

Bamboo within the rear garden.

Improve surface water drainage.

Light pollution from an adjacent lamp post.

Confirm boundary positions.

Confirm repairing liabilities of the boundaries.

Ongoing repairs required to the boundaries.

Ongoing repairs required to the garden walls.

Confirm details of the main sewer within the grounds of the property.

Arrange for a CCTV inspection of the drainage installation.

Complete repairs and/or improvements to the garage.

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 and heating installations prior to purchase.

If regulations and certification are not available, arrange for a test of the replacement boiler installation prior to use.

The presence of Artex ceiling finishes may contain asbestos.

Potential asbestos ceiling materials within the garage.

Potential asbestos within floor tiles between the garage and kitchen.

Confirm whether fireproofing is present between the integral garage and accommodation above.

Install a fire door between the garage and main house.

Upgrade battery to mains wired smoke detectors.

Replace smoke detectors every ten years.

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

Localised minor mould growth.

The height of the banisters is hazardous and should be modified prior to taking occupation.

Potential for asbestos within the verge tiles.

Provide toughened glazing internally where required.

Provide toughened glazing to external doors where required.

There are no escape windows to the first-floor.

Slippery external surfaces present use with care.

Change the locks to improve security.

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

PROPERTY VALUATION

J: PROPERTY VALUATION

J1 Property valuation

In my opinion the market value on as inspected was a figure of £415,000 (Four Hundred & Fifteen Thousand Pounds).

In my opinion the current reinstatement cost of the property (see note below) is a figure of £325,000 (Three Hundred & Twenty-Five Thousand Pounds).

Tenure is Freehold.

Area of property (sq. m) is 101sq. m.

Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

• an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation

• no dangerous or damaging materials or building techniques have been used in the property

• there is no contamination in or from the ground, and the ground has not been used as landfill

• the property is connected to, and has the right to use, the mains services mentioned in the report and

• the valuation does not take into account any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

• the property is sold with ‘vacant possession’ (your legal advisers can give you more information on this term)

• the condition of the property, or the purpose the property is or will be used for, does not break any laws

• no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and

• the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been ‘adopted’ (that is, they are under local authority, not private, control).

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

Any additional assumptions relating to the valuation:

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value:

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the Description of the RICS Home Survey – Level 2 (survey and valuation) service provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

K

SURVEYOR'S DECLARATION

K: SURVEYOR'S DECLARATION

Surveyor’s name

Qualifications

Surveyor’s RICS number

HBR Licence No

Company name

Camsure Homes Ltd

Address

Camsure Homes Ltd
3 Dock Lane
Cambridge
CB25 9JF

Phone number

01223 862808

Website

www.camsurehomes.com

Email

Property address

Example Report

Client’s name

Example

Date this report was produced

“I confirm that I have inspected the property and prepared this report”

Signature

L

WHAT TO DO NOW

L: 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.

L1 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.

L2 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.

L3 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.

M

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

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

M1 The Service

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

- a physical inspection of the property (see The inspection below)
- a report based on the inspection (see The report below) and
- a valuation, which is part of the report (see The valuation below).

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

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for 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.

M2 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.

M3 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.

M4 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).

M5 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.

M6 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.

M7 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. 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 and valuation) 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.

M8 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.

M9 Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey and valuation) 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 rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

M10 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.

M11 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.

M12 The Valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

Market value

Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

• an inspection of those parts that have not yet been inspected would not identify significant defects

• no dangerous or damaging materials or building techniques have been used in the property

• there is no contamination in or from the ground, and the ground has not been used as landfill

• the property is connected to, and has the right to use, the mains services mentioned in the report and

• the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

• the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)

• the condition of the property, or the purpose that the property is or will be used for, does not break any laws

• no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and

• the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

M13 Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey and valuation) 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 (after repairs).

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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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.

M14 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.

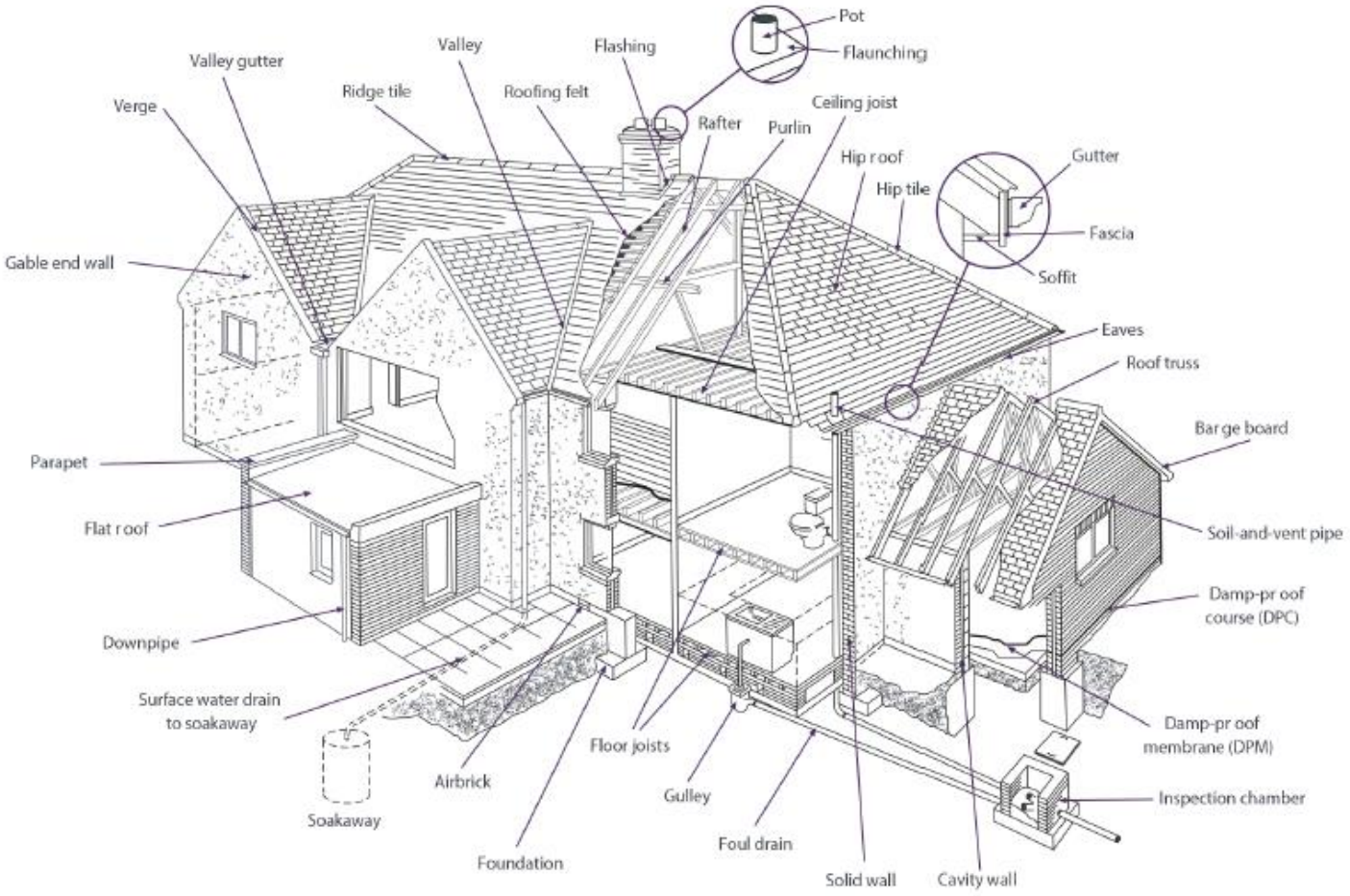
N

TYPICAL HOUSE DIAGRAM

N: TYPICAL HOUSE DIAGRAM

TYPICAL HOUSE DIAGRAM

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



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