

RICS HOME SURVEY
LEVEL 3

PROPERTY ADDRESS:

Address and postcode

CLIENT NAME(S):

Ms A Name

DATE OF INSPECTION:

TBC



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

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

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



A

ABOUT THE INSPECTION

This RICS Home Survey - Level 3 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 thorough inspection of the property (see 'The inspection' in section M) and
- a detailed report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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 carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually 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. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- 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 outline the condition of the other parts.



Reminder

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

A1 About the Inspection

Surveyors name	Gary Edge
Surveyors RICS number	6828595
Company Name	Sage Chartered Surveyors Ltd
Date of inspection	TBC
Report reference number	123456
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 raining persistently and weather conditions had previously been varied.

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

The vendor was not present during the inspection.



B

OVERALL ASSESSMENT

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

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section 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.

This property is considered to be a reasonable proposition for purchase at a figure of **£180,000** (One Hundred and Eighty Thousand Pounds) provided you are prepared to accept the cost and inconvenience of dealing with the various, but minor, repair and improvement works reported. These deficiencies are common in properties of this age and type, and we found no evidence of any significant issues. 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. 24 Holt Road, North Elmham, Norfolk, NR20 5JB. Sold for £225,000 1st March 2024. (Same style of house in good condition with good fittings and a large rear extension).
2. 31 Orchard Close, North Elmham, Norfolk, NR20 5HG. Sold for £260,000 21st April 2023. (Similar condition sitting in a large corner plot with garage).
3. 41 Eastgate Street, North Elmham, Norfolk, NR20 5HE. Sold for £212,000 19th September 2023. (Similar size and location. Better condition and fittings).

In our opinion the sum you should insure the building for is in the region of **£200,000** (Two hundred 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'.



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

Section of the report	Element ID	Document Name
C About the Property	C6	Property Deeds
D Outside the property	D5	Fensa Certificate
	D6	Fensa Certificate
E Inside the property	E4	Transferable guarantee for wood boring insect treatment to floors
	E7	Transferable guarantee for wood boring insect treatment
F Services	F5	Certificate for the boiler and hot water heating installation
	F6	Utility searches showing the position of the drainage installations
G Grounds	G3	Property Deeds



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
	D7	Conservatory and porches
E Inside the property	E3	Walls and partitions
	E4	Floors

	E9	Other
F Services	F1	Electricity
	F2	Gas/oil
	F4	Heating
	F5	Water heating
G Grounds	G2	Permanent outbuildings and other structures

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
	D6	Outside doors (including patio doors)
	D9	Extensions, attached structures, oil, other.
E Inside the property	E1	Roofs
	E2	Ceilings
	E5	Fireplaces, chimney breasts and flues
	E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
	E7	Woodwork (for example, staircase joinery)
	E8	Bathroom fittings
F Services	F3	Water

	F6	Drainage
G Grounds	G3	Other

1

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

Section of the report	Element ID	Element Name
D Outside the property	D8	Other joinery and finishes

NI

Not inspected (see 'Important note' below).

Section of the report	Element ID	Element Name
F Services	F7	Common services
	F8	Other services/features
G Grounds	G1	Garage

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.

Arrange for a member of the Property Care Association (PCA) to investigate the rising dampness to ground floor walls, with all necessary remedial action fully costed

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

Secure quotations for repair or replacement of the rainwater fittings

Secure quotations for the outbuilding remedial works

Seek quotations for repairs to the external walls

Seek quotations to complete improvements within the roof void

Seek quotations for repairs to ceilings

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

Arrange for an invasive inspection of the suspended ground floor structure (lounge) where concerns have been noted.

Seek quotations to complete repairs to the floors

Arrange for a specialist inspection of the chimneys to confirm that flue liners are present

Seek quotations to replace the dated kitchen fittings prior to purchase

Seek quotations to undertake necessary repairs within the kitchen

Obtain quotations to provide mechanical extract ventilation to the exterior from the kitchen

Seek quotations to complete improvements to internal fittings

Seek quotations to complete improvements to the sanitary ware

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

Arrange for a precautionary test of the electrical installation

Undertake a test of the heating installation prior to purchase

Undertake a test of the dated boiler installation with quotations obtained for all required improvements, to include replacement if necessary, prior to purchase

Arrange for a full inspection by an OFTEC engineer of the whole oil-fired installation, to include the heating appliance and that the oil tank location complies with OFTEC regulations, prior to commitment to purchase

Complete utility searches prior to purchase



Confirm no history of previous flooding through your searches

Clarify the position of the boundaries

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



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:

Semi-detached

Approximate year the property was built:

1929

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 lapped clay tiles. The floors are of a combination of suspended timber and 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	Dining room
First floor		3	1						

C2 Means of escape

There are a number of smoke detectors installed.

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

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

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

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: 58 (D)

C5 Services

	Gas	Electric	Water	Drainage	
Mains services		✓	✓	✓	
Central heating	Gas	Electric	Solid Fuel	Oil	Other
				✓	
Other services					

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 an East facing front aspect.

Gardens are located to the rear of the property.

There is off-street parking for 2 cars in the driveway.

Boundaries are defined with a combination of timber fencing and masonry walls.

External access is provided to the rear.

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. See Section I2.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

C7 Location

The property is in a village location of mixed age and character offering limited local amenities.

C8 Facilities

The centre of North Elmham is within walking distance with typical residential amenities.

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 radon levels may be elevated, and further investigations should be completed as a precaution.

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

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.

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.

There is no apparent access to the voids beneath the suspended floor at ground level.

D1 Chimney Stacks

2

There is a brick-built chimney stack which is shared with the neighbouring property and 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.

There is 1 visible chimney pot that appear to be straight to the eye with no signs of visible damage. Flaunchings to the chimney pots could not be seen. These should be periodically inspected to ensure that the chimney pots or flues remain adequately bedded.

You should cap and ventilate disused flues in order that damp penetration does not occur within the flue structure. Flues you intend to use should be swept clean prior to use and if necessary, topped with a suitable cowl.

The pots are capped and ventilated. See also Section E5 regarding chimney flues, fireplaces and fitted appliances.

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.

Some masonry has deteriorated to the side 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.

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.

A TV aerial is attached to the stack although we cannot confirm whether the fixings are adequate for their purpose and regular inspections during routine maintenance should be undertaken.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: **2**

D2 Roof Coverings

2

The main pitched roof slopes are covered in lapped clay.

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.

The original clay tiles are of a type which is quite often found to give problems on ageing as they are susceptible to freeze/thaw action. This causes the clay to delaminate with the result being that the tile slowly disintegrates, with a potential for the fixing nibs or nails holes to break eventually allowing for slippages, especially where they are laid onto felt or boarding. The progress of deterioration can continue over a period of 10-20 years or so before complete failure of the tile occurs.

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

The ridge tiles appear firmly fixed in position.

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.

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

Ventilation is a requirement under current regulations, and this is achieved via soffit vents.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: **2**

D3 Rainwater pipes and gutters

3

The rainwater goods are formed in a combination of cast iron and uPVC. The cast iron sections to the rear are currently serviceable however they are ageing and will be prone to future corrosion. To minimise your ongoing maintenance liability, and for aesthetic purposes, it would be prudent to renew the older cast iron sections as part of the overall improvement of the property, and you should consider making allowances for such works.

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.

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

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

The guttering to the rear is currently blocked and should be cleared at the earliest opportunity.

Rainwater discharges into underground gullies, which should be provided with balloon terminals (grilles) to prevent the build-up of debris. You should make allowances for this as part of the overall improvement to the property.

The water butt to the outbuilding 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.

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



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: **3**

D4 Main Walls

2

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.

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

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



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

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.

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 280mm overall where measured. With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weather proofing.

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

In view of the age of the building it 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 evidence of significant cracking surrounding the window and door openings suggesting the lintels are performing satisfactorily.

Given the age of the dwelling it is unlikely the main walls are insulated and there is no evidence to suggest that insulation has been provided since the date of construction. Consideration should be given to the provision of insulation to improve thermal efficiency.

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.

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

Sub-floor ventilation is necessary to properties with suspended timber floors at ground level. This is to ensure that there is an adequate flow of air beneath the timbers, which is important to reduce the risk of rot.

Suspended timber ground floors are provided to the lounge .

The sub floor ventilation is inadequate and not to modern standards due to the absence of an air brick. The timber ground floors are therefore vulnerable to dampness and rot. It is recommended that the subfloor ventilation is increased by adding additional air bricks to the front elevation and you should seek quotations for such works prior to commitment to purchase. Please see also section E4 of this report.

Minor movement was noted to the external walls evidenced in the form of hairline cracking noted around some window and door openings. This is likely attributed to a disturbance of the masonry at the time of the replacement of the window and door units and is not a serious structural defect.

Only minor repointing works are required as a precaution against water ingress and you should make allowances for this on taking occupation.

Minor thermal cracking was apparent to the front and rear elevations (for example). This often occurs with this type of construction where there are large expanses of masonry without a thermal break such as a window or door opening which offers some relief from thermal expansion and contraction of the structure. You should expect some minor ongoing movement may occur during your occupation and regular maintenance will need to be completed.

Areas of worn and missing pointing were identified to a number of locations including the front elevation. Contractors should be instructed to provide quotations for raking out and repointing defective brickwork.

Efflorescence can be seen on the external wall surfaces, as noted by white staining. 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.

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

The windowsill to the dining room should be repaired for aesthetic purposes and to prevent water penetration into the brickwork beneath.

There are holes around penetrations in the rear elevation wall. Any holes should be repaired and filled in the short term to prevent damp or debris entering the wall.

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, to which no significant defects were noted. The double-glazed units should have been installed by a FENSA registered contractor or any other UKAS-approved certification body. If no FENSA installation certificate is available, the installation may not comply with Building Regulations. Legal advisers to confirm if a FENSA certificate is available. See Section I3.

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.

There may be guarantees for the installation which could be transferred under the sale.

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

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

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

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

All windows are located to a height that is at, or above, 800mm from the internal 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)

2

The main doors have been replaced incorporating double-glazed uPVC construction, to which no significant defects were noted. The doors should have been installed by a FENSA registered contractor or any other UKAS-approved certification body. If no FENSA certificate is available installation may not comply with the Building Regulations. Legal adviser should confirm if a FENSA certificate is available. See Section I1.

There may be guarantees for the installation which could be transferred under the sale.

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

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

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

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

The doors to the front were locked during our inspection and no key was provided, therefore we cannot confirm their functionality. It would be prudent to confirm their satisfactory operation prior to commitment to purchase.

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



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Condition Rating: 2

D7 Conservatory and porches

3

There is a small timber canopy porch to the front of the property, which was in poor condition and you should obtain quotes for replacement prior to a legal commitment to purchase.



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Condition Rating: **3**

D8 Other joinery and finishes

1

No significant defects were noted to the uPVC roof edge materials which will have a relatively limited liability for ongoing maintenance. There may be guarantees available for the uPVC installation, legal advisors to confirm.

Where these uPVC replacement boards have been provided, it is not possible to determine whether they are fixed directly on top of any original decaying joinery. It is not possible to comment on any concealed section of woodwork which can only be examined by the removal of the uPVC covering.

Given the age of the property materials containing asbestos may be concealed beneath the PVC although we are unable to confirm this, and care should be taken during future maintenance.



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Condition Rating: **1**

D9 Extensions, attached structures, oil, other.

2

There are no other significant external elements.

The uPVC oil tank appears to be adequately supported and bunded.

It is believed that the tank is correctly positioned in line with the OFTEC Regulations below.

Oil Tanks should be placed:

- 1.8m away from non-fire rated eaves of a building.
- 1.8m away from a non-fire rated building or structure (e.g. garden sheds).
- 1.8m away from openings (such as doors or windows) in a fire rated building or structure (e.g. brick-built house/garage).
- 1.8m away from oil fired appliance flue terminals.
- 760mm away from a non-fire rated boundary such as a wooden boundary fence.
- 600mm away from screening (e.g. trellis and foliage) that does not form part of the boundary.

For more information see

<https://www.oftec.org/>
As previously advised, a full inspection of the tank, including its location, should still be undertaken by an OFTEC registered engineer in the absence of documentary evidence dated within the last 12 months.

In order to plan and budget accordingly it is recommended that you obtain all necessary information through the vendor as to their current oil supplier, alongside the most recent costs to fill the tank and the frequency in which refills have been required throughout their occupancy.



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Condition Rating: 2



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.

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. One way of confirming their condition is to instruct a competent roofing contractor to lift the low-level tiles/slates, inspect the timbers and then replace the covering.

It was not possible within the limits of this report to inspect the flues in detail or to assess the internal condition of flues or flue liners and we can give no assurances as to the practicalities of using or reinstating the fireplaces. It is recommended that all flues be checked prior to purchase.

E1 Roofs

2

The main roof structure is formed in conventional rafters and purlins incorporating 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.

There is evidence of wood-boring insect activity within the roof timbers. This appears to be historic however there is no evidence to indicate that previous treatments have been undertaken. You should make enquires as the existence of any previous timber treatments and whether these remain under an active guarantee.

In the absence of these, prior to purchase, you should refer to a Property Care Association member who should provide quotations for treatment and repair of timbers as required.

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

The secondary weather barrier was torn in places and localised patch repairs should be completed. Only patch repairs are recommended as the replacement of the weather barrier would involve the complete removal and reinstatement of the roof coverings, which would be costly and is not deemed necessary at this time. A reputable roofing contractor will be able to quote for these patch repairs and you should make allowances for this on purchasing the property.

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 void appears adequate and is achieved via vented soffits.

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

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

https://assets.publishing.service.gov.uk/media/5a80e50d40f0b62305b8dbff/DECC_factsheet_1_1.11.16_LOFT_INSULATION_LOCKED.pdf

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

Given the age of the property there is a possibility the cold-water storage tank could be of asbestos construction.



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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 plastered skim, textured finishes and lining paper.

Where ceilings appear to be of plasterboard construction the original lath and plaster ceilings may have been over boarded. We are unable to confirm whether the new plasterboard is adequately secured to the ceiling joists.

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.

The lining paper finishes to the ceilings in bedroom 3 are in poor condition. These should be repaired and redecorated, or replaced to your own taste as part of the general improvement to the property.

Irregularities and shrinkage cracks are present, but these are not unusual for this type and age of property. Cosmetic works upon redecoration will be required.

Discolouration and deterioration was observed to the ceiling finishes within bedroom 2. These areas were found to be dry when tested with an electronic moisture meter and the growth is attributed to condensation.



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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 a combination of solid and lightweight construction with a mainly plastered finish.

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

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

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

There is a fairly large crack on the party wall in the water cylinder cupboard. This is not felt to be structurally significant but should be monitored for further expansion.

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.

Throughout the property areas of hollow sounding plaster were recorded, most notably to the staircase internal wall . It must be accepted that the plaster is becoming fragile and patch repairs, or more substantial renewal of plaster will be found to be necessary on redecoration, and you should make allowances for this.

The decorative walls finishes are in poor condition. 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.

Please be aware, our inspection of the property does not constitute a complete specialist "damp" survey. Where readings taken are higher than normal, it is recommended you engage the services of a specialist contractor prior to exchange of contracts.

Moisture content readings were taken throughout the ground floor walls with an electronic damp meter and dampness was noted to side wall and rear wall adjacent to the kitchen door, suggesting the damp-proof course is not operating effectively. You will need to seek further advice from a Property Care Association company (PCA) prior to purchase, who should provide a detailed report relating to the property as a whole, alongside quotations for all remedial works required, which will likely include re-plastering of some internal surfaces.

Slightly elevated moisture readings were 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. This is consistent with the age of the property and no remedial action is necessary although excessive condensation can result in unsightly mould growth forming if left unchecked.

Please be aware that older properties are likely to suffer a degree of dampness and you will have to decide on what level of dampness you are prepared to accept before proceeding.

It should also be noted that remedial treatments, such as chemical injection, are not always sympathetic a period property. There are often a number of remedial measures which can be undertaken in order to alleviate the burden of moisture and possible dampness without the need for any chemical or other forms of treatment, and a specialist contractor will be able to advise accordingly in this regard.



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Condition Rating: **3**

E4 Floors

3

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 suspended timber (lounge only) and solid concrete construction.

Upper floors are of suspended timber 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.

We are unable to confirm whether the flooring in the original solid ground floors contains a damp-proof membrane. The provision of a damp-proof membrane prevents dampness from the ground beneath rising through to the interior of the property. There is the potential risk from damp

penetration and this may be a contributing factor to the dampness reported in section F3 of this report. This should be investigated fully as part of the recommended specialist damp inspection.

As stated in Section D4, sub-floor ventilation is inadequate and there is therefore a risk of deterioration of the suspended timber floor structure. Concerns were noted due to the undulation of the floor structure. It would therefore be prudent for exposure and a full inspection of the sub-floor structure prior to commitment to purchase, with all necessary repairs fully costed alongside the recommendations made in section D4 of this report.

There is evidence of wood-boring insect infestation to exposed floorboards in bedroom 2 and whilst there were no signs of recent activity, you should confirm whether previous treatments have been made and if so, whether guarantees can be transferred under the sale.

Given that the ventilation to the suspended ground floor is inadequate, there is a risk that the suspended timber floorboards may have been affected by wood-boring insect infestation, to both the ground floor and the upper floors.

Where the floorboards are concealed beneath coverings the risk of unseen defects still exists, including to the underside of the boards.

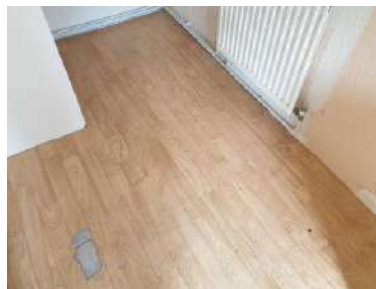
As a precaution, it is recommended that you arrange for exposure of the timber floor structure prior to purchase through a member of the Property Care Association (PCA). This can be achieved by lifting and reinstating a sample of floorboards. Such investigations will risk causing damage and the vendor's consent must be obtained. Without undertaking such investigations, you must accept the risk of unseen defects, which could be both costly and disruptive to remedy.

The flooring beneath the sanitary fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage, such as from concealed pipework or through gaps in wall tiles, or around the shower, dampness may have caused serious rot in the floor. We found no evidence of timber decay, but further investigations would be necessary to establish whether any defects exist. If such work is to be undertaken, there will be some resultant damage and appropriate contractors should be appointed to undertake this work, with the vendor's permission, so that any replacement of panelling or flooring can be carefully undertaken.

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



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Condition Rating: **3**

E5 Fireplaces, chimney breasts and flues

2

There is believed to be an oil fuelled fire within the dining room. It wasn't possible to open the appliance to confirm the exact fuel type and your legal advisor should confirm this and whether there is any associated service history available.

We cannot confirm whether the flue liners have been provided where appliances are fitted to open flues and recommend that a specialist be instructed to check that the installation complies with current regulations.

The chimney breasts appear sound. However, it was not possible within the limits of this report to inspect the flues in detail or to assess the internal condition of flues or flue liners and we can give no assurances as to the practicalities of reinstating the fireplaces. Further contractor's advice will need to be sought in this regard should you wish to utilise the fireplaces.



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Condition Rating: 2

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

2

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

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

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

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

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

It would be prudent to provide mechanical extract ventilation within the 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)

2

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.

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

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

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

There is a satisfactory handrail to the staircase.

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

There is evidence of wood-boring insect infestation to the bannisters and whilst there were no signs of recent activity, you should confirm whether previous treatments have been carried out and if so, whether guarantees can be transferred under the sale.



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Condition Rating: **2**

E8 Bathroom fittings

2

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

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

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

The seals around the sanitaryware were found to be in a serviceable condition and should be maintained.

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.

Ventilation appears adequate.

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.

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



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Condition Rating: **2**

E9 Other

3

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

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

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

Where there is an oil-fired boiler, carbon monoxide alarms 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 and consumer unit are located in the dining room .

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

Although there were no particular areas of concern, we do endorse the Electrical Safety Council's recommendations and a precautionary electrical inspection should therefore still be undertaken, to ensure that circuitry complies with current electrical regulations, prior to a legal commitment to purchase. All recommendations should be 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 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.

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

Central heating and hot water is provided by an oil-fired system and the position and composition of the oil storage tank has been reported in section D9.

Oil systems are complex, and the Health and Safety Executive strongly advises that all 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.

In the absence of documentary evidence dated within the last 12 months, it is advised that you arrange for an inspection of the entire system to be carried out by an OFTEC Registered engineer, prior to purchase. All recommendations for improvement to ensure compliance with current OFTEC standards should be fully costed and implemented.

Please note annual oil safety checks are a statutory requirement for landlords and recommended annually during occupation. It is recommended that oil tanks are manufactured to OFTEC Standards. Please see the OFTEC website for more details on compliance and maintenance and the location of the tank.

<https://www.oftec.org>



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Condition Rating: **3**

F3 Water

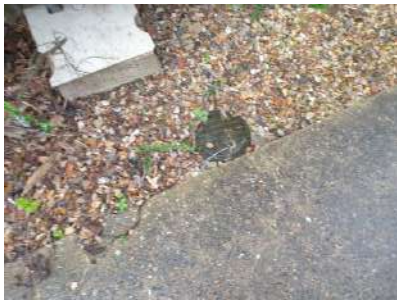
2

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

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 under the kitchen sink .

The external stop tap is located in the to the side. 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.

The oil-fired boiler is located in the kitchen. This is a modern appliance and appears to be operating satisfactorily at the time of inspection.

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

You should also arrange for annual testing during your occupation.

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

Thermostatic radiator valves (TRVs) should ideally be fitted to all radiators where absent. These can be fitted retrospectively to help improve energy efficiency as they allow for individual heat control over each unit.

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

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

3

There is a conventional low-pressure vented hot water cylinder located in the dining room . 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.

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.

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.



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Condition Rating: **3**

F6 Drainage

2

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

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

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

Given the age of the property you should be aware that unless the underground drains have been more recently replaced, then the pipework may have suffered from deterioration, and you should anticipate that replacements may be required. This can be expensive, and it is therefore advised that you arrange for a specialist drainage survey prior to purchase, with all recommendations for improvement fully costed.

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

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

The soil and vent pipe is of uPVC construction and is in serviceable condition at present



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Condition Rating: **2**

F7 Common services

NI

None.

Condition Rating: **Not Inspected**

F8 Other services/features

NI

None.

Condition Rating: **Not Inspected**



G

GROUNDS

(including shared areas for flats)

G: GROUNDS

G0 Limitations

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

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

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

G1 Garage

NI

There is no garage provided with the property.

Condition Rating: **Not Inspected**

G2 Permanent outbuildings and other structures

3

There is a brick-built outbuilding to the rear which is constructed beneath a pitched and tiled roof.

There was no key available to gain access to the interior of the outbuilding and the risk of unseen defects exists.

The following defects were noted and depending on your intended use of this building you should obtain quotes for remedial works and a general overhaul prior to a legal commitment to purchase.

- Re-point brickwork
- Woodworm present to external joinery
- Cracked roof tile to the rear
- Cracked roof edge mortar
- Blocked and generally defective rainwater goods, containing cast iron sections

-Single glazed timber windows to be replaced with uPVC equivalents
-External joinery in poor condition
-Timber doors to be replaced with double-glazed uPVC equivalents
-Brickwork above toilet door in poor condition



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Condition Rating: **3**

G3 Other

2

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

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

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.

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

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

The outside areas and gardens appear to be adequately maintained.

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

Condition Rating: 2



H

ISSUES FOR LEGAL ADVISERS

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

H: ISSUES FOR LEGAL ADVISERS

H1 Regulation

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

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

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

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

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

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

H2 Legal List

Confirm no previous flooding through your searches.

Complete utility searches prior to purchase.

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

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

H3 Guarantees

Confirm there is a guarantee and FENSA compliance in replacing the doors.

Confirm there is a guarantee and FENSA compliance in replacing the windows.

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/chimneys 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.

Where there is tall growing vegetation in the adjacent gardens which is growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.

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 glazing 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.

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

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

Our desktop 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.



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

Arrange for a reputable contractor to inspect and carry out remedial works to the chimney.
Replace spalled brickwork to chimney.
Provide covers to drainage gullies.
Clear blocked gutters.
Improve sub-floor ventilation.
Re-point cracked brickwork around openings.
Expect regular maintenance due to thermal movement.
Re-point brickwork.
Anticipate repairs to frost damaged brickwork.
Repair windowsills.
There may be concealed defects to timbers close to the eaves.
Check chimney flues prior to use.
Repair torn roofing felt.
Place wiring beneath insulation over it.
Arrange for treatment of the roof timbers.
Complete minor repairs to ceiling finishes.
Where areas of fragile hollow plaster have been observed, anticipate repairs.
Anticipate repairs to walls after removal of lining paper.
Repair shrinkage cracks and irregularities.
Introduce a balance of heating, insulation and ventilation.
Arrange for an inspection regarding the dampness recorded.
Anticipate some dampness within older properties.
Investigate and repair inadequately ventilated suspended ground floors.
Confirm flue liners are present.
Replace flexible sealant to the kitchen worktops.
Improve ventilation within the kitchen.
Maintain the shower cubicle.
Complete regular checks of the smoke alarms.
Replace smoke detectors every 10 years.
There is no electrical test certificate available.
Arrange for a precautionary test of the electrical installation.
Test the oil installation including confirmation of the tank location.

Arrange a precautionary test of the heating installation.

Anticipate repairs/replacement of the old drainage installation.

Arrange for a precautionary inspection of the water tank in the loft and if found to be of asbestos material arrange for quotes its removal and replacement with a plastic equivalent.

I2 Risks to the grounds

Elevated radon levels

Overgrown grounds with potential for invasive species

Confirm boundary positions

Confirm repairing liabilities of the boundaries

Ongoing repairs required to the boundary walls

I3 Risks to people

Precautionary test of the electrical installation.

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

Test heating installation.

Inspect the oil installation and tank location.

The presence of Artex ceiling finishes may contain asbestos.

Replace smoke detectors every ten years.

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

Investigate rising dampness to ground floor walls.

Mould growth.

There may be concealed asbestos beneath replacement roof edge materials.

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

ENERGY MATTERS

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

J: ENERGY MATTERS

J1 Insulation

The walls are likely to be uninsulated and you should consider providing this to improve thermal efficiency.

Doors are double glazed to improve thermal efficiency.

Insulation levels within the roof void fall short of current standards and should be upgraded accordingly.

The original solid floors are unlikely to incorporate insulation.

Windows are double glazed to improve thermal efficiency.

J2 Heating

The central heating boiler was operating during our inspection.

The heating boiler is ageing and you should budget for it's replacement with a modern equivalent.

J3 Lighting

The provision of natural lighting is satisfactory for the property.

There are an adequate number of low energy light bulbs in the property. Low energy lighting bulbs can reduce energy consumption by approximately 85%. Of course turning off electrical lighting within vacant rooms should be adhered to.

J4 Ventilation

It would be prudent to provide mechanical extract ventilation to reduce the possibility of condensation problems occurring.

Sub floor ventilation is inadequate and where possible should be improved.

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

Ventilation is provided to the void beneath the suspended timber floors.

Ventilation to the roof void appears to be adequate.

Ventilation within the bathroom appears adequate.

J5 General

The thermal performance of the property is detailed within the Energy Performance Certificate (EPC) for the property. If you do not have a copy, one can be downloaded at www.epcregister.com where you can search for the property by postcode.

The EPC will show you the property's current thermal efficiency, its' potential thermal efficiency following the recommendations contained within the document and also benchmark it against the average dwelling in England and Wales.

The EPC is based on standard assumptions on occupancy and energy use and does not reflect how energy is consumed by individual occupiers.

You may have to accept that in view of the age of the property it will be more prone to heat loss generally through the fabric of the structure. As a result, condensation may persist despite adequate heating and ventilation.



K

SURVEYOR'S DECLARATION

K: SURVEYOR'S DECLARATION

Surveyor's name

Gary Edge

Qualifications

Assoc RICS

Surveyor's RICS number

6828595

BS Licence No

BS-5985e3eb-3e18-45df-b50f-8ddc6fcbf601

Company name

Sage Chartered Surveyors Ltd

Address

Sage Chartered Surveyors
Gate Cottage The Street
Bury St Edmunds
IP31 1SW

Phone number

01284 598 036

Website

www.sagesurveyors.com

Email

info@sagesurveyors.com

Property address

Address and postcode

Client's name

Ms A Name

Date this report was produced

TBC

"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 3 SERVICE AND TERMS OF ENGAGEMENT

M: DESCRIPTION OF THE RICS HOME SURVEY – LEVEL 3 SERVICE AND TERMS OF ENGAGEMENT

M1 The Service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

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 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate 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. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

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 3 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:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

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

3 Before the inspection

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

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

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.



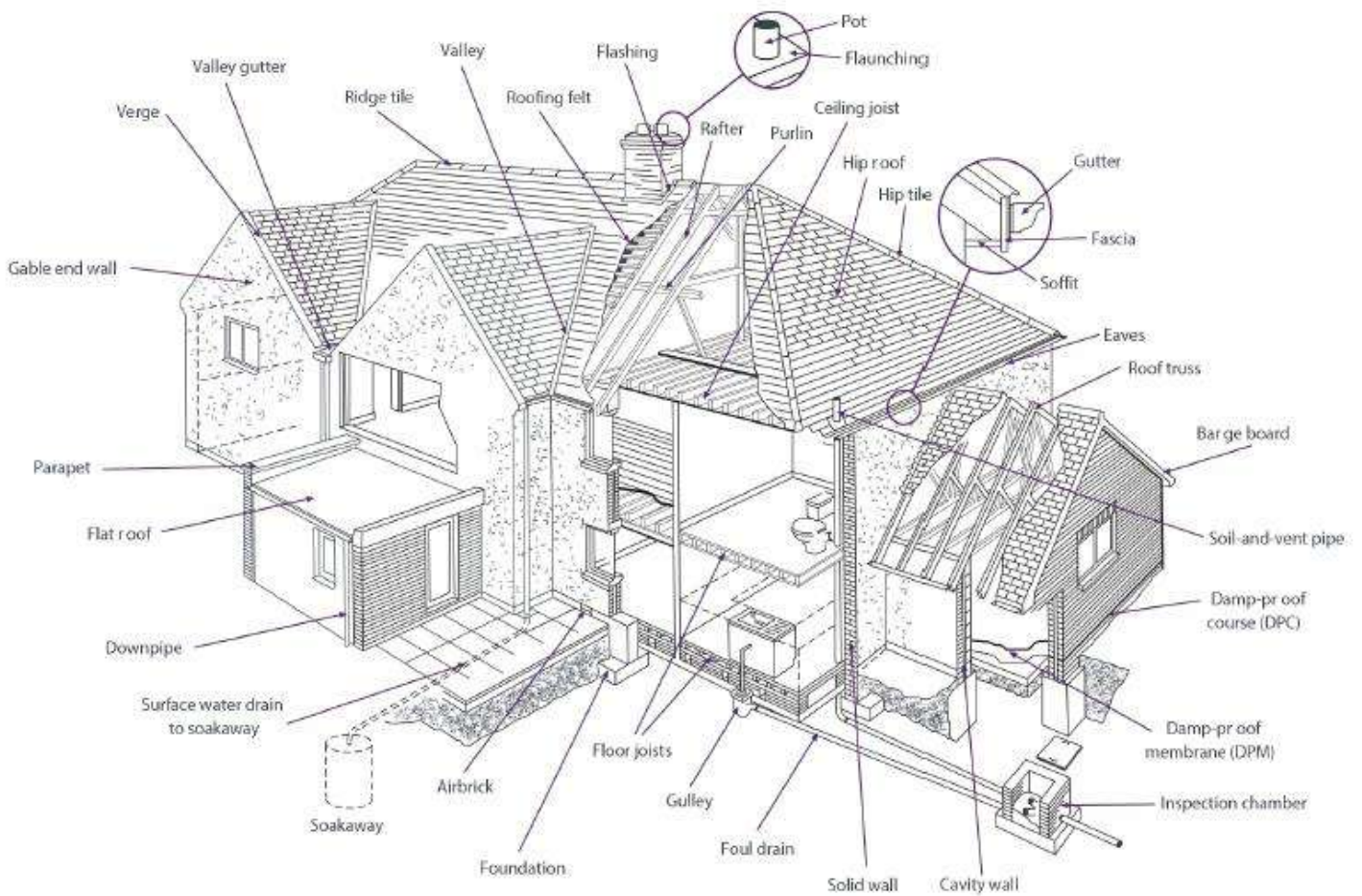
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TYPICAL HOUSE DIAGRAM

N: TYPICAL HOUSE DIAGRAM

TYPICAL HOUSE DIAGRAM

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





RICS DISCLAIMER

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