RICS Regulated Surveyors

SAGE CHARTERED SURVEYORS

RICS HOME SURVEY LEVEL 3

PROPERTY ADDRESS:

[redacted]

CLIENT NAME(S):

[redacted]

DATE OF INSPECTION:

Monday, 19 August 2024

Head Office: Gate Cottage, The Street, Bury St. Edmunds, Suffolk, IP31 1SW

Tel: 01284 598036

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

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

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

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

A

ABOUT THE INSPECTION

This RICS Home Survey - Level 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 reasonable efforts 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	Monday, 19 August 2024
Report reference number	[redacted]
Related party disclosure	We are not aware there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

A2 Weather conditions and property status

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

The property was occupied and furnished throughout with floor coverings and personal effects restricting our inspection.

The vendor was 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

We are pleased to advise that in our opinion this property is, on the whole, a reasonable proposition for purchase. We found no evidence of any significant problems, and we cannot foresee any special difficulties arising on resale in normal market conditions. It should be noted that this survey is not a valuation, and our recommendation is based solely on the condition of the property.

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

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

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

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

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

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

Summary of the condition ratings

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

R

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

Section of the report	Element ID	Document Name
C About the Property	C6	Property Deeds
D Outside the property	D9	Building Regulation Approval
E Inside the property	E3	Local authority consents for the wall removal
	E6	Guarantee for the kitchen installation
	E7	Transferable guarantee for wood boring insect treatment
F Services	F1	Electrical safety certificate
	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

3

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

Section of the report	Element ID	Element Name
D Outside the property	D3	Rainwater pipes and gutters
E Inside the property	E3	Walls and partitions
	E5	Fireplaces, chimney breasts and flues

	E9	Other
F Services	F1	Electricity
	F2	Gas/oil
	F4	Heating
	F5	Water heating
G Grounds	G3	Other

2

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

Section of the report	**Element ID**	**Element Name**
D Outside the property	D2	Roof Coverings
	D4	Main Walls
	D5	Windows
	D6	Outside doors (including patio doors)
	D8	Other joinery and finishes
	D9	Extensions, attached structures, oil, other.
E Inside the property	E1	Roofs
	E2	Ceilings
	E4	Floors
	E7	Woodwork (for example, staircase joinery)
	E8	Bathroom fittings
F Services	F3	Water
	F6	Drainage

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

Section of the report	Element ID	Element Name
D Outside the property	D7	Conservatory and porches
E Inside the property	E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
G Grounds	G1	Garage

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

Section of the report	Element ID	Element Name
D Outside the property	D1	Chimney Stacks
F Services	F7	Common services
	F8	Other services/features
G Grounds	G2	Permanent outbuildings and other structures

Further investigations

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

Arrange for a precautionary specialist borescope inspection of the low-level historic timbers through a member of the Property Care Association

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

Secure quotations for repair or replacement of the rainwater fittings

Confirm whether a guarantee exists for concealed tanking of the external walls where below external ground level.

Seek quotations for window repairs or replacement

Seek quotations to repair/redecorate external joinery items

Seek quotations to complete improvements within the roof void

Seek quotations for repairs to ceilings

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

Confirm the replacement boiler conforms with Building Regulations

Confirm that a recent test of the electrical underfloor heating has been completed 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

Confirm the location of the internal mains water stop tap

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:

Detached

Approximate year the property was built:

1700

Approximate year the property was extended:

1960-rear single storey extension

Approximate year the property was converted:

1950-property was originally 3 cottages before being combined into 1 property

Information relevant to flats and maisonettes:

N/A

Construction:

The subject property is of non-traditional construction, comprising of historic timber frame elevations set beneath a pitched roof structure that is covered in lapped clay tiles. The floors are of solid concrete construction on the ground floor and suspended timber to the upper floors.

The extension is of traditional construction, comprising of solid masonry elevations set beneath a pitched roof structure that is covered in lapped clay tiles. The floors are of solid concrete construction.

C1 Accommodation

	Living Rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Ground	2	1	1		1	1	1		
First floor		3	3						

C2 Means of escape

There are 2 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: 71 (C)

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

C5 Services

	Gas	Electric	Water	Drainage
Mains services		✓	✓	✓

	Gas	Electric	Solid Fuel	Oil	Other
Central heating				✓	

Other services

The importance of Insulating your property.

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

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

Types of insulation

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

Lower Energy Bills

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

Reduces Heat Loss

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

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

Reduced Environmental Impact

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

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

Comfort

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

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

New Heating Sources

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

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

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

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

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

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

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

Air and Ground Source Heat Pumps

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

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

C6 Grounds

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

Gardens are located to the front and side of the property.

There is a double carport and 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 front.

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.

C7 Location

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

C8 Facilities

The centre of Norton 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 the Government's Flood Warning Information Service states the subject property is in, or near, an area with an elevated risk of surface water flooding. You should confirm this detail with your legal adviser as a full investigation into the flood risk and flood history of the subject property is outside the scope of this report. We would advise that you seek appropriate environmental and flood specific searches through the course of normal conveyancing.
https://flood-warning-information.service.gov.uk/long-term-flood-risk

Our desktop study revealed the property to be constructed upon clay subsoil which can be subject to seasonal change, and it is therefore important to ensure drainage connections are

sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

Our desktop survey revealed the property to be located within an area where the likelihood of radon is lowest.

There is vegetation within the vicinity of the neighbouring property. The tree has been cut but the stump remains and is approximately 3-5 meters form the right elevation of the subject property. There is the potential for root spread towards drainage channels and the property, although no associated damage was observed to warrant further investigation. It would be prudent for periodic maintenance to be undertaken to ensure that vegetation remains in healthy condition and so assist in minimising against the potential for falling branches. Consideration should also be given to periodic pruning to prevent vegetation becoming too large.

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.

D1 Chimney Stacks

NI

There are no chimneys.

Condition Rating: Not Inspected

D2 Roof Coverings

2

The main pitched roof slopes are covered in lapped clay.

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.

Some unevenness can be seen in the roof slopes evidenced by the front slope but this is within normal tolerances for a building of this age and is not sufficient to indicate any significant weakness.

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

Sections of tiles have been replaced as evidenced on the front roof slope. This section of tiles has been lined with a breathable membrane as observed within the roof void, whereas the rest of the front slope is lined with a bitumen felt.

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 are high levels of moss growth present on the rear roof slopes. Excessive moss growth should be cleaned off as soon as possible. Moss growth impedes the run-off of rainwater and leads to gutter blockage and can cause water penetration which may lead to rot or other defects in surrounding timbers. The level of moss build-up limited our inspection of the roof coverings, and the risk of unseen defects must exist.

The ridge tiles appear firmly fixed in position.

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 2

D3 Rainwater pipes and gutters

3

The rainwater goods are formed in uPVC and appear to be in a good condition.

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

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

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.

Where the downpipe to the conservatory discharges directly onto the ground this is an unsatisfactory arrangement that can lead to a deterioration of the adjacent low-level masonry, localised penetrating dampness, and even changes in ground conditions. The downpipes should be modified so that they are connected to the underground installation or to a water butt, and you should seek quotations for such modifications prior to purchase.

Rainwater discharges into underground gullies to the left elevation 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.

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

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

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

D4 Main Walls

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.

The main walls are of historic hardwood timber frame construction. The timber framed structure consists of a plinth wall along the top of which is laid a horizontal timber called a sole plate and the timber frame is then built up off this with vertical studs. Past maintenance using traditional methods and materials is essential for the well-being of the timbers. The infill materials are believed to be mainly lime render on traditional lath and the external envelope appears to be finished in lime render with a lime wash.

When purchasing a property where the main walls are of load bearing historic timber framed construction you should proceed with caution. Often the low-level supporting timbers are hidden from view and without disruptive investigative work it is not possible to determine the extent of any concealed rot, and the cost of remedial work could be significant and disruptive. In view of the construction of the property, it is always recommended that a precautionary specialist borescope inspection of the low-level timbers is undertaken, in order to rule out any concealed decay. Further advice on this should be sought through a member of the Property Care Association (PCA) prior to purchase.

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

Solid walls (rear extension) rely on the thickness of the material to prevent weather penetration. The principle is that weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement, the water will evaporate away before it penetrates completely through to the wall. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness.

Given the age of the property and the evidence the vendor has provided, it is likely the main walls are insulated in accordance with current standards.

Walls to the rear extension have been decorated with masonry paint. Such finishes are provided to protect the masonry from excessive weathering however, deteriorations within the decoration can cause moisture to become trapped beneath the finishes. As these external wall surfaces have been painted there will be an ongoing decoration and maintenance burden in the future.

The walls to the original house have been covered in render. Rendering may obscure defects such as movement cracks or defective brickwork. The existence of such defects can only be

established by hacking back the render, which is beyond the scope of this survey and therefore, the risk of defects existing must be accepted.

A suitable drip bead is provided along the base of the render to help deflect rainwater away from the low-level masonry.

A section of render to the front right corner (as seen from neighbouring property) appears to have been repaired with a modern sand and cement render. You may wish to obtain quotes for removal and re-plastering with a suitable lime wash render (if the material is indeed found to be composed of an inappropriate cement render on close inspection). It would be prudent to arrange quotes for these works prior to a legal commitment to purchase.

The property of is of historic timber frame construction and the render coating should be of a flexible, breathable, lime-based type which we believe has been used. These types of render should only be applied by specialists in the field and ongoing maintenance using traditional breathable products is essential. Finishing historic buildings in lime plaster which is soft and flexible and porous allows buildings to breathe. The principle is that moisture is absorbed and can evaporate from the exterior surface. Unfortunately, many historic buildings are now finished in wholly inappropriate materials including masonry paint or cement renders. Such finishes can be highly damaging to the structure where moisture becomes trapped and unable to evaporate through the surfaces.

The render is generally in good condition. There are few visible hairline cracks or other defects. During your occupation it will be important to carefully monitor and regularly maintain these wall surfaces to prevent moisture ingress behind the render.

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

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.

Damp-proof courses did not become commonplace until 1875 in London and we saw no evidence that such an element has been included in the original construction of the property, which is not unusual given the age of the structure.

Whilst a damp-proof course has not been provided to the property, the installation of a remedial damp-proof course, including chemical injection courses, are inappropriate for construction of this type, even within the low-level masonry plinth.

The reason for this is that by restricting the transference of moisture through the masonry, excessive moisture will be retained at a low-level which will increase pressure within the wall, deteriorating the lime mortar bond between the masonry, and causing a retention within the low-level timbers leading to decay. In extreme cases, this build-up of pressure can cause damage over time to the historic shallow foundations, with a risk of structural movement occurring.

Construction of this type should therefore be left to take in rising ground moisture, and with appropriate finishes and maintenance to the external and internal walls, the risk of dampness can be reduced through evaporation, aided by consistent ventilation and heating. In purchasing a property of this type, you must accept the ever presence of rising dampness and the liability for constant monitoring and sympathetic maintenance in order to protect the fabric of the building.

Whilst not visible, given the age of the rear extension the damp-proof course is likely to be of bitumen. As the damp-proof course was not visible, we are unable to confirm if the recommended height above ground level is achieved and the risk of unseen defects therefore exists.

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

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

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

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

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

Where walls which form part of the external wall (right elevation) of the property are retaining walls, you should be aware that moisture is generally kept at bay by tanking, for example with bitumen or similar material. This type of tanking can fail especially when penetrated. This may not be readily visible, and dampness could be affecting the internal wall or may do so in the future, which may not have been apparent at inspection. The vendor stated the walls have been tanked as part of the recent refurbishment and your Legal Adviser should request any guarantees available.


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Condition Rating: 2

D5 Windows

2

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

Windows are of double-glazed timber casement construction and appear to be in good condition.

Whilst we found no evidence of associated defect to the windows at the time of the inspection, you should be aware that timber windows can be prone to thermal expansion and contraction caused by the changing weather, and this can result in operation becoming difficult over time. You should anticipate that there will be an ongoing requirement for adjustment in the future, although there is no requirement to do so at present.

External timber elements of a property should be maintained on a three to five yearly cycle to prevent timber decay occurring. The decorations appeared to be serviceable at the time of the inspection.

Velux windows have been provided within the rear roof slopes. The Velux windows must be installed in accordance with the manufacturer's instructions. Whilst we saw no obvious problems, we cannot confirm that they have been correctly installed and can give no assurances as to their long-term performance. If incorrectly installed, they may leak during certain weather conditions.

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

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

Toughened glazing appears to be present where required.

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


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Condition Rating: 2

D6 Outside doors (including patio doors) 2

The front and kitchen doors are of double-glazed timber construction and appear to be in good condition.

The conservatory doors are of double-glazed uPVC construction and appear to be in reasonable condition.

The external timber decorations will require periodic renewal in order to offset timber decay. The decorations appeared serviceable at the time of the inspection however you should be aware of this ongoing maintenance responsibility.

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.

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

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Condition Rating: 2

D7 Conservatory and porches 1

There is a brick-built conservatory beneath a small section of polycarbonate and solid roof structure which appears to be in a good condition.

The polycarbonate sheet roofing together with its seals will deteriorate and should only be regarded as a short-lived form of roof, prone to problems of leakage and condensation and can be noisy during heavy rainfall.

We found no evidence of associated defect to the polycarbonate at the time of the inspection however you should regularly monitor the polycarbonate seals and the junctions with the main wall throughout occupation.

In order to be exempt from Planning and Building Regulation requirements a conservatory must meet have at least 75% of its roof glazed with translucent materials. The roof has subsequently been replaced with a slate covering clad internally with a timber ceiling. This is becoming quite popular as it makes the conservatory more comfortable to use in hot or cold temperatures. However, Building Regulation consent is required when this is done because the structure is no longer a conservatory by definition. Your Legal Adviser should confirm that all necessary consents have been obtained.

No significant defects were apparent at the time of inspection.

Toughened glazing appears to be present where required.

Conservatories are not considered to be habitable rooms as they are less resistant to weather, prone to dampness and allow relatively high levels of heat loss compared to the main house. No assurance can be given concerning the long-term durability of this structure and you should expect relatively high levels of ongoing maintenance. Foundations are frequently at a much shallower depth than would be acceptable for the main building which increases the risk of movement, distortion and cracking.

There is a timber-built porch constructed beneath a tiled roof structure, which was in good condition.

The porch is a later addition to the property and given the overall size of the structure, together with the presence of a fixed door to the main dwelling, Local Authority consents and Building Regulations approval are not thought to have been required for the construction.


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Condition Rating: 1

D8 Other joinery and finishes

2

The roof edges are provided with timber fascia and soffit boards which are in a serviceable condition.

External decorations will need regular redecoration, typically on a three-to-five-year cycle dependent upon the quality of paint or stain coating.

The external decorations are deteriorated in sections and new decoration in reasonable course is required. This should include thorough preparation of the timber by removing all loose and flaking decorative finishes before priming the bare surfaces and re-applying appropriate decorative coatings. Much of this work will be undertaken at height and it is therefore recommended that you obtain quotations for this prior to purchase.

Please note, a closer inspection of the timber may reveal some concealed deterioration and you should expect that localised repairs may be necessary prior to redecoration.

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Condition Rating: 2

D9 Extensions, attached structures, oil, other.

2

The property has been altered and extended by way of a rear extension.

Legal advisers should confirm that Local Authority approvals and Building Regulations were obtained and complied with. The Local Authority should be consulted if relevant approvals and consents including Completion Certificates are not readily available. Whilst there were no signs of obvious inadequacy, there will be further complications on eventual re-sale should you proceed without the relevant documentation for works which have been carried out.

There is a uPVC oil tank which is located to the side of the conservatory. In the absence of documentary evidence dated within the last 12 months, it would be prudent to arrange for a precautionary inspection prior to commitment to purchase.

It is believed that the tank is incorrectly positioned in line with the OFTEC Regulations below due to its proximity to the surrounding trellis and eaves of the conservatory.

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.

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

Where there are personal effects, furniture and floor coverings present within the property, these restricted our inspection of these areas of internal surfaces.

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

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

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

Access was insufficient to determine the condition of low-level roof timbers. Where water penetration has occurred then the timbers will eventually rot. One way of confirming their condition is to instruct a competent roofing contractor to lift the low-level tiles, inspect the timbers and then replace the covering.

Where a property has been recently refurbished and redecorated like this one - it can make it difficult to identify issues such as cracking, movement, dampness etc. These issues may appear over time and might not be visible at the time of our inspection.

E1 Roofs

2

The main roof structure is formed in conventional rafters and purlins incorporating adequately sized timbers. The more modern supporting 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.

Some of the original roof timbers have deformed and/or are damaged and/or rotten. Due to age and the augmentation works, it would be prudent to arrange for a precautionary inspection to ensure the roof is in satisfactory condition.

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 to the front slope and a breathable membrane to the rear. These provide additional protection from wind driven rain and snow.

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

Ventilation within the roof void appears adequate and is achieved via a breathable membrane.

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 provided to a depth of 300mm, which appears to comply with current standards.

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 G1 of this report.

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Condition Rating: 2

E2 Ceilings

2

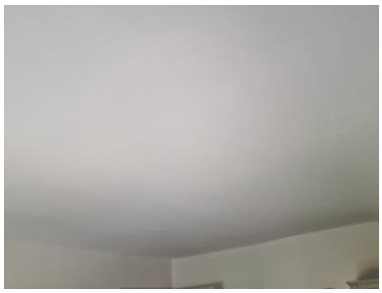
The ceilings have been inspected from within roof void where possible and within the rooms. No opening up has been undertaken and the nature of the ceiling materials cannot therefore be ascertained fully, particularly to the ground floors, without damage being caused.

The ceilings are formed in plasterboard and finished in plastered skim.

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

Minor 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.

Cracks along the lines of plasterboard joints are not unusual. These cracks are not structurally significant and can be filled prior to redecoration.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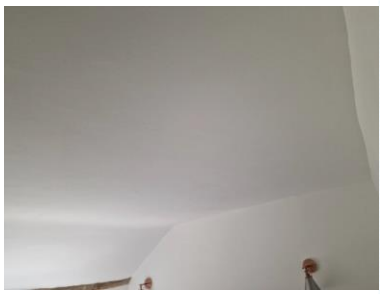
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Condition Rating: 2

E3 Walls and partitions

3

The internal faces of the outside walls are a combination of plaster and dry lining. The latter may incorporate insulation.

Internal partitions are of lightweight construction throughout.

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

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

The walls in the kitchen have been removed. Legal adviser should verify whether or not Local Authority approvals have been obtained for these alterations. There was no evidence of significant cracking to the areas adjacent, although it is impossible to confirm that adequate supports are provided from our visual inspection alone.

Moisture content readings were taken throughout the ground floor walls with an electronic damp meter and dampness was noted to the wall adjacent to front door, rear kitchen wall, under stairs and ground floor bedroom, evidencing the absence of a damp-proof course. As discussed in section D4, this is not unusual in a property of this type, and remedial measure are not recommended.

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.


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Condition Rating: 3

E4 Floors

2

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

Ground floors are of solid concrete construction.

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.

The timber first floor floorboards generally felt firm underfoot but were subject to some unevenness and undulation.

This movement is attributed to the natural shrinkage and settlement of the timber floor joists. The undulation within the centre of each room is caused by the construction of central bressummer beams which “pick up” the floor joists, resulting in differing floor levels following on from the historic shrinkage of the timbers.

This movement is within acceptable limits for domestic construction and not considered to be of structural significance. As a matter of fact, it is quite common in older properties of this type, particularly above ground floor level.

You should be aware however that where movement is more pronounced, it may be difficult to place furniture without modifications to furnishings.

Ceramic tiles have been laid in the upstairs bathrooms. These tiles are currently in a sound condition, but it must be recognised that they are inherently brittle and can become cracked when laid on timber flooring due to the natural springiness of the floor construction. Future defects may occur, and you may wish to replace these coverings with a more suitable finish in the long-term.

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 showers, 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.

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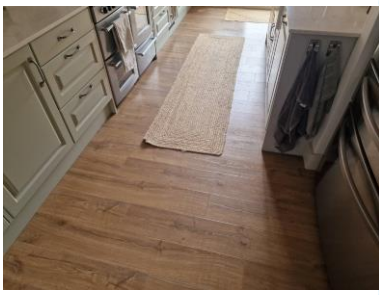
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Condition Rating: 2

E5 Fireplaces, chimney breasts and flues 3

There are electric fires within the living rooms.

The electrical fire appliances were not inspected, and this should be tested in conjunction with the electrical circuitry prior to use.


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Condition Rating: 3

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

1

Please note, a detailed inspection of kitchen and utility room fittings is outside the scope of this report. Given that the property is occupied, the cupboards were full of household effects, which severely restricted our inspection, 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 appear to be modern and of good quality to which no significant defects were apparent and there may be guarantees which could transfer with title.

The carcassing to the 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. The seals were found to be in a serviceable condition.

Ventilation appears adequate and should be regularly maintained.

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: 1

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.

In general, the internal joinery items appear reasonably modern and serviceable.

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 internal timber frame 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.

The sanitary fittings appear reasonably modern and serviceable.

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 screens.

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.

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.

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

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


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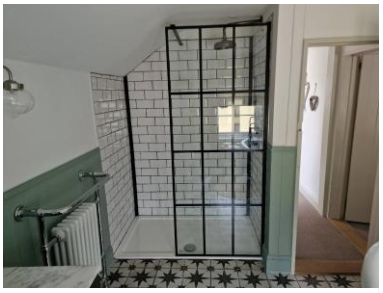
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Condition Rating: 2

E9 Other

3

There are 2 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.

Buildings insurance cover requirements for timber framed buildings are often more stringent than more modern properties and this can include the presence of fire extinguishers, regular testing of the electrical installations and spark arrestors or other modifications to multi-fuel burners and you should seek further advice prior to purchase.

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Condition Rating: 3

F

SERVICES

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

F: SERVICES

F0 Limitations

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

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence there is the potential for higher running costs in older compared to newly built properties. As a general note regarding services, we are not specialised in this field. We therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as a helpful comment and suggestions. They are not a full and complete assessment of any problems that may exist.

F1 Electricity

3

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

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

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

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

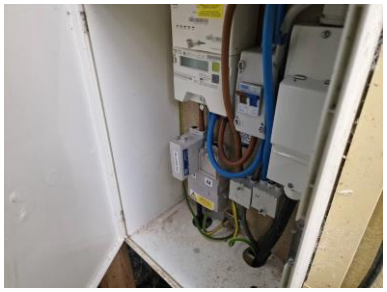
The meter is located in the meter box on left wall.

The consumer unit is located in the utility room.

The consumer unit displayed evidence of the last testing date on August 2022. As a benchmark for a new test and inspection, a copy of the last electrical examination should be obtained prior to legal commitment to purchase.

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

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/

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.

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 stop tap was hidden from view, and you should confirm its location prior to taking occupation.

The external stop tap is located in the Path just outside the main gates. You should confirm whether a water meter is provided.

VIEW FULL SIZE

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 utility room. 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.

We believe that the replacement boiler was installed approximately 2 years ago. You should request a copy of the Building Regulations Compliance certificate for the installation prior to purchase. In the absence of any such paperwork, the installation may not comply with Building Regulations, and this would need to be investigated further by an appropriately registered heating engineer. There may be guarantees for the installation that can be transferred upon sale.

Heat to the 1st floor is provided to a number of pressed steel radiators via 15mm pipework. The radiators and visible pipework appear in satisfactory condition, with no significant corrosion or leakages noted.

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.

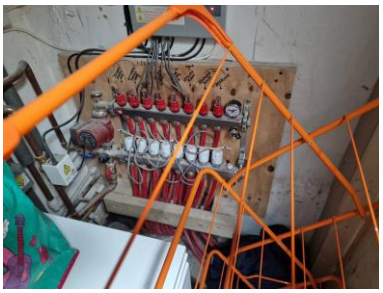
Plumbed underfloor heating is provided to ground floor. Manifolds and pumps for the plumbed underfloor heating are located in in the utility room services cupboard.

Where heating pipes are built within the floor structure, there is a risk that they are not adequately protected, and this can lead to leaks that can be hard to trace and disruptive to rectify. There were however no signs of leakages at the time of inspection.

Plumbed underfloor heating generally operates best at consistent lower temperatures when compared to traditional radiators, in accordance with the manufacturer's instructions.

Electrical underfloor heating is provided to the 1st floor bathrooms. It should be noted that electrical underfloor heating is generally more costly when compared to plumbed underfloor heating due to the higher energy cost. This installation should be tested alongside the general electrical installation as described in Section G1 of this report.

VIEW FULL SIZE



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Condition Rating: 3

F5 Water heating

3

There is a modern, insulated, unvented hot water cylinder located within the utility room that provides hot water directly from the cold-water mains. The water from the cold main is typically controlled by a pressure reducing valve and there are safety, temperature, and pressure relief valves provided, in addition to pressurised expansion vessels.

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.

VIEW FULL SIZE

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 were inspection chambers located within the grounds of the property, which were covered with gravel which would risk falling into the installation if lifted and could not be inspected.

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

VIEW FULL SIZE

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.

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

Internally the carport appears to be in a serviceable condition. However, our inspection was restricted due to the presence of stored items and the risk of unseen defects must exist.

G1 Garage

1

There is a timber-frame double garage to the front which is constructed beneath a pitched and tiled roof.

No significant defects were apparent at the time of inspection.

2 loose bricks were noted to the cupboard threshold, and you may wish to obtain quotations for repair prior to purchase.

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

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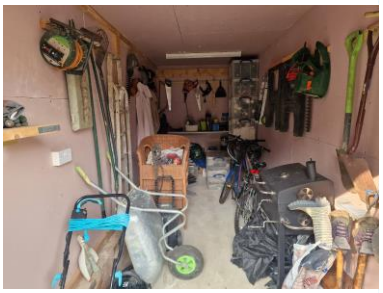

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Condition Rating: 1

G2 Permanent outbuildings and other structures

NI

There were no substantial outbuildings with the property.

Condition Rating: Not Inspected

G3 Other

3

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

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

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

There is a pond within the rear garden, and you should erect safety features as the current arrangements could be hazardous.

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

Access to the driveway is provided through automated security gates and should confirm if there is an active service contract and guarantee for this installation.

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 timber boundaries to the rear are leaning somewhat. This will require repair in the long-term and you should seek quotations for this prior to purchase.

Where there are boundary walls, these features will require high levels of maintenance and the rear flint dwarf wall is currently suffering from deterioration, evidenced by the deteriorated and missing brick and flint work. You should seek quotations for repairs prior to commitment to purchase in order to budget accordingly, as these works may be costly.


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Condition Rating: 3

H

ISSUES FOR LEGAL ADVISERS

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

H: ISSUES FOR LEGAL ADVISERS

H1 Regulation

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

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

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

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

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

Legal advisers should confirm if permissions and certification exists for the alterations to the property.

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 certification and documentation is in place for the boiler installation.

Confirm documentation exists for a test of the electrical underfloor heating.

Confirm whether local authority consents exist for the alterations to the property.

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

H3 Guarantees

Seek documentary evidence of the last electrical test.

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

Legal advisor to seek guarantees for the following:

Windows

Doors

Kitchen and utility room units

Unvented hot water cylinder

Any relevant building works

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 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, built-in appliances, replacement central heating boiler etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.

The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.

Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.

We completed a desktop study which revealed the property to be located in an area where the likelihood of radon is at its lowest. It is not possible in the course of a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months, which does not appear to be required in this instance.

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

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

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

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

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

RISKS

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

I: RISKS

I1 Risks to the building

Remove moss from the roof slopes.
Re-direct rainwater into the drainage installation.
Provide covers to drainage gullies.
Where internal walls are below ground level monitor for dampness.
Complete external re-decorations.
There may be concealed defects to timbers close to the eaves.
Arrange for an inspection of the roof frame.
Place wiring beneath insulation over it.
Arrange for treatment of the roof timbers.
Complete minor repairs to ceiling finishes.
Repair shrinkage cracks and irregularities.
Anticipate some dampness within older properties.
Confirm the wall removal complies with regulations.
Test the electrical fires.
Maintain the shower cubicles.
Complete regular checks of the smoke alarms.
Replace smoke detectors every 10 years.
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.

I2 Risks to the grounds

Risk of surface water flooding
Overgrown grounds with potential for invasive species
Confirm boundary positions
Confirm repairing liabilities of the boundaries
Ongoing repairs required to the timber boundaries
Ongoing repairs required to the boundary walls

I3 Risks to people

Precautionary test of the electrical installation.

Test electrical fire prior to use.

Confirm documentation exists for a test of the electrical underfloor heating.

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

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

Test heating installation.

Inspect the oil installation and tank location.

Replace smoke detectors every ten years.

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

Slippery external surfaces present use with care.

Change the locks to improve security.

Erect safety features around pond.

I4 Other Risks

None

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

Given the age of the property it is likely the main walls are insulated in accordance with current standards.

Doors are double glazed to improve thermal efficiency.

Insulation is provided to a depth of 300mm, which appears to comply with current standards.

J2 Heating

The central heating boiler was operating during our inspection.

There is electrical underfloor heating present which is usually accompanied by an insulated floor for efficiency.

There is plumbed underfloor heating present which is usually accompanied by an insulated floor for efficiency.

We believe the heating boiler has been replaced with a modern efficient installation.

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

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

Ventilation to the roof void appears to be adequate.

Ventilation within the bathrooms appears adequate.

Ventilation within the kitchen and utility room 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.

K

SURVEYOR'S DECLARATION

K: SURVEYOR'S DECLARATION

Surveyor’s name

Gary Edge

Qualifications

MCIOB, AssocRICS

Surveyor’s RICS number

6828595

BS Licence No

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

Company name

Sage Chartered Surveyors Ltd

Address

Gate Cottage
The Street
Bury St. Edmunds
IP31 1SW

Phone number

01284 598036

Website

https://sagesurveyors.com/

Email

info@sagesurveyors.com

Property address

[redacted]

Client’s name

[redacted]

Date this report was produced

Monday, 19 August 2024

“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 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.

M13 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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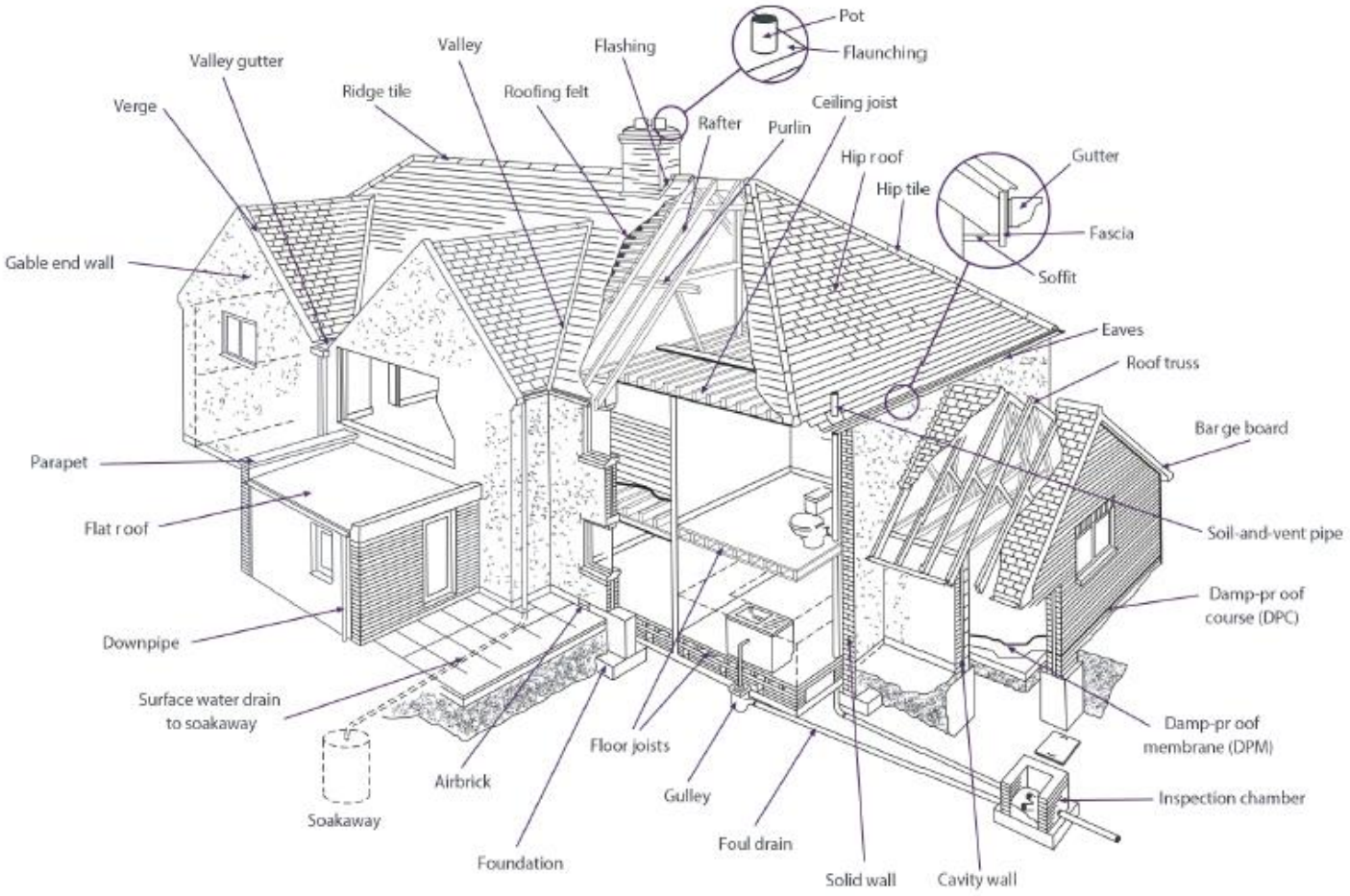
TYPICAL HOUSE DIAGRAM

N: TYPICAL HOUSE DIAGRAM

TYPICAL HOUSE DIAGRAM

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



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You should know....

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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.

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