

**RICS HOME SURVEY  
LEVEL 2**

- SURVEY ONLY

**PROPERTY ADDRESS:**

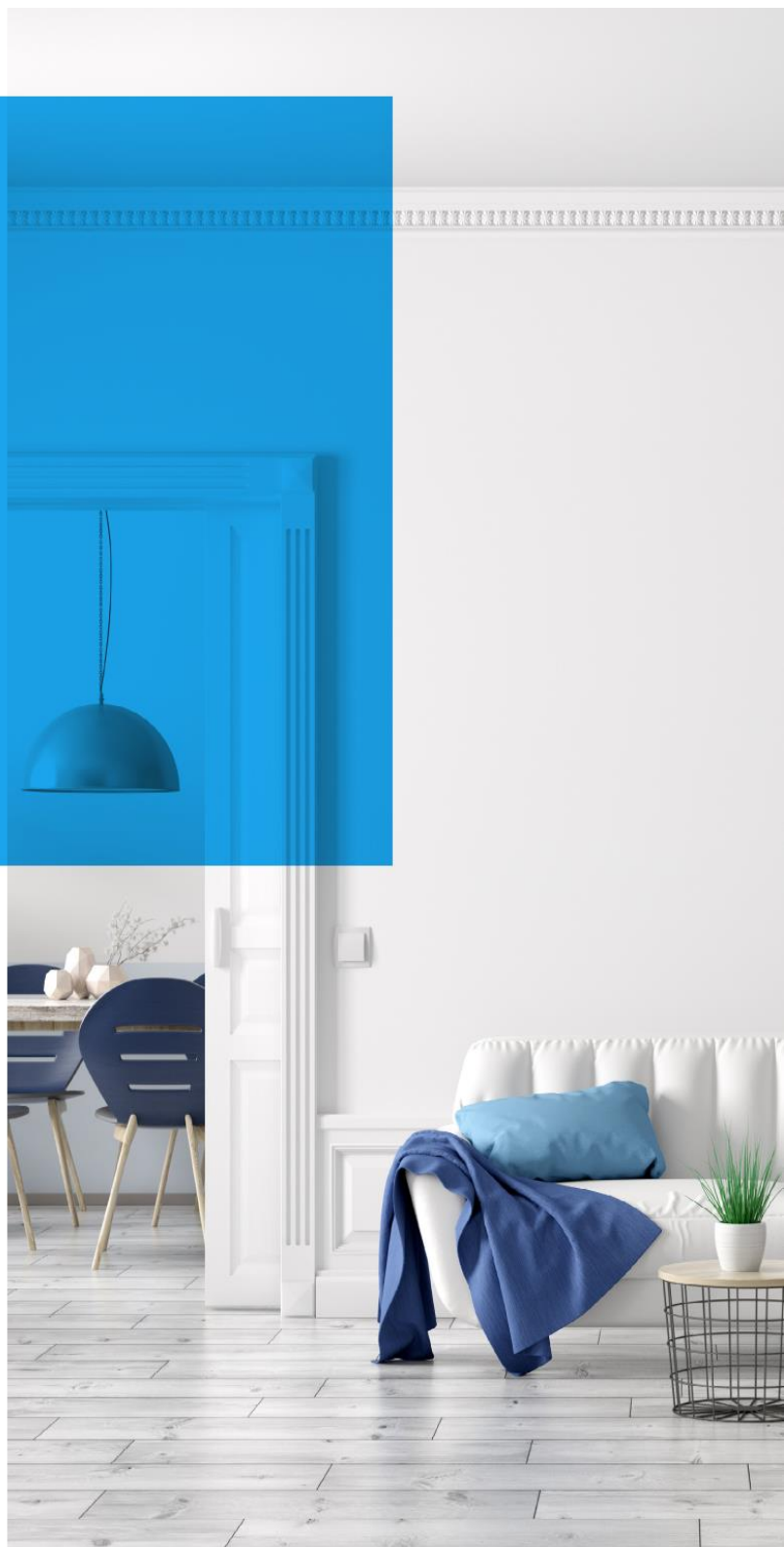
[REDACTED]

**CLIENT NAME(S):**

[REDACTED]

**DATE OF INSPECTION:**

Friday 18 October 2024



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

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

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

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



# A

## **ABOUT THE INSPECTION**

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

# A: ABOUT THE INSPECTION

**As agreed, this report will contain the following:**

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

## About the report

**We aim to give you professional advice to:**

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

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

## About the inspection

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

## Reminder

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

## A1 About the Inspection

Surveyors name	Gary Edge
Surveyors RICS number	6828595
Company Name	Sage Chartered Surveyors Ltd
Date of inspection	Friday 18 October 2024
Report reference number	██████
Related party disclosure	We are not aware there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

## A2 Weather conditions and property status

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

The property was 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 K, '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'.



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

Section of the report	Element ID	Document Name
C About the Property	C6	Property Deeds
D Outside the property	D5	Fensa Certificate
	D6	Fensa Certificate
E Inside the property	E1	Transferable guarantee for wood boring insect treatment to the roof structure
	E3	Local authority consents for the wall removal
	E6	Gas safe certificate to include the gas hob appliance
	E7	Transferable guarantee for wood boring insect treatment
F Services	F2	Gas safety certificate for the gas installation and including all appliances within the property
	F5	Certificate for the boiler and hot water heating installation
	F6	Utility searches showing the position of the drainage installations
G Grounds	G3	Property Deeds



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



Section of the report	Element ID	Element Name
D Outside the property	D7	Conservatory and porches
E Inside the property	E3	Walls and partitions
	E9	Other
F Services	F1	Electricity
	F2	Gas/oil
	F4	Heating
	F5	Water heating
G Grounds	G1	Garage
	G3	Other

**2**

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

Section of the report	Element ID	Element Name
D Outside the property	D2	Roof Coverings
	D3	Rainwater pipes and gutters
	D4	Main Walls
	D5	Windows
	D6	Outside doors (including patio doors)
E Inside the property	E1	Roofs
	E2	Ceilings
	E5	Fireplaces, chimney breasts and flues
	E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)

	E7	Woodwork (for example, staircase joinery)
	E8	Bathroom fittings
F Services	F3	Water
	F6	Drainage

**1**

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

Section of the report	Element ID	Element Name
D Outside the property	D8	Other joinery and finishes
E Inside the property	E4	Floors

**NI**

Not inspected (see 'Important note' below).

Section of the report	Element ID	Element Name
D Outside the property	D9	Extensions, attached structures, oil, other.
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 member of the Property Care Association (PCA) to investigate the rising dampness to ground floor walls, with all necessary remedial action fully costed

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

Seek quotations for repairs to the external walls

Seek quotations for repairs to the conservatory

Seek quotations to complete improvements within the roof void

Seek quotations for repairs to ceilings

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

Seek quotations to undertake necessary repairs within the kitchen

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

Seek quotations to complete improvements to internal fittings

Seek quotations to complete improvements to the sanitary ware

Seek quotations to replace the expired smoke detectors

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

Arrange for a precautionary test of the electrical installation

Arrange for a precautionary test of the gas installation

Undertake a test of the heating installation prior to purchase

Confirm the replacement boiler conforms with Building Regulations

Seek quotations for repairs/improvements to the garage

Complete utility searches prior to purchase

Confirm no history of previous flooding through your searches

Clarify the position of the boundaries

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

# C

## ABOUT THE PROPERTY

This section includes:

- About the property
- Energy efficiency
- Location and facilities

# C: ABOUT THE PROPERTY

## C0 Type of Property

Type of Property:

Semi-detached

Approximate year the property was built:

1947

Approximate year the property was extended:

N/A

Approximate year the property was converted:

N/A

Information relevant to flats and maisonettes:

N/A

Construction:

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

## C1 Accommodation

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

## C2 Means of escape

There is a smoke detector 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.

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

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

## 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: 62 (D)

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 CO<sub>2</sub> 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 West facing front aspect.

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

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

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

External access is provided to the rear.

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

Whilst there was no evidence of any adverse easements, servitudes or wayleaves affecting the property your Legal Advisors should be asked to verify. See Section H2.

## C7 Location

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

## C8 Facilities

The centre of Cambridge is within walking distance with comprehensive shopping and transport facilities.

## C9 Local environment

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

Our desktop survey revealed the property to be located on chalk subsoil that is stable given normal conditions. However, the topsoil is of a type which may be subject to seasonal change, and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

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

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

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

What to do if you have asbestos in your home:

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

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

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

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

## C10 Other local factors

None of significance.

# D

## OUTSIDE THE PROPERTY



## D: OUTSIDE THE PROPERTY

### D0 Limitations

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

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

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

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

Where vegetation is growing in close proximity to the property, this limited our inspection of these areas and may be concealing defects.

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

### D1 Chimney Stacks

2

There are 2 brick-built chimney stacks which appear structurally sound.

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

There are 3 visible chimney pots that appear to be straight to the eye with no signs of visible damage. Flaunchings to the chimney pots could not be seen. These should be periodically inspected to ensure that the chimney pots or flues remain adequately bedded.

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

The pots are open x 2 and capped & ventilated. See also Section E5 regarding chimney flues, fireplaces and fitted appliances.

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

There is evidence of deteriorated mortar bedding to the front face of the front stack (for example).

Whilst repairs are not urgently required, it is recommended that you obtain quotations for future repointing works through a reputable roofing contractor prior to purchase, to budget accordingly.

A thermal movement crack was noted to be running vertically down the face of the front stack. This does not appear to be of structural significance but should be monitored for further movement and re-pointed during future maintenance in order to prevent water ingress. You may wish to have the cracked bricks cut out and replaced for aesthetic purposes. It would be prudent to obtain quotes for these works prior to purchase in order to budget accordingly.

Some masonry has deteriorated to the top of the rear stack due to freeze/thaw action commonly referred to as 'spalling'. Spalling occurs when brickwork becomes wet due to rain. If freezing conditions occur before the bricks dry out, the entrapped moisture expands and forces off the hard face of the brick, so exposing the softer inner core.

Repairs are now required to the affected masonry to prevent rainwater ingress or structural failure. A reputable roofing contractor should be instructed to provide quotations for repairs prior to purchase.

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

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

A back gutter is formed at the rear of the stack where the roof slope meets the chimney. This feature will require regular maintenance and can easily block resulting in damp penetration within the roof void and regular maintenance should be undertaken. At the time of the inspection, we found no evidence of associated defect internally within the roof void.

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



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: 2

## D2 Roof Coverings

2

The main pitched and hipped 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.

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

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

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

The ridge and hip tiles appear firmly fixed in position.

The low-pitched roof of the rear section of the kitchen is covered in a bituminous felt. It should be appreciated flat and low-pitch roofs can fail unexpectedly and regular maintenance should be completed to prolong the life of the coverings.

Felt covered roofs have a normal life expectancy of some 10-15 years before replacement is usually necessary. When undertaking future re-covering you should appreciate that modern less degradable materials are now available. These have better durability and resistance of thermal expansion and contraction during periods of hot weather than traditional felt and although more expensive, should be used wherever possible.

In addition, when the flat roof requires re-covering, the opportunity should also be taken to review and upgrade the levels of insulation and ventilation to the roof structure in an attempt to improve heat retention and guard against condensation occurring.

The flat roof coverings appear to be in a serviceable condition although it should be appreciated flat roofs can fail unexpectedly and regular maintenance should be completed to prolong the life of the coverings.

The flat roof covering appears to have been renewed felt covering. You should confirm when this was replaced with your Legal Advisor, as well as details of any transferable guarantees.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: 2

## D3 Rainwater pipes and gutters

2

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

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

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

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

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

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: **2**

## D4 Main Walls

**2**

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

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

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

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

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

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

Solid walls 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.

In a property of this age, it is probable that the foundations are shallow by modern standards. Shallow foundations are at an increased risk from subsoil movement. Roots from trees and shrubs can also have a contributory effect to the condition of the foundations. The risk of



movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs and hedges.

There is no evidence of significant cracking surrounding the window and door openings suggesting the lintels are performing satisfactorily.

As the original external walls are of solid masonry construction, they will not have been constructed with insulation.

If desired however, it may be possible to provide the solid walls with an external wall insulation system as part of the overall improvement of the dwelling. Such elements are attached to the external walls over a vapour barrier with a ventilation gap and covered beneath a cementitious render coating.

The provision of a vapour barrier and ventilation will allow the masonry to continue to breathe, without restricting evaporation.

The incorporation of external insulation would dramatically alter the appearance of the property.

Further advice from a specialist contractor would be required in this regard, and the Local Authority should be consulted with to confirm that such alterations would be full under the usual permitted development rights.

The walls to the front 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.

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

The render is generally in a 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.

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

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

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

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

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

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

We inspected the property during the day. At the time of our inspection no significant sound from adjoining properties was noted. Regarding the age of the property, it is unlikely any effective sound insulation was provided between adjoining properties at the time of construction. Therefore, it is possible, dependent upon the lifestyle of neighbours that sound transmissions will be encountered during your occupation of the property and which in extreme cases could affect your quiet enjoyment.



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Condition Rating: **2**

## D5 Windows

**2**

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

The windows have been replaced incorporating uPVC double-glazed windows. The double-glazed units should have been installed by a FENSA registered contractor or any other UKAS-approved certification body. If no FENSA installation certificate is available, the installation may not comply with Building Regulations. Legal Advisors to confirm if a FENSA certificate is available. See Section H3.

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

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

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).

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Toughened glazing appears to be present where required.

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

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



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Condition Rating: 2

## D6 Outside doors (including patio doors)

2

The doors are of single-glazed timber construction and appear to be in reasonable condition.



The kitchen doors have been replaced incorporating double-glazed uPVC construction, to which no significant defects were noted. The doors should have been installed by a FENSA registered contractor or any other UKAS-approved certification body. If no FENSA certificate is available installation may not comply with the Building Regulations. Legal Advisor should confirm if a FENSA certificate is available. See Section H1.

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

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. 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.

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

**3**

There is a single-glazed timber on dwarf walls conservatory beneath a polycarbonate roof structure which appears to be in a reasonable 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.

Historic damp staining was noted to the roof timbers and these areas should be monitored for future water ingress.

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

You should ensure that your home is a safe environment. Any glazing fitted externally below 1500mm above ground 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).

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It is worth noting conservatories fall outside of the FENSA requirements for replacement windows and doors.

As the conservatory has a translucent roof and a fixed doorway is present between the conservatory and main dwelling, Local Authority consents would likely not have been required

for the construction. However, you will need to confirm the usual permitted development rights exist in this respect.

The conservatory has gas central heating, which is not compliant with current Building Regulation standards under Part L due to the extensive presence of glazed material and associated heat loss. These are not enforced retrospectively however, and the heating will make the room a more useable space in winter months.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/697629/L1B\\_secure-1.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/697629/L1B_secure-1.pdf)

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.

You may wish to obtain quotes for the replacement of the timber sections of the conservatory with modern uPVC equivalents. This would bring the conservatory up to modern standards and make it a more thermally efficient area.

There is a small integral storm canopy to the front of the property that is set beneath the first-floor accommodation, to which no significant defects were noted.



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Condition Rating: **3**

## D8 Other joinery and finishes

1

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

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

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



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Condition Rating: 1

## D9 Extensions, attached structures, oil, other.

NI

There are no other significant external elements.

Condition Rating: Not Inspected



**E**

**INSIDE THE PROPERTY**





# E: INSIDE THE PROPERTY

## E0 Limitations

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

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

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

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

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 stored items 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.

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

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. Timbers appear to be suitably arranged, with no signs of any significant twisting

or distortion noted. No cutting out of these timbers should be contemplated without first seeking advice from a Chartered Structural Engineer.

There is evidence of wood-boring insect activity within the roof timbers. This appears to be historic, and we believe that wood-boring insect infestation treatment has previously been undertaken. Your Legal Advisor should provide guarantees and confirm that these can be transferred under the sale. In the absence of these, prior to purchase, you should refer to a Property Care Association member who should provide quotations for treatment and repair of timbers as required.

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

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

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

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

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

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

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

Insulation is currently provided to a depth of 100mm which falls short of current standards. Although not enforced retrospectively, we do endorse current standards and encourage you to upgrade the insulation, where practicable and possible, on occupation. This should include the upper surface of the trap hatch and the eaves should be kept free to ensure a degree of ventilation throughout the entirety of the roof void.

[https://assets.publishing.service.gov.uk/media/5a80e50d40f0b62305b8dbff/DECC\\_factsheet\\_1.11.16\\_LOFT\\_INSULATION\\_LOCKED.pdf](https://assets.publishing.service.gov.uk/media/5a80e50d40f0b62305b8dbff/DECC_factsheet_1.11.16_LOFT_INSULATION_LOCKED.pdf)

In places, electrical wiring is present beneath the loft insulation. This can cause overheating and in extreme cases lead to fires. All covered cables must be re-positioned on top of the insulation, and this should be assessed as part of a specialist Electrical test. Please see also section G1 of this report.

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

The roof space did contain items of storage, limiting the full extent of our inspection. Should you wish to use this area for storage it should be ensured that boarding is securely fixed, and storage limited in order to reduce possible over-loading of the roof and ceiling structure.



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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 and lining paper.

Some of the ceilings are lined with ceiling paper (e.g. landing) which can conceal significant defects. Upon removal of decorative finishes, it is likely that at least some localised re-plastering may be necessary.

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

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

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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Condition Rating: **2**

## E3 Walls and partitions

**3**

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

Internal walls and partitions are of solid construction.

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

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

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

The wall in the kitchen has been removed. Legal Advisor 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 following areas (please note this is not an exhaustive list as many areas are covered by personal effects):

- front and side walls (to the right of the fireplace) lounge,
- rear wall of the original house (right of double doors)
- dining room (internal wall dividing dining room with the kitchen)
- hallway/lounge internal wall (damp readings taken in the hallway)
- kitchen and hallway wall (readings taken both sides of the wall)

This suggests the damp-proof course is not operating effectively and/or the absence of a damp-proof membrane. You will need to seek further advice from a Property Care Association company (PCA) prior to purchase, who should provide a detailed report relating to the property as a whole, alongside quotations for all remedial works required, which will likely include re-plastering of some internal surfaces.

We advise you to obtain specific readings relating to the property from any such contractor alongside a detailed report which should be fully costed. We would also recommend you obtain at least three competitive quotations for any remedial works prior to exchange of contracts.

Slightly elevated moisture readings were noted close to ground level in localised areas across the ground floor. These readings are likely due to cold bridging where in a structure of this age, the ground floor construction is unlikely to be insulated. This is consistent with the age of the property and no remedial action is necessary although excessive condensation can result in unsightly mould growth forming if left unchecked.

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

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



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Condition Rating: **3**

## E4 Floors

1

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.

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

Ceramic tiles have been laid in the bathroom and WC. 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 bath, 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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Condition Rating: 1

## E5 Fireplaces, chimney breasts and flues

2

There is an open fireplace within the lounge.

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



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Condition Rating: 2

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

2

Please note, a detailed inspection of kitchen 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 provided are basic but relatively modern and appeared serviceable although individual units were not inspected in detail.

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

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

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

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



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Condition Rating: 2



## E7 Woodwork (for example, staircase joinery)

2

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

The joinery was carefully inspected where readily accessible.

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

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

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

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

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.

Please note in a property of this age there may be evidence of wood-boring insect activity (historic or active) in concealed areas, although we did not find any during the inspection. You may wish to arrange for a precautionary inspection as part of your due diligence prior to purchase. Your legal advisor should also seek evidence of any previous treatments and associated guarantees.



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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.

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

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

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

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

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



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Condition Rating: 2

## E9 Other

3

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

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

Smoke detectors should be replaced before the date shown on the unit. We believe that the units currently installed have expired and should be replaced on taking occupancy.

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

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

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

Where there is a gas-fired boiler, carbon monoxide alarms have been installed and should be maintained in line with the alarm manufacturer's guidelines.



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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 Advisor, prior to exchange of contracts.

The meter and consumer unit are located under the stairs. Personal effects prevented observation of the meter, and the risk of unseen defects exists.

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

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

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



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Condition Rating: **3**

## F2 Gas/oil

**3**

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

The mains gas meter is positioned under the stairs. Personal effects prevented observation of the meter and the risk of unseen defects exists.

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

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

- A description of and the location of each appliance or flue checked;
- The name, registration number and signature of the individual carrying out the check;

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

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

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

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

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

Condition Rating: **3**

## F3 Water

**2**

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

Properties with a mains water supply require both internal and external stopcocks for a proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be periodically checked to ensure that they open and close properly.

The internal rising main and stop tap are located in the kitchen cupboard to the left of the washing machine (as stated by the vendor). Personal effects prevented observation of the stop tap and the risk of unseen defects exists.

The external stop tap is located in the front path. 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 gas-fired boiler is located in the kitchen. This is a modern appliance and appears to be operating satisfactorily at the time of inspection.

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

You should also arrange for annual testing during your occupation.

We believe that the replacement boiler was installed approximately 4 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 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.



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VIEW FULL SIZE

Condition Rating: 3

## F5 Water heating

3

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

The cylinder is a modern insulated unit. There was no evidence of leakages at the time of inspection.

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 Advisor. 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 Advisor as this may impact on any future development at the property.

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

There were inspection chambers located within the grounds of the property, which were stuck fast 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 cast iron construction and is in serviceable condition at present



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VIEW FULL SIZE



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.

Stored items and personal effects within the garage severely limited our internal inspection and the risk of unseen defects exists.

### G1 Garage

3

There is a brick-built single garage to the rear which is constructed beneath a asbestos roof.

The roof coverings to the garage may be constructed of a material which contains asbestos fibres, and care should be taken during future maintenance. It is advised that these materials are tested as a precaution by an asbestos contractor prior to purchase. No significant damage was noted to the coverings however you should be aware that the cost to replace and dispose of asbestos roof coverings can be expensive, and you may wish to obtain quotations for this prior to purchase, in order to budget accordingly for future works.

There is spalled brickwork to the front of the garage (see section D4), which should be monitored for future deterioration.

The glazing to the garage does not appear to be toughened glass and this will be hazardous for occupants. Depending on your intended use; you should have the glazing replaced with toughened glass as a safety precaution.

The party wall between the subject and neighbouring property is complete and fully sealed, provided adequate fire and security separation.





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VIEW FULL SIZE

Condition Rating: **3**

## 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.

You should upgrade paths and patios, which are in need of improvement.

The 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.

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 Advisors should be asked to verify. See Section H2.

The outside areas and gardens appear to be adequately maintained.



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VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: **3**



# H

## **ISSUES FOR LEGAL ADVISERS**

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

# H: ISSUES FOR LEGAL ADVISERS

## H1 Regulation

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

We assume that there are no public rights of way running over the property and this detail should be confirmed by your Legal Advisor 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.

Confirm the usual permitted development rights exist in respect of any alterations which did not require planning consent.

## 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 the usual permitted development rights apply to the property.

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

## H3 Guarantees

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

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

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

## H4 Other matters

Your Legal Advisor 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 Advisors.

You should obtain all guarantees relevant to the property, including matters such as replacement glazing and 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 Advisor should confirm all details.

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

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

Our desktop survey revealed the property to be located on chalk subsoil conditions, where ground conditions are stable given normal conditions. However, the topsoil is of type which may be subject to seasonal change and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

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

We strongly advise prior to exchange of contracts that you return to the property on a number of occasions, particularly in the evening and at weekends in an attempt to establish who your neighbours are and whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment of the property. We recommend that formal legal enquiries should be made of the vendor to determine



whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership.

You should immediately pass a copy of this report to your Legal Advisor 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

Re-point the top courses of chimney brickwork.  
Re-point brickwork.  
There may be concealed defects to timbers close to the eaves.  
Check chimney flue prior to use.  
Improve roof void ventilation.  
Place wiring beneath insulation over it.  
Remove stored items from the roof void.  
Complete minor repairs to ceiling finishes.  
Anticipate more extensive repairs to hollow plaster.  
Repair shrinkage cracks and irregularities.  
Arrange for an inspection regarding the dampness recorded.  
Implement repairs to combat dampness.  
Anticipate some dampness within older properties.  
Confirm the wall removal complies with regulations.  
Replace flexible sealant to the kitchen worktops.  
Improve ventilation within the kitchen.  
Confirm whether the gas hob has been tested.  
Improve ventilation to the bathroom.  
Upgrade smoke detectors to mains wired.  
Replace smoke detectors every 10 years.  
Due to their age replace smoke detectors.  
There is no electrical test certificate available.  
Arrange for a precautionary test of the electrical installation.  
Test the gas installation.  
Arrange a precautionary test of the heating installation.

## I2 Risks to the grounds

Overgrown grounds with potential for invasive species  
Confirm boundary positions  
Confirm repairing liabilities of the boundaries

Repair the defective drainage inspection chamber covers.  
Complete repairs and/or improvements to the garage.

### I3 Risks to people

Precautionary test of the electrical installation.  
Within the roof void place wiring beneath insulation over the insulation in order they do not overheat.  
Test gas installation prior to purchase.  
If regulations and certification are not available, arrange for a test of the replacement boiler installation prior to use.  
Confirm the gas hob and/or gas fire has been tested or test prior to use.  
Test heating installation.  
Upgrade battery to mains wired smoke detectors.  
Replace smoke detectors every ten years.  
Maintain carbon monoxide alarms adjacent to all fuel-burning appliances.  
Investigate rising dampness to ground floor walls.  
There may be concealed asbestos beneath replacement roof edge materials.  
Provide toughened glazing internally where required.  
Provide toughened glazing to the conservatory where required.  
Slippery external surfaces present use with care.  
Change the locks to improve security.  
Erect safety features around pond.

### I4 Other Risks

None



**J**

## **SURVEYOR'S DECLARATION**



# J: SURVEYOR'S DECLARATION

Surveyor's name

Gary Edge

Qualifications

MCIQB, AssocRICS

Surveyor's RICS number

6828595

HBR Licence No

HBR-c45fc2f8-203b-4e54-bee2-054180674a65

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

Friday 18 October 2024

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

Signature



# K

## WHAT TO DO NOW



# K: FURTHER INVESTIGATIONS AND GETTING QUOTES

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

## K1 Getting quotations

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

You should also:

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

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

## K2 Further Investigations and what they involve

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

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

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

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





### K3 Who should you use for these further investigations

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



**L**

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

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

## L1 The Service

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

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

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

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

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

## L2 The Inspection

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

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

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

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

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



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

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

## L3 Services to the property

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

## L4 Outside the property

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

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

## L5 Flats

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

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

## L6 Dangerous materials, contamination and environmental issues

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

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

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

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

## L7 The Report

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

## L8 Condition ratings

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

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

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

## L9 Energy

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

## L10 Issues for legal advisers

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

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

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

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

## L11 Risks

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

## L12 Standard terms of engagement

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



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

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

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

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

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

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

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

This report is for use in the UK.

## L13 Complaints handling procedure

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

# M

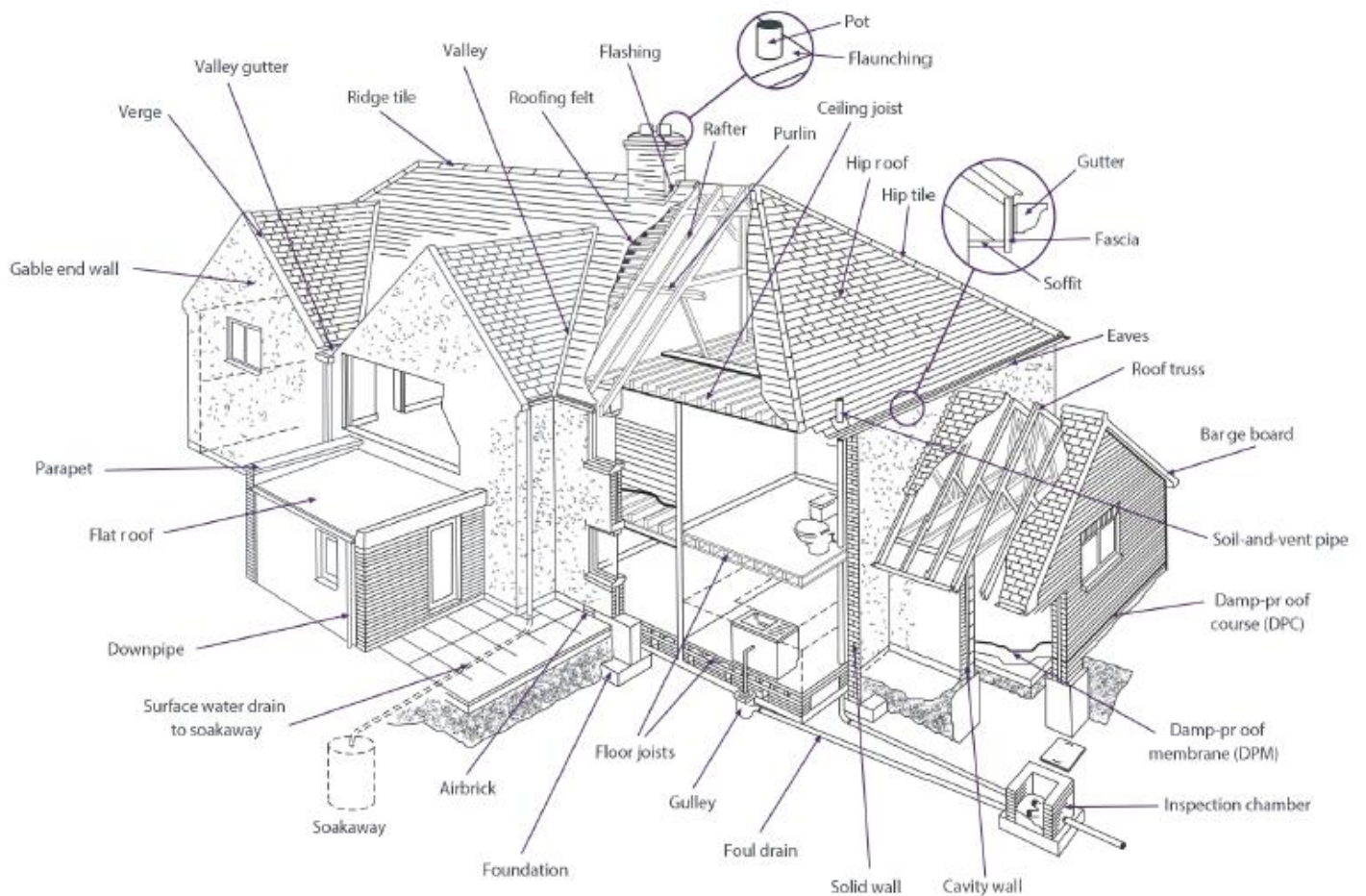
## TYPICAL HOUSE DIAGRAM



# M: TYPICAL HOUSE DIAGRAM

## TYPICAL HOUSE DIAGRAM

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





# RICS DISCLAIMER

## **You should know....**

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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.

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