

## RICS HOME SURVEY LEVEL 2

- SURVEY ONLY

**PROPERTY ADDRESS:**

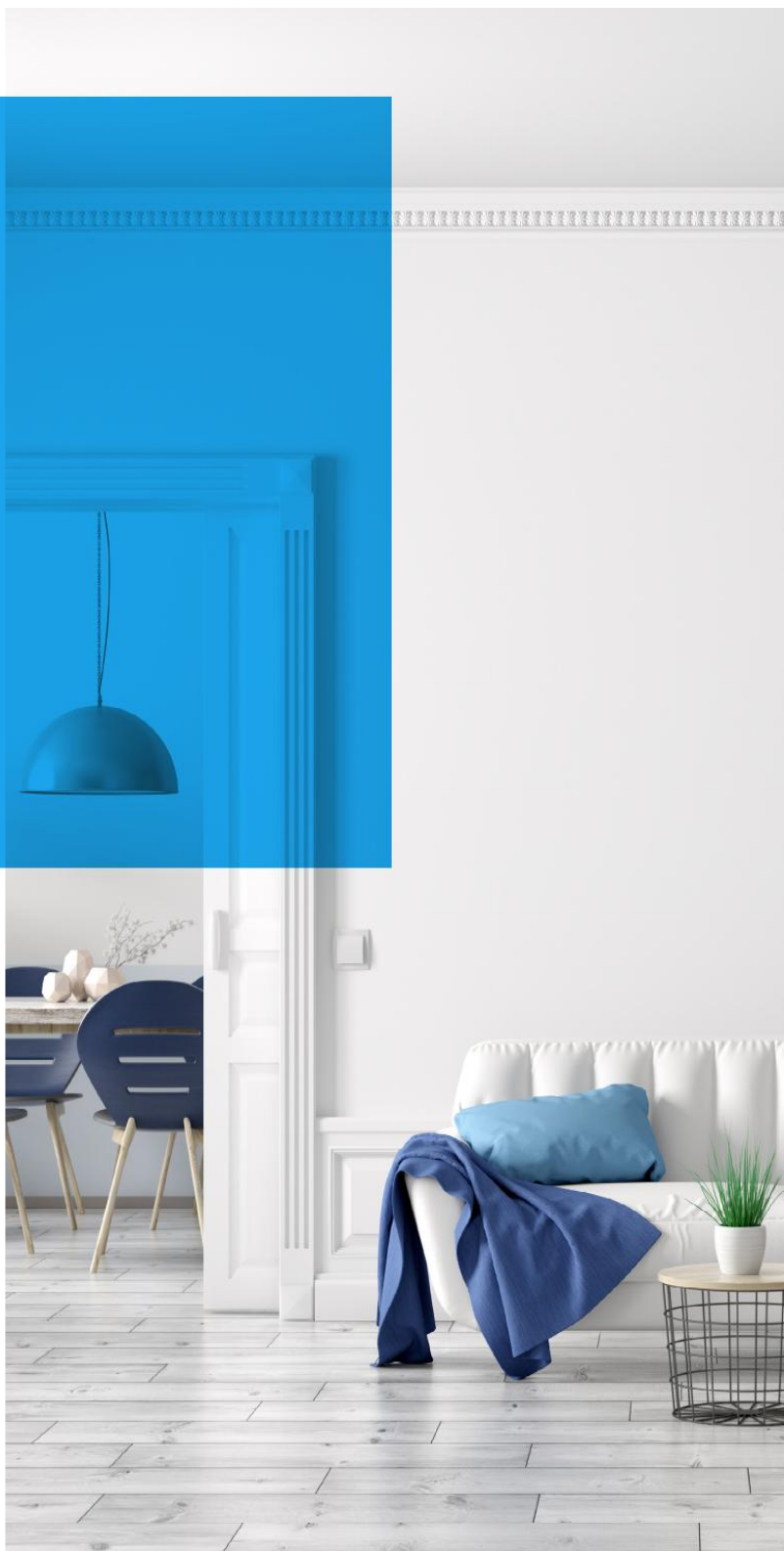


**CLIENT NAME(S):**



**DATE OF INSPECTION:**

Monday 2 June 2025



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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 Monday 2 June 2025

Report reference number

[REDACTED]

Related party disclosure

We are not aware there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

## A2 Weather conditions and property status

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

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

The vendor was present during the inspection.



# B

## OVERALL ASSESSMENT

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

### Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section 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
E Inside the property	E6	Gas safe certificate to include the gas hob appliance
F Services	F1	Electrical safety certificate
	F4	Test Certificate for the gas heating installation
	F5	Certificate for the boiler and hot water heating installation
G Grounds	G1	Guarantee for Garage Door installation
	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
E Inside the property	E5	Fireplaces, chimney breasts and flues
F Services	F6	Drainage



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
-----------------------	------------	--------------

E Inside the property	E9	Other
F Services	F1	Electricity
	F2	Gas/oil
	F3	Water
	F4	Heating
	F5	Water heating
G Grounds	G3	Other

**1**

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

Section of the report	Element ID	Element Name
D Outside the property	D2	Roof Coverings
	D3	Rainwater pipes and gutters
	D4	Main Walls
	D5	Windows
	D6	Outside doors (including patio doors)
	D7	Conservatory and porches
	D8	Other joinery and finishes
	D9	Extensions, attached structures, oil, other.
E Inside the property	E1	Roofs
	E2	Ceilings
	E3	Walls and partitions
	E4	Floors

	E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
	E7	Woodwork (for example, staircase joinery)
	E8	Bathroom fittings
G Grounds	G1	Garage

**NI**

Not inspected (see 'Important note' below).

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

## Further investigations

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

Seek documentary evidence for recent testing of the boiler

Arrange for a precautionary inspection of the private drainage installation prior to purchase

Confirm no history of previous flooding through your searches

Clarify the position of the boundaries

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



# C

## ABOUT THE PROPERTY

This section includes:

- About the property
- Energy efficiency
- Location and facilities

# C: ABOUT THE PROPERTY

## C0 Type of Property

Type of Property:

Detached

Approximate year the property was built:

2019

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 non-traditional construction, comprising of modern timber frame elevations set beneath a pitched roof structure that is covered in lapped clay tiles. The floors are of suspended 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	1			
First floor		3	2						

## C2 Means of escape

There are 2 mains-wired smoke detectors installed.

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: 77 C

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

## C5 Services

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

### 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:

- Reduced heat loss
- Lower energy bills
- Increased comfort
- 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 means 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.

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

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

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

### Air and Ground Source Heat Pumps

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

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

## C6 Grounds

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

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

There is a triple garage and parking for several cars in the driveway.

Boundaries are defined with timber fencing and hedging.

External access is provided to the sides and 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 a village location of mixed age and character offering limited local amenities.

## C8 Facilities

The centre of Bury St Edmunds is approximately 10 miles away with more comprehensive shopping and transport facilities.

## C9 Local environment

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

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

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

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

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

potential for falling branches. Consideration should also be given to periodic pruning to prevent vegetation becoming too large.

## 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.

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

### D1 Chimney Stacks

**NI**

There are no chimneys.

Condition Rating: **Not Inspected**

### D2 Roof Coverings

**1**

The main pitched roof slopes are covered in lapped clay tiles.

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

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

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

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

The ridge tiles are fixed in place using a dry ridge system which fixes the tiles in place with screws and clamps with waterproof unions beneath to divert water away from the join.

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

The valleys are formed in lead and appear to be in a satisfactory condition where viewed from ground level. Moss should be cleared from within the valleys periodically to prevent overspill. Valley gutters can fail unexpectedly, and regular maintenance is necessary. Even valley gutters that are in sound condition can quickly become blocked by leaves, snow, or ice, causing water levels to rise above the edges of the joints and so seep into the fabric of the building. It should be noted that maintenance and repair costs, when needed, tend to be expensive, and you may therefore wish to arrange for a precautionary up-close inspection prior to purchase.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating:

1

## D3 Rainwater pipes and gutters

1

The rainwater goods are of Lindab galvanised steel construction which generally has a lower maintenance liability than other metals and jointed uPVC guttering. No significant defects were noted at the time of the inspection. There may be guarantees for the installation which can be transferred under the sale, Legal Advisors to confirm.

-The downpipe junction to the garage requires refixing on occupation (picture 3).

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

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:

1

## D4 Main Walls

1

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

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

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

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

The property is of modern timber framed construction. Construction of this type has now become well established. Provided that the property has been constructed in the approved manner, in accordance with the relevant Codes of Practice, it should be structurally satisfactory. It is

important that timber frame dwellings are constructed to a high standard of workmanship and that proper supervision has been undertaken. It is critical that appropriate vapour barriers are included at strategic positions within the wall structures and that these have not perforated in such a way as to allow humidity from the living accommodation to enter the wall structure and so cause the potential for damage. The stability of the external walls depends on the quality of the ties holding together the inner and outer leaves. These fittings, together with the necessary vapour barriers are now hidden and could not be examined.

The internal partition walls in timber framed houses often form an integral part of the overall structure of the property. Accordingly, no internal alterations should be made without first obtaining professional advice.

It is worth noting that timber frames for dwellings and trussed rafters for roof structures are not normally treated with preservatives by the manufacturers.

Walls have been clad with composite boarding. The cladding was found to be complete with no signs of any slipped, missing or damaged lengths noted.

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.

Whilst the damp course itself was not visible, the height of the damp course was apparent and is generally at a sufficient height above the adjoining ground

The property is provided with suspended concrete floors. Sub floor ventilation is provided at ground level to prevent the build-up of damp and stagnant air, together with noxious gases beneath the suspended concrete.

There appear to be sufficient air bricks in the external walls to ventilate the space underneath the ground floor structure.

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

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

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

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



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating:

1

## D5 Windows

1

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

The windows are of triple-glazed aluminium faced timber construction and the original installation, to which no significant defects were noted.

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

You should ensure that your home is a safe environment. Any glazing fitted internally below 800mm above floor level should be fitted with safety glass. All safety glazing should be etched as such. For further details concerning safety glazing you should consult Building Regulations Approved Document K (Protection from falling, collision and impact).

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/996860/Approved\\_Document\\_K.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/996860/Approved_Document_K.pdf)

Toughened glazing appears to be present where required.

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.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



Condition Rating:

1

## D6 Outside doors (including patio doors)

1

The doors are of triple-glazed aluminium faced timber construction and are the original installation, to which no significant defects were noted.

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

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

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

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

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



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VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

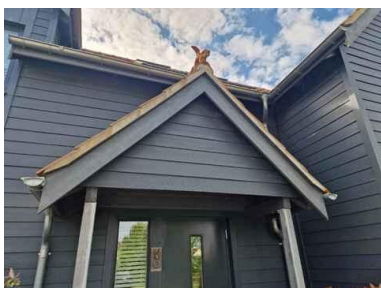
Condition Rating:

1

## D7 Conservatory and porches

1

There is a timber-built porch constructed beneath a tiled roof structure, which was in good condition and appears to be original to the construction of the property.



VIEW FULL SIZE

Condition Rating:

1

## D8 Other joinery and finishes

1

The roof edges are provided with timber fascia and soffit boards which are in a good condition. External decorations will need regular redecoration, typically on a three-to-five-year cycle dependent upon the quality of paint or stain coating.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating:

1

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

1

There is a Juliet-style balcony accessed via the rear bedroom.

The railings were in a good condition. The height of the banister and the gaps between the spindles will comply with Building Regulations.



VIEW FULL SIZE

Condition Rating:

1

# 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.

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

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

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

Timber decking in the loft restricted inspection of the ceiling structure.

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.

## E1 Roofs

**1**

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

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

The underside of the roof is constructed with sarking board (horizontal planks of wood laid over the rafters). This was a traditional method of providing secondary protection against driving rain and snow. The sarking boards, viewed from beneath, appear sound.

The vendor advised that a breathable membrane is present above the boards; however, this could not be visually confirmed due to the presence of the sarking boards. No signs of moisture

ingress or ventilation issues were noted at the time of inspection, but the presence and condition of the membrane should be confirmed if further investigation is undertaken (e.g. during future roof works).

Ventilation within the roof void appears adequate and is achieved via eaves vents (as state by the vendor).

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

Insulation is provided to a depth of 270mm, which appears to comply with current standards.



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Condition Rating:

1

## E2 Ceilings

1

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 a plastered skim.

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

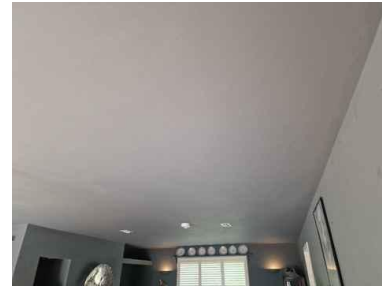
Minor irregularities and shrinkage cracks are present (picture 2), but these are not unusual for this type and age of property. Cosmetic works upon redecoration will be required.



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Condition Rating:

1

## E3 Walls and partitions

1

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

Internal partitions are of lightweight construction throughout.

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

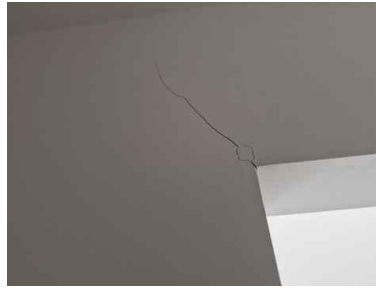
Some shrinkage cracks and irregularities are present in the plasterwork (picture 2). These are not considered to be serious in a property of this age and an amount of making good is required prior to redecoration.

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

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



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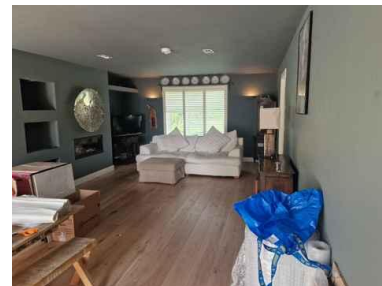
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Condition Rating:

1

## 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 suspended concrete construction.

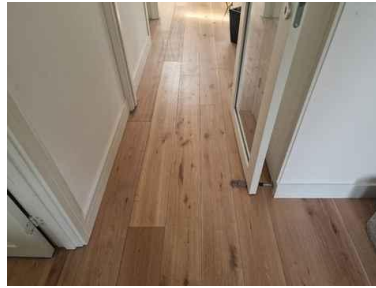
Upper floors are of suspended timber construction.

Suspended concrete floors appear to be firm and level with no signs of any significant hollowness noted.

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/shower dampness may have caused serious rot in the floor. We found no evidence of timber decay, but further investigations would be necessary to establish whether any defects exist. If such work is to be undertaken, there will be some resultant damage and appropriate contractors should be appointed to undertake this work, with the vendor's permission, so that any replacement of panelling or flooring can be carefully undertaken.



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Condition Rating:

1

## E5 Fireplaces, chimney breasts and flues

3

There is a gas fire within the lounge.

There is no evidence that the gas fire has been tested recently, and a Gas Safe registered engineer should be employed to check the flues are clean and function satisfactorily before use. Because of the provision of the gas appliance, it was not possible to inspect the flues during our inspection.



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Condition Rating:

3

E6

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

1

Please note, a detailed inspection of kitchen and utility room fittings is outside the scope of this report. Given that the property is occupied, the cupboards were full of household effects, which severely restricted our inspection, and the risk of concealed defects exists.

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

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

The fitted units provided are modern and appeared serviceable although individual units were not inspected in detail.

The carcassing to the units is made of chipboard, which can deteriorate if it becomes wet. It is therefore necessary to protect the chipboard by maintaining the seals and laminating coverings in good condition. The seals were found to be in a serviceable condition

Ventilation appears adequate in the kitchen and utility room and should be regularly maintained.

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:

1

## E7 Woodwork (for example, staircase joinery)

1

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

The joinery was carefully inspected where readily accessible.

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

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

You should ensure that your home is a safe environment. Any glazing fitted internally below 800mm above internal 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).

Where required British Standard markings were apparent, suggesting that the glass is toughened or laminated in accordance with regulations.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/996860/Approved\\_Document\\_K.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/996860/Approved_Document_K.pdf)

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.



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Condition Rating:

1

## E8 Bathroom fittings

1

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 cubicles.

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

Ventilation appears adequate in all bathrooms.

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: 1

## E9 Other

2

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

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

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

There are 2 mains-wired smoke detectors installed.


[VIEW FULL SIZE](#)

Condition Rating: 2



# 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

**2**

**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.

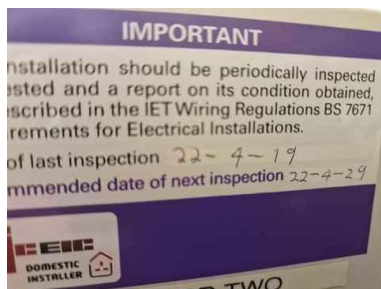
You should request a copy of the most recent electrical safety certificate through your Legal Advisor, prior to exchange of contracts.

The meter is located on the garage wall.

The consumer unit is located under the stairs.

The consumer unit displayed evidence of the last testing date on 22.4.19. As a benchmark for a new test and inspection, a copy of the last electrical examination should be obtained prior to legal commitment to purchase.

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: **2**

## F2 Gas/oil

**2**

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

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

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

- A description of and the location of each appliance or flue checked;
- The name, registration number and signature of the individual carrying out the check;
- The address of the property at which the appliance or flue is installed;
- The date on which the appliance or flue was checked;

- The name and address of the occupier;
- Any defect identified and any remedial action taken or recommended; and
- A statement confirming the gas safety check completed complies with the current requirements of the Gas Safety Regulations.

The property is not connected to the mains gas network and is instead supplied by liquefied petroleum gas (LPG), stored in an external tank. LPG is a viable alternative for rural properties but is generally more expensive than mains gas and subject to fluctuations in supply costs. At the time of inspection, no safety concerns were identified in relation to the visible parts of the system; however, we have not tested the system or its appliances. As with all fuel installations, regular servicing by a qualified Gas Safe registered engineer is essential.

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.

You should confirm ownership or supply arrangements, as some tanks may be rented from the supplier. Further advice and testing of the installation by a suitably qualified heating engineer is recommended.



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Condition Rating: 2

## 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 utility room.

The external stop tap is located in the front verge (as stated by the vendor). You should confirm whether a water meter is provided.


[VIEW FULL SIZE](#)

Condition Rating: **2**

## F4 Heating

**2**

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 utility room. This is a modern appliance and appears to be operating satisfactorily at the time of inspection.

We believe the heating boiler has been tested annually and you should request a copy of the most recent service history through your Legal Advisor, prior to exchange of contracts. In the absence of any paperwork dated within the last 12 months, you should arrange for a suitably qualified contractor to inspect the installation prior to entering into a legal commitment to purchase.

You should also arrange for annual testing during your occupation.

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

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

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

Plumbed underfloor heating is provided throughout the ground floor. Manifolds and pumps for the plumbed underfloor heating are located in under the stairs.

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

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



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Condition Rating:

2

## F5 Water heating

2

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

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

You should be aware that hot water systems require regular maintenance, and it is recommended that they are serviced annually alongside the central heating boiler installation. You should request a copy of any recent service history through your Legal 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.



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Condition Rating:

2

## F6 Drainage

**3**

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

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.

It is understood the property is not connected to the public sewer. Drainage to the property is provided to a treatment plant which discharges to the pond in the rear garden.

A treatment plant incorporates a rotating biological contactor which is a biological treatment process used in the treatment of wastewater.

The primary treatment process removes the grit and other solids through a screening process which is followed by a period of settlement.

The rotating biological contractor is a type of secondary treatment process. It consists of a series of closely spaced parallel discs mounted on a rotating shaft which is supported just above the surface of the wastewater. Microorganisms grow on the surface of the discs where biological degradation of the wastewater pollutants takes place.

The rotating biological contactor allows the wastewater to come into contact with the biological medium in order to remove pollutants in the wastewater before the treated water is discharged to the environment, usually to a body of water, such as a ditch or river.

Because of the nature of the private drainage supply we recommend that further drainage engineer's examination be undertaken to ensure that the entire system is functioning satisfactorily, with any recommendations for repairs or preventative maintenance to be implemented.

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 ducted internally and therefore hidden from view.

Condition Rating: **3**

## F7 Common services

NI

None.

Condition Rating: Not Inspected

## F8 Other services/features

NI

None.

Condition Rating: Not Inspected

# G

## GROUNDS

(including shared areas for flats)

# G: GROUNDS

## G0 Limitations

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

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

The gardens are somewhat overgrown 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

1

There is a timber frame triple garage to the front (left side) which is constructed beneath a pitched and tiled roof.

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

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

There are electrically operated garage doors. You should confirm whether there is a service contract or guarantee which could transfer with title.



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Condition Rating: 1

## G2 Permanent outbuildings and other structures

NI

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

Condition Rating: Not Inspected

## G3 Other

2

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

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

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

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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Condition Rating:

2



# H

## ISSUES FOR LEGAL ADVISERS

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

# H: ISSUES FOR LEGAL ADVISERS

## H1 Regulation

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

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

## H2 Legal List

Confirm no previous flooding through your searches.

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

Seek documentary evidence of a test of the heating installation.

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

## H3 Guarantees

Confirm that the property is still under a Protec new-build guarantee, of which we believe there are approximately 4 years remaining.

Confirm if a service contract and guarantee exist for the electronic garage door installation.

Seek documentary evidence of the last electrical test.

## H4 Other matters

Your Legal Advisor should advise on your rights and obligations in relation to:-

Your maintenance responsibilities in respect of the boundaries.

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

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

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

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

Maintain trees and shrubs close to the property.  
There may be concealed defects to timbers close to the eaves.  
Complete minor repairs to ceiling finishes.  
Repair shrinkage cracks and irregularities.  
Test the gas fire appliance.  
Confirm whether the gas hob has been tested.  
Replace smoke detectors every 10 years.

## I2 Risks to the grounds

Risk of surface water flooding  
Overgrown grounds with potential for invasive species  
Confirm boundary positions  
Confirm repairing liabilities of the boundaries

## I3 Risks to people

Confirm the gas hob has been tested or test prior to use.  
Test gas appliances prior to use.  
Replace smoke detectors every ten years.  
Maintain carbon monoxide alarms adjacent to all fuel-burning appliances.  
Slippery external surfaces present use with care.  
Change the locks to improve security.

## I4 Other Risks

None

**J**

## **SURVEYOR'S DECLARATION**



## J: SURVEYOR'S DECLARATION

Surveyor's name

Gary Edge

Qualifications

MCIOB, AssocRICS

Surveyor's RICS number

6828595

HBR Licence No

HBR-c8049646-545b-4f56-aa80-bf57dffade44

Company name

Sage Chartered Surveyors Ltd

Address

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Email

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Property address

[REDACTED]

Client's name

[REDACTED]

Date this report was produced

Monday 2 June 2025

"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.

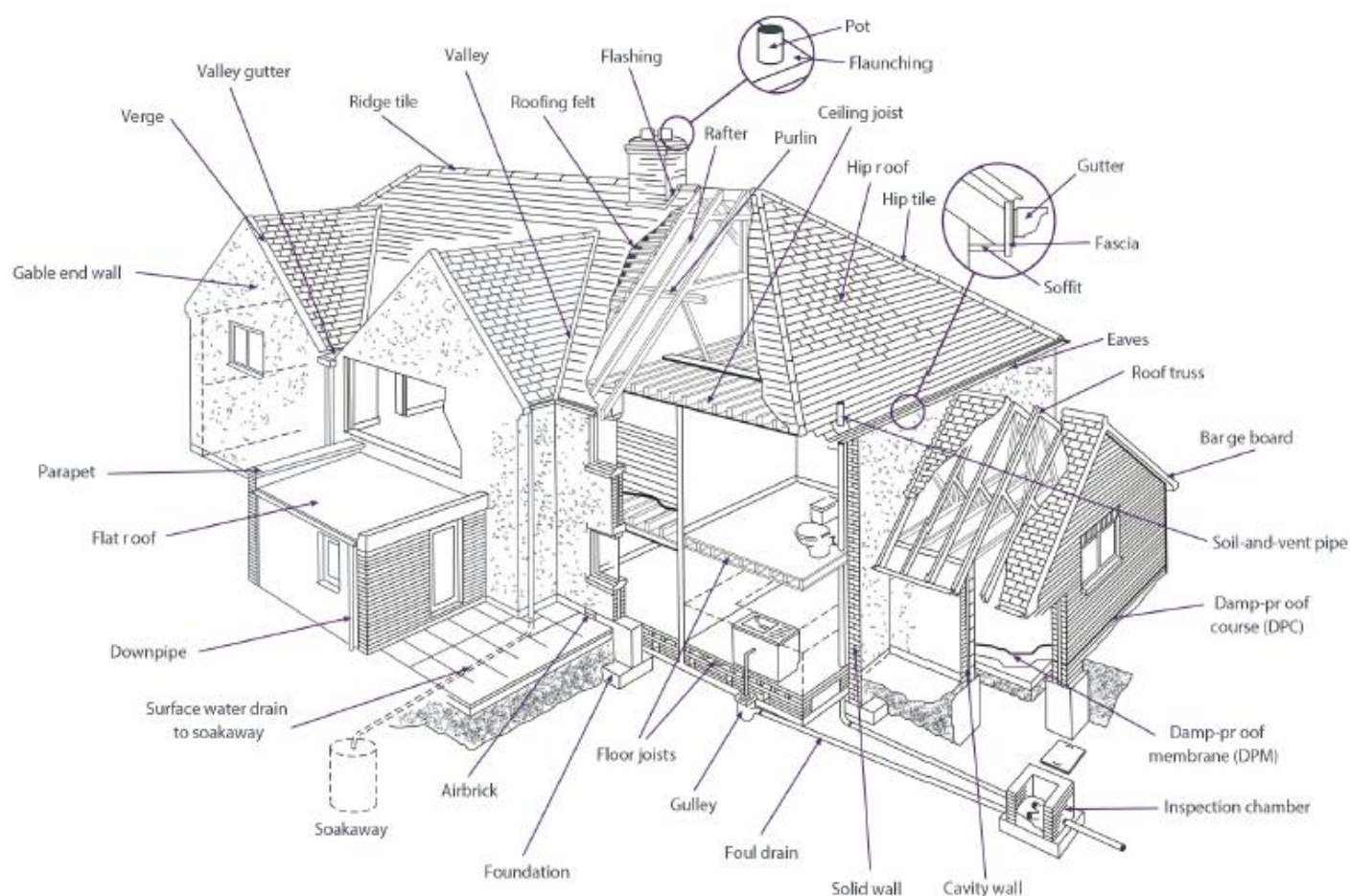
# M

## 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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