

SAMPLE REPORT 2
LEVEL 2 HOME SURVEY

Detached property

Built 2001

LEVEL 2

Your survey report

Property address

Client's name

Inspection date

Surveyor's RICS number

5603885

2

Contents

A	About the inspection and report	3
B	Overall opinion	7
C	About the property	12
D	Outside the property	17
E	Inside the property	27
F	Services	34
G	Grounds	40
H	Issues for your legal advisers	44
I	Risks	46
J	Surveyor's declaration	48
K	What to do now	50
L	Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement	52
M	Typical house diagram	58
	RICS disclaimer	62



About the inspection and report

This RICS Home Survey – Level 2 (survey only) 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.



About the inspection and report

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 are not covered by these terms and conditions, and 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 under-floor 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**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.



About the inspection

Surveyor's name

Neil J Maudsley

Surveyor's RICS number

5603885

Company name

NM Home Surveys Ltd

Date of the inspection

Report reference number

Related party disclosure

I am not aware there is any conflict of interest as defined in the RICS Rules of Conduct.

Full address and postcode of the property

Weather conditions when the inspection took place

The weather at the time of our inspection was mostly dry but cloudy & overcast.
Prior to the inspection the weather had been mostly changeable for several days.

Status of the property when the inspection took place

When I inspected the property it was occupied and furnished.
The floors were covered throughout.
The vendor was present during the inspection and informed us they have lived at the property for approximately 18 years (or thereabouts).

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects and have been grouped by the urgency of any required maintenance. 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.

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.

Summary of condition ratings

Overall opinion of property

The property is considered to be a reasonable proposition for purchase provided you are prepared to accept the cost and inconvenience of dealing with the repairs and improvement works reported. The property was found to be in generally reasonable condition for its type and age with no significant structural defects apparent. There are some defects, however, which require attention and which will require some expenditure at the outset and these are detailed within the relevant sections of this report. You are advised to obtain quotations for these works so that you are aware of the remedial costs prior to purchase. On consideration of the remedial costs, you may wish to renegotiate on the purchase price. Provided these works are carried out to a satisfactory standard we see no reason why there should be any difficulty on resale in normal market conditions.

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.

The condition ratings assigned throughout this report are based on what was visible at the time of inspection. 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 significant defect. If greater assurance is required on these matters, it will be necessary to expose these areas and investigate further. Unless these areas are checked before purchase you must accept the risk that additional defects and consequent repair costs will be discovered at a later date.

You should pass a copy of this report to your Legal Adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each of the items referred to within Section H.

B

Summary of 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'.



Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
	No specific documents other than those highlighted within Section H were noted.	



Elements that require urgent attention

These elements have 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.

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
F1	Electricity	
F2	Gas	
F4	Heating	
F5	Water heating	

Summary of condition ratings

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	
D5	Windows	
D8	Other joinery and finishes	
E7	Woodwork	
F3	Water	
F6	Drainage	
G3	Other	

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D4	Main walls	
D6	Outside doors	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings	
E8	Bathroom fittings	



Summary of condition ratings

E9	Other	
G1	Garage	

NI Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
D9	Other
E5	Fireplaces, chimney breasts and flues
F7	Common services
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

This is a traditionally constructed two storey four bedroom detached house.

The front of the building faces approximately West. Any references to the left or right of the property are given as if viewing the building from the front.

Approximate year the property was built

It is believed the property was built circa 2001. The title deeds may give a more accurate indication of the age of the property.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is of cavity wall construction with external elevations faced in brick under a pitched roof covered with tiles. Internal floors are a mix of suspended timber and solid concrete floor construction. The windows are of uPVC double glazed frames throughout.

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.

Asbestos

Given the age of the property there should have been no asbestos based materials used in its construction.



About the property

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	2			1	1			1
First		4	2					
Second								
Third								
Other								
Roof space								



Energy efficiency

We are advised that the property's current energy performance, as 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

C73

Issues relating to the energy efficiency rating

The property attributes stated within the Energy Performance Certificate (EPC) dated xx/xx/xxxx are generally consistent with the findings of my inspection. Improvements to the EPC rating can be made through a variety of options and I refer you to the advice provided within the EPC.

Mains services

A marked box shows that the relevant mains service is present.

☒ Gas ☒ Electric ☒ Water ☒ Drainage

Central heating

☒ Gas ☐ Electric ☐ Solid Fuel ☐ Oil ☐ None

Other services or energy sources (including feed-in tariffs)

There were no other services or energy sources apparent.

Other energy matters

I found no issues relating to other energy matters.



Location and Facilities

Grounds

Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the local authority. Your Legal Adviser should confirm this.

There is a garden to the rear of the property.

There is a garage to the side of the property.

There are no outbuildings with the property.

Parking is available on the drive to the front with further parking also available on the roadside.

Location

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

It would be prudent to visit the property and surrounding areas on a number of different occasions and at various times of the day so that you can discern better whether there are any issues that could affect your future enjoyment of the property and your decision to purchase.

Facilities

Normal amenities and facilities are available in the vicinity. Public transport is also available in the vicinity and there are schools within a reasonable travelling distance.

It would be prudent to familiarise yourself with the locality and facilities, prior to purchase of the property, to ensure you are aware of what is available within your local area.

Local environment

The property is in a location the Environment Agency considers to be at medium risk from surface water flooding but we are not aware of any flooding in recent years. Your Legal Adviser should check whether there is any documentary evidence of past flooding to the property and confirm that reasonable insurance cover is available. For the purposes of this report, it is assumed that ongoing buildings and contents insurance cover can be obtained on normal terms.

There are no other adverse environmental factors connected with the location of the property, as far as we are aware, without having made or seen any environmental search reports. We strongly recommend you commission an independent Environmental Search prior to purchase.

Our desktop survey revealed the property to be located within an area where the likelihood of radon is lowest. Your Legal Adviser should check whether the land has been tested at some time in the past and obtain the results. Further advice can be obtained from <https://www.ukradon.org/information/>

I believe the property to be in an area of high exposure to weathering elements. A higher than average level of weathering is likely to occur in the future. The risk of storm damage must also be anticipated from time to time.

We are not aware of any adverse town planning, statutory or other environmental matters which may impact on the property and such details should be revealed during the process of usual conveyancing searches.

D

Outside the property



Outside the property

Limitations to the inspection

The underside of the roof coverings was restricted due to the presence of a sarking felt underlay.

Due to the limited vantage point from ground level I could not inspect the underlay at eaves level to see whether it is properly lapped into the gutters.

As it was not raining whilst I inspected the property, I am unable to confirm that the roof, gutters and weather proofing details are weather-tight.

We have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects.

D1 Chimney stacks

1 2 3 NI

There are no chimney stacks with the property.

NI

D2 Roof coverings

The main roof, garage roof & front entrance canopy roof are pitched roofs covered with interlocking concrete tiles.

The top of the roofs are covered in ridge and hip tiles bedded in mortar. The verges (edges of the roof) are covered with plastic verge cappings. There are lead lined valley gutters between the pitched roof intersections to the front gables. There are lead flashings to the roof/wall abutments.

I was informed by the Vendor that the main roof covering has been totally stripped and retiled within the last 12 months and I was shown an invoice dated 24/07/2023 which outlined the extent of the apparent works carried out. The following issues were noted:

- The mortar pointing to the ridge and hip tiles is missing, cracked and starting to loosen in several areas. The thickness of the bedding mortar is excessive in some areas and is to a very poor finish.
- General cracking and loosening of the mortar to the edge of the front gable valley gutters was observed. The mortar seal to one of the valley gutters is missing/incomplete. The roof structure is therefore exposed in this area and will be a source of water ingress over time if not rectified.
- There are several damaged, slipped and cracked tiles to the main roof.
- The roof underlay could not be fully seen at eaves level and I cannot confirm its condition or whether it properly laps into the guttering. This increases the risk of water ingress at eaves level.

The roofing works have been carried out to a very poor standard overall and the extent of the defects observed suggests the list of works outlined in the invoice may not have been carried out in full. Specifically, the original sarking felt underlay can be seen to be still in place (as viewed from the loft inspection) and it would appear some of the ridge/hip tiles have original mortar pointing.

To prevent further deterioration and the risk of water ingress, I recommend that you arrange for an independent assessment to be carried from a reputable roofing contractor to advise you on the scope of works necessary to rectify the defects seen. This may result in completely stripping and retiling the main roof which may be a more cost effective solution than attempting to rectify

3



Outside the property

defects resulting from poor workmanship overall.

Condition Rating 3. Further Investigation.

The position of the property will lead to a greater exposure to weathering elements and wind damage, particularly in storm conditions and a higher incidence of repair and maintenance is to be anticipated as a result.

Front Bay Roof

The pitched roof to the front bay has a GRP roof covering.

- The roof covering is in satisfactory condition to the extent that no signs of water ingress were noted internally.

Condition Rating 1. Normal maintenance will be required.

You should check the roof covering on a regular basis and it should be maintained in good condition. Small items of disrepair if left unattended can lead to costly problems.

GRP stands for glass-reinforced plastic and is also referred to as fibreglass roofing. GRP is composed of a resin with glass or fibrous strands that reinforce the roofing material. GRP roof coverings can become brittle over time due to sun exposure. UV rays can break down the resin in the fiberglass, making it more likely to crack. Mistakes during installation, like applying too much or too little resin, can also lead to premature brittleness. Regular maintenance, like cleaning and recoating the roof can help protect the fiberglass from UV damage and other wear-and-tear.



Ridge tiles



Hip tiles



Mortar bedding



Ridge tiles

Outside the property



Valley gutters



Valley gutters



Damaged tiles



Damaged tiles

D3 Rainwater pipes and gutters

The rainwater goods are of plastic sections throughout. The gutters are fixed to the fascia boards.

- The rainwater pipe joints are stained and leaking in places and should be repaired / resealed.
- There is vegetation growth to the gutters which needs to be cleared to prevent overflowing.
- A section of the guttering to the front elevation is loose and disconnected. This should be re-connected/refitted to reduce the risk of leakages and future defects developing.

Condition Rating 2.

As it was not raining at the time of my inspection I am unable to be certain that all of the joints are free from leakage. I recommend the fittings are inspected during wet weather to enable any leakage to be identified and rectified.

Rainwater goods should be regularly inspected and cleared where necessary to prevent blockages. It is important to keep rainwater goods clear and free from leaks to prevent rot to timbers and damage to the fabric of the building.

2

Outside the property



Leaking rainwater pipe joints



Blocked gutters



Loose guttering

D4 Main walls

The main walls are of cavity construction with external elevations faced in brick.

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

The walls have been built with a modern plastic damp-proof-course. The damp proof course appears to be properly positioned above external ground levels.

As a general comment, the main walls are in satisfactory condition overall and free from serious defects. They are however weathered in a manner that is to be expected bearing in mind the age of the building:

Structural Movement

- The property appears free from any significant structural movement to external walls. No evidence was seen of any significant cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground.

Condition Rating 1. Normal maintenance will be required.

Cavity walls are usually tied together by iron or steel ties. With time these ties will rust however there is no external evidence to suggest rusting of the wall ties. Wall tie failures in my experience

1

D

Outside the property

are uncommon in this area but there is a risk. If you are not prepared to accept this risk you should arrange for an appropriately qualified person such as a member of the Property Care Association to inspect the wall ties to ascertain their condition. The vendors' permission will be required.

There are mature trees within & beyond the plot. Trees can cause structural damage. No sign of damage was seen but tree growth should be managed and controlled to reduce the risk of future damage.

Wall Finishes

- The wall finishes are generally satisfactory allowing for the normal weathering to be expected bearing in mind their age. The pointing and masonry are generally in satisfactory condition. No evidence was seen of any unusual wear or weathering of the brick work or mortar pointing between the bricks.

Condition Rating 1. Normal maintenance will be required.

Dampness

- Where accessible the property appears free from any damp having affected the external walls. There is no evidence of any rising damp or excessive levels of cold bridging. Condensation levels are within levels to be expected for a property of this type and age.

Condition Rating 1. Normal maintenance will be required.

My checks for damp were restricted by items such as ceramic tiling, floor coverings and fitted cupboards in the kitchen.

Insulation

Given the age of the property it is likely the original main walls are insulated in accordance building regulations requirements at the time of construction.



Front elevation



Front/side extension

Outside the property



Front/side elevation



Rear elevation

D5 Windows

The windows are of Upvc double-glazed frames throughout and would appear to be original to the property.

- The glazing in the master bedroom window has misted over due to failure of the seals. This cannot be repaired and the affected panes need re-glazing.
- Gaps were evident to the sealant between the window frames and the surrounding masonry. This needs replacing to reduce the risk of damp penetration.

Condition Rating 2.

In other respects, the windows are weathered and slightly worn but in reasonable condition overall. A selection of opening casements were checked for operation and were found to be generally in a serviceable condition although some wear and tear is evident to the window furniture from use. It should be noted however that on-going maintenance will be required during your future occupation of the property.

Since April 2002 replacement windows should either have Building Regulation approval or have been installed by a contractor registered with an accredited Competent Persons Scheme such as Assure, FENSA and CERTASS. You should ask your Legal Adviser to check this for you.

Your Legal Adviser should also check whether there is a transferable guarantee for the windows.

The windows are fitted with window locks and you should ensure that all keys for these locks are passed to you on completion of the sale.

2



Outside the property



Misted/failed double glazing unit



Gaps to frame sealants

D6 Outside doors

The outside doors are a mixture of composite and aluminium construction and contain double-glazed units. The age of the doors is unknown, however, based on their condition and overall appearance, they appear to be of varying ages.

1

- The doors are slightly worn and weathered but are in satisfactory condition for their age. The doors were checked for operation and were found to be generally in a serviceable condition although some wear and tear is evidence to the door furniture from use. The sealant to the frame surrounds also appeared free from any significant deterioration. There were no signs of condensation between double glazed panes at the time of inspection. The doors are generally in satisfactory condition overall. Despite this, however, on-going maintenance will be required during your future occupation of the property.

Condition Rating 1. Normal maintenance will be required.

Please refer to my comments in Section D5 regarding double glazing seals, seals to the frames, any guarantees and the provision of any keys. It is recommended you change all locks upon occupation to enhance security.



Front door



Dining room doors



Outside the property

D7 Conservatory and porches

There is no conservatory or attached porch with this property.	NI
--	----

D8 Other joinery and finishes

The fascias, soffits and bargeboards to the eaves are of Upvc sections. The timber door casings have painted finishes.

2

- The external decoration to the timber door casings is showing signs of weathering. This should be re-decorated which should include thorough preparation by removal of all loose and flaking decorative finishes, filling of all cracks and making good any damage prior to priming of bare surfaces and re-application of appropriate decorative coatings.

Condition Rating 2.

In other respects, the external joinery appeared satisfactory within the limitations of the inspection and allowing for normal weathering. The inspection was limited by the height of the joinery and the positioning of the guttering. It is always possible with timbers of this age that some decay will be revealed during preparation for redecorating. External decorations will need regular redecoration, typically on a three-to-five-year cycle dependent upon the quality of paint or stain coating.



Weathered decorations



Upvc joinery to rear extension



Weathered paint finishes



Outside the property

D9 Other

There are no other items that require comment.	NI
--	----

E

Inside the property



Inside the property

Limitations to the inspection

My inspection was generally restricted by the furnishings and household items in the rooms and cupboards throughout the property. Furniture and household items were not moved with accessible and visible areas only having been inspected. Unless these areas are checked before purchase you must accept the risk that additional defects and consequent repair costs will be discovered at a later date.

My inspection of the main roof space and structure was limited as the insulation has been laid over the joists making movement around the roof space unsafe. Therefore it was only possible to carry out a head and shoulders inspection of areas clearly visible from the access hatch.

The fitted floor coverings restricted my inspection of the floor structures and staircase including checks for damp. The floor coverings have not been lifted. Accordingly we are unable to warrant that this area is free from defect.

E1 Roof structure

1 2 3 NI

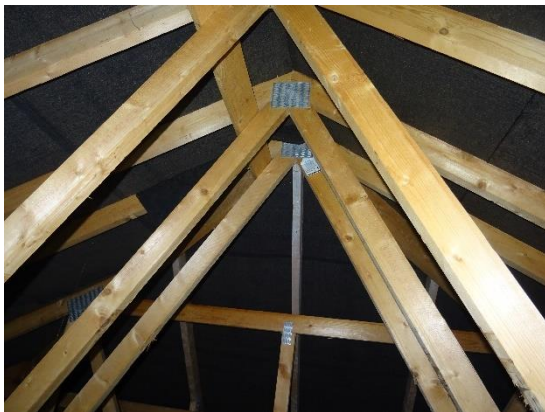
I inspected the main roof structure and roof void via the ceiling hatch in the first floor landing ceiling.

The roof is constructed with pre-fabricated timber trusses which span between the walls. Ventilation to the roof space is provided via soffit vents. The main roof space has fibreglass insulation fitted between and over the ceiling joists in areas of approximately 300mm thickness.

- Where accessible and visible the roof structure is in reasonable order. No significant distortion was noted to the timbers and the space appears to be adequately ventilated and insulated.
- Bracing between individual trusses appears to be adequate with no movement noted. No cutting out of these timbers should be contemplated without first seeking advice from a Chartered Structural Engineer or a Building Surveyor.

Condition Rating 1. Normal maintenance will be required.

Roof structures require ventilation in order to ensure any moisture and condensation is taken to atmosphere. Where this is trapped it can cause increased moisture content in roof timbers that can lead to consequential timber defects forming. You should ensure the soffit vents are not obstructed / blocked to ensure a sufficient flow of air through the void.



Main roof structure



Main roof space



Inside the property

E2 Ceilings

The ceilings are of modern plasterboard construction with plaster skim finishes. The ceiling decorations consist mainly of painted finishes.

1

- The ceilings are in satisfactory condition. There are a number of minor shrinkage cracks in the ceiling finishes at some wall and ceiling junctions and between plasterboard sheets. Such cracks are very common and none are of structural importance. These can be filled in and repaired when the rooms are next redecorated. Normal maintenance will be required.
- There was no staining or dampness recorded to the ceilings on the day of inspection. However, this does not preclude that its presence may be hidden behind ceiling finishes or recent decorations.

Condition Rating 1.

The ceilings throughout the property are generally decorated to a satisfactory standard. You may wish to renew the decorations, however, to comply with personal taste as part of your normal future maintenance and improvements to the property.

E3 Walls and partitions

The internal walls and partitions are a combination of solid masonry and studwork partitioning. The walls have a mix of solid plaster and plasterboard / skim finishes. The wall decorations consist mainly of painted finishes. Ceramic tiling is present in the bathroom & shower room

1

- No significant defects were noted during my inspection and the internal walls were found to be structurally sound. No evidence was seen of any significant cracking which might indicate that the property is subject to subsidence or unusual settlement.
- Some evidence of minor hairline cracks were noted; however, such cracks are very common and none are of structural importance. They can be filled in and repaired when the rooms are next decorated.
- All moisture meter readings recorded around the property were found to be within a normal range indicating that, in those areas that could be accessed, it is not affected by rising or penetrating damp. However, this does not preclude that its presence may be hidden behind furniture or recent decorations. Condensation levels noted were within normal limits expected for a property of this type and age.

Condition Rating 1. Normal maintenance will be required.

The walls throughout the property are generally decorated to a satisfactory standard. You may wish to renew the decorations, however, to comply with personal taste as part of your normal future maintenance and improvements to the property.

The construction and finishes of the walls and partitions cannot be confirmed without destructive investigations being carried out. My description of the walls is therefore based on appearance and tapping the wall surfaces in random locations.



Inside the property



Moisture meter readings – generally dry



Moisture meter readings – generally dry



Moisture meter readings – generally dry



Moisture meter readings – generally dry

E4 Floors

The ground floor is of solid concrete floor construction. The upper floor is of suspended timber floor construction. There are a range of floor finishes throughout the property including carpet, vinyl and tiled coverings.

- No evidence of any undue movement was noticed to the ground floor which appeared to be firm and even and no obvious defects evident.
- None of the upper floors were found to be unusually noisy or springy when walked upon, suggesting that the underlying structures are not affected by significant timber defects.
- Some upper floors creak when walked. Such issues are very common in floors of this type and none are of structural importance. You may find this unsatisfactory and wish to undertake repair work to reduce this problem however, complete eradication of creaking might prove difficult.

Condition Rating 1. Normal maintenance will be required.

The tiles which have been laid on the timber floor in the bathroom and shower room may crack when the floor naturally flexes. You should allow for future repairs and replacement of the floor tiles as part of your future maintenance.

1



Inside the property

E5 Fireplaces, chimney breasts and flues

There are no fireplaces or chimney breasts inside the property.

NI

E6 Built-in fittings

There are a range of built-in storage cupboards and worktops in the kitchen which are relatively modern in appearance. Elsewhere there are built-in wardrobes to the master bedroom.

The built-in fittings were examined for general condition. A selection of cupboards, doors and drawers were checked for normal operation. Most of the kitchen/utility room cupboards were found to be full of stored food, crockery and other items, limiting inspection of the internal areas.

- The built-in fittings are generally in satisfactory condition allowing for normal wear and tear from use. The kitchen appears to be adequately ventilated to prevent condensation.

Condition Rating 1. Normal maintenance will be required.

I have not carried out any testing on the built-in appliances. You should have these checked by a specialist if they are important to your purchase.

1



Kitchen fittings



Kitchen fittings

E7 Woodwork

The internal joinery items include the doors, door surrounds and skirting boards together with the staircase.

- Some doors are in need of adjustment to allow them to latch fully, prevent binding and to allow ease of operation. The affected doors should be eased, adjusted, refitted and repaired as necessary to ensure they operate effectively.

Condition Rating 2.

Elsewhere the internal joinery is generally in satisfactory condition but there is evidence of normal wear and tear from use.

The decorations to the joinery items are satisfactory but are marked in places from wear and tear. Redecorations will be required in due course but this is considered to be part of normal maintenance.

2



Inside the property



Internal doors



Internal doors

E8 Bathroom fittings

The sanitary fittings in the cloakroom, main bathroom and en-suite shower room are relatively modern in appearance.

- The sanitary fittings are in satisfactory condition but there is evidence of normal wear and tear from use.
- There is mechanical ventilation in the bathroom and shower room. This should be kept operational as it reduces the levels of moisture within the room and hence the risk of condensation damage to the walls and ceiling.

Condition Rating 1. Normal maintenance will be required.

In other respects, the fittings are in satisfactory condition but there is evidence of normal wear and tear from use. It is important that the seals around the fittings are not allowed to deteriorate as this could allow leakage that might result in damage. You should check the integrity of the seals at regular intervals and have them renewed at the first sign of deterioration.

1



Bathroom fittings



Bathroom fittings



Inside the property



Shower room fittings



Shower room fittings

E9 Other

Fire & Means of Escape Precautions

The principal escape route from the property is via the front door. The principal escape route from the upper floor is via the stairs. Additional escape routes are provided by the dining room & kitchen doors.

The main staircase discharges directly to the principal exit door which is the most efficient route for emergency egress in the event of a fire.

The provision of emergency egress from the first floor windows is satisfactory.

The property has mains powered smoke detection installed. This appears to be appropriately positioned however, I have not tested the alarms for operation. They should be tested on first occupation and on a monthly basis thereafter.

- Fire precautions for the property appear satisfactory.

Condition Rating 1.



Smoke alarms



Fire escape windows

1

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.



Services

Limitations to the inspection

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.

There has been no apparent recent safety inspection of the service installations. Where no further obvious defects have been identified these elements have been Condition 3 rated as a result. In the first instance you should enquire with the vendors so see if they can arrange for these to be inspected prior to exchange of contracts. If they are not willing to do this then this should be arranged by yourself to ensure they are safe to use and that there are no hidden defects that may cause further expense in the future.

The soil/vent pipes & waste pipes are mainly contained within a duct internally and could not be inspected.

The inspection chamber covers to the underground drainage could not be lifted due to surrounding vegetation growth sealing the covers.

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. In addition some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible.

F1 Electricity

1 2 3 NI

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

The property is connected to the mains supply. The consumer unit is located in the garage and contains modern miniature circuit breakers (MCB's) and residual current device (RCD) protection. The meter is located in an outside meter box located on the garage side wall. The wiring is in plastic covered cable.

3

I saw no areas of concern; however, my enquiries indicate there is no up-to-date test certificate for the electrical installation.

- Your Legal Adviser should establish whether there is a current test certificate available and if not then it should be checked before purchase and you should immediately instruct a Competent Person such as a NICEIC or ECA registered electrician prior to exchange of contracts to inspect and test the installation for safety and carry out any necessary works. This may require replacement of the consumer unit and a partial or full re-wire. The installation check should also include the car charging unit.

Condition Rating 3



Services



Consumer unit



Electric meter

F2 Gas

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. 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.

Gas is supplied from the mains. The meter and stop valve are situated in the outside meter box on the garage side wall.

I saw no areas of concern; however, my enquiries indicate there is no up-to-date test certificate for the gas installation.

- Your Legal Adviser should establish whether there is a current test certificate available and if not then it should be checked before purchase and you should immediately instruct a Competent Person such as a Gas Safe registered engineer prior to exchange of contracts to inspect and test the installation for safety and carry out any necessary works. You should also ensure that the gas appliances are serviced annually.

Condition Rating 3.



Gas meter and stop valve

3



Services

F3 Water

2

The property has a mains water supply connected. The external stop tap is located in the pavement to the front of the property. The water meter is situated in the outside meter box to the front porch area. The internal stop tap is in the garage. The supply pipework is plastic, where visible. The internal distribution pipework is of copper, where visible.

- The door to the meter box is damaged/broken and should be replaced.

Condition Rating 2.

In other respects, the cold water installation appeared satisfactory with no serious defects noted. Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, however the possibility of concealed defects still exists.



External stop tap



Water meter



Damaged/broken meter box



Internal stop tap

F4 Heating

3

The property has a gas fired heating system with a wall mounted condensing combination boiler located in the garage. This heats the property via radiators and also provides instantaneous hot water direct to the taps. Accessible central heating pipes appear to be mainly copper, where visible.

The central heating is supplemented by a gas fire in the lounge.

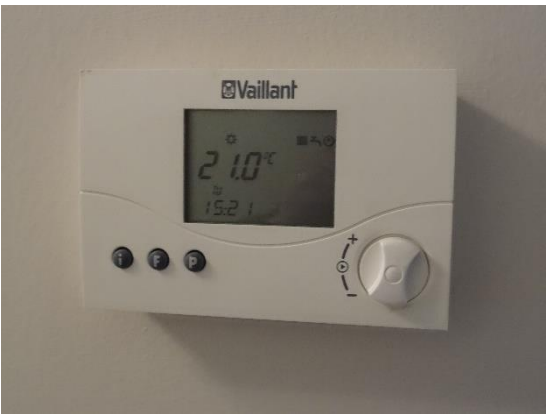
I saw no areas of concern; however, my enquiries indicate there is no up-to-date test certificate for the heating installation.

- Your Legal Adviser should establish whether there is a current test certificate available and if not then it should be checked before purchase and you should immediately instruct a Competent Person such as a Gas Safe registered engineer prior to exchange of contracts to inspect and test the installation for safety and carry out any necessary works. You should also ensure that annual servicing of the appliances takes place.
- It is not possible to indicate the condition of flues or the presence of flue liners. As a precautionary measure, we would advise that the gas fire is serviced and examined by a Gas Safe registered contractor to ensure both the safe and efficient operation of the appliance and the flues. The contractor should also confirm that adequate ventilation has been provided to this appliance.

Condition Rating 3.



Boiler



Programmer/room thermostat



TRV



Gas fire



Services

F5 Water heating

Hot water is supplied directly by the combination boiler and you should see our comments in Section F4 above.

Condition Rating 3.

3

F6 Drainage

I believe the property is connected to the public sewer.

Given the age of the property, it is likely to have two drainage systems serving the property, one for foul water and the other for rainwater.

Above ground drainage

The kitchen waste pipes are of plastic piping.

- The kitchen waste pipes are loose and should be refitted and secured.

Condition Rating 2.

As noted in the Limitations, the soil/vent pipes & waste pipes are mainly contained within a duct internally and could not be inspected.

Below ground drainage

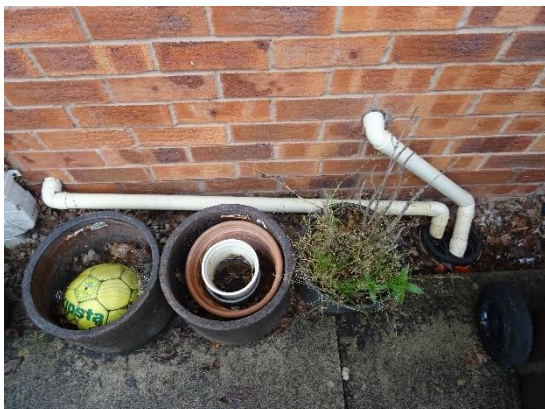
As noted in the Limitations, the inspection chamber covers to the underground drainage could not be lifted due to surrounding vegetation growth sealing the covers.

Condition Rating – Not Inspected

It must be remembered that the majority of the system is hidden and it is not possible to confirm its overall condition. All drainage should be inspected and cleaned through periodically.

We would recommend that you confirm the routes of underground drainage including surface and foul water through your Legal Adviser, as this may impact on future works to the property.

2



Kitchen waste pipes - loose



Inspection chamber

F7 Common services

No apparent common services were noted.

NI

G

Grounds



Grounds

Limitations on the inspection

I could not fully inspect the interior of the garage due to the presence of stored items.

G1 Garage

1 2 3 NI

There is an integral double garage to the side of the property which is built within the footprint of the house. The garage is of brick/block construction and is accessed internally via the kitchen. The main door is of an 'up-and-over' type design and is mechanically operated. The side door is of composite construction. The rainwater goods are of plastic sections. The garage has fixed electrical sockets and fixed lighting.

1

Comments on other elements of the garage such as roof coverings, rainwater goods and external joinery are covered in the relevant sections of the report.

- Evidence of minor cracking was noted internally to the garage side wall.

The movement that has caused this is not considered to be serious and is characteristic of normal thermal movement and/or initial settlement that commonly affects houses in the early years from initial construction. There was no evidence of corresponding movement and/or cracking externally in this area and further significant movement is therefore unlikely to occur. You might wish to have the cracks carefully repaired, however, as a cosmetic improvement although this is not essential. The cracking, however, should be monitored periodically and if the cracking worsens or spreads and you are concerned over any further serious movement you should seek advice from a Chartered Structural Engineer.

In other respects, no significant defects were apparent to the garage at the time of inspection. Where visible, internally the garage appears to be in serviceable condition.

Condition Rating 1. Normal maintenance will be required.

You should ensure that the electrics are included as part of any future inspection of the installation. I refer you to my comments in Section F1 in this regard.



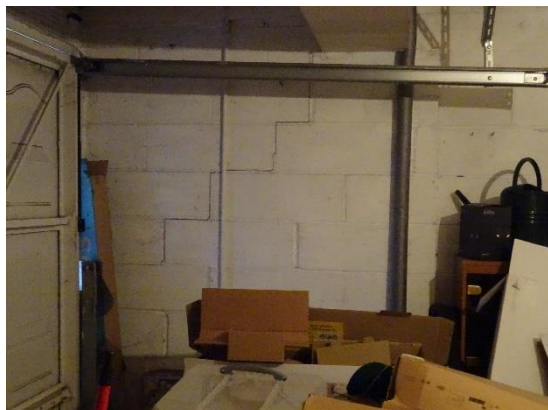
Garage - external



Garage - internal



Grounds



Minor cracking

G2 Permanent outbuildings and other structures

The property has no outbuildings.

NI

G3 Other

The site boundaries are defined by timber fencing to the rear garden. The front of the property has an open plan aspect. The perimeter paths and patios consist of concrete paving. The driveway has a tarmac surface.

- The timber fencing is decayed/missing in some areas and repair or replacement is needed.
- Some of the paving slabs to the rear garden are loose, uneven & have cracked. These should be repaired or replaced.

Condition Rating 2.

In other respects the external areas appeared satisfactory within the limitations of the inspection and allowing for normal weathering.

There are trees within and beyond the plot. Depending on the ground and weather conditions trees and large hedgerows can cause damage to foundations and buried services. No above ground signs of damage were found, but this could occur in the future if growth continues. You should arrange to carry out pruning and maintenance to restrict future growth. In addition the owner of the neighbouring trees should be asked to carry out pruning and maintenance to restrict future growth. When trees are so close to a property there is also the risk that branches may also fall off causing direct damage or injury to persons.

There was no obvious evidence of Japanese Knotweed or invasive species within the grounds. You should ask your Legal Advisors to check if the current vendors if they are aware of any invasive species having been found, treated and removed in the past.

Boundary maintenance liability should be established from the title deeds, with any discrepancies investigated further to assist in reducing the possibility of boundary disputes with adjoining owners.

2



Grounds



Driveway



Rear garden



Boundary fencing – repair/replace



Rear paving – loose/uneven

H

Issues for your 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.



Issues for your legal advisers

H1 Regulation

You should ask your Legal Advisers to make further enquiries to confirm whether the items listed below have been granted statutory approval and that completion certificates are available, and where appropriate, the work has been carried out by a contractor under an authorised Competent Person Scheme:-

- The windows and doors.
- The alterations to the electrical installation (car charging unit).
- The installation of the boiler.

If documents requested are not available then there is no means of redress if the works are non-compliant, inadequate, need remedial work, or develop latent defects. You may carry the risk as well as possible problems at the time of your sale.

H2 Guarantees

Your legal adviser should ask if guarantees exist for the following features:-

- The windows and doors.
- The alterations to the electrical installation (car charging unit).
- The installation of the boiler.

H3 Other matters

I am informed the property is Freehold. You should ask your Legal Adviser to confirm this.

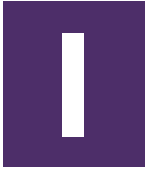
You should also ask your Legal Adviser to check and provide appropriate advice on the following items:-

- Any known history of flooding and the likelihood of future flooding.
- The position of the boundaries and which of the boundaries are owned and maintained by the subject property.
- The legal ownership, repair & maintenance responsibilities in relation to the drainage system.
- Any service / inspection documents for the electrics, gas and heating installations.
- Whether the intruder alarm is operational and has been inspected/serviced.
- Whether there is a valid Energy Performance Certificate for the property.
- Whether the trees outside the boundary will be properly managed and controlled by their owners.
- Whether the owners of the property are aware of any invasive species / plants being present or previously present.
- It is assumed that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.



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.



Risks

I1 Risks to the building

- C - Local environment: Flooding.
- D2 - Roofs: Defective.

I2 Risks to the grounds

- C - Local environment: Flooding.

I3 Risks to people

- C - Local environment: Flooding.
- F1 - Electricity: Requires safety check.
- F2 - Gas: Requires safety check.
- F4 - Heating: Requires safety check.
- F5 - Water heating: Requires safety check.

I4 Other risks or hazards

No other risks or hazards were identified.

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

5603885

Phone number

Company

NM Home Surveys Ltd

Surveyor's Address

Qualifications

MCABE AssocRICS

Email

Website

<https://www.nmhomesurveys.co.uk/>

Property address

Client's name

Date this report was produced

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

Signature

K

What to do now



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.

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 them to put their quotation in writing.

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

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we 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, 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.

Who you should use for further investigations

You should ask an appropriately qualified person, although 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.



Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement



Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

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.

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible 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. This includes taking up fitted carpets, 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 the surveyor does not move or lift insulation material, 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.

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. 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.



Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

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 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 and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal 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.

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.



Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

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.

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.

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.



Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Issues for legal advisors

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.

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 RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.



Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

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 our 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

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. 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.

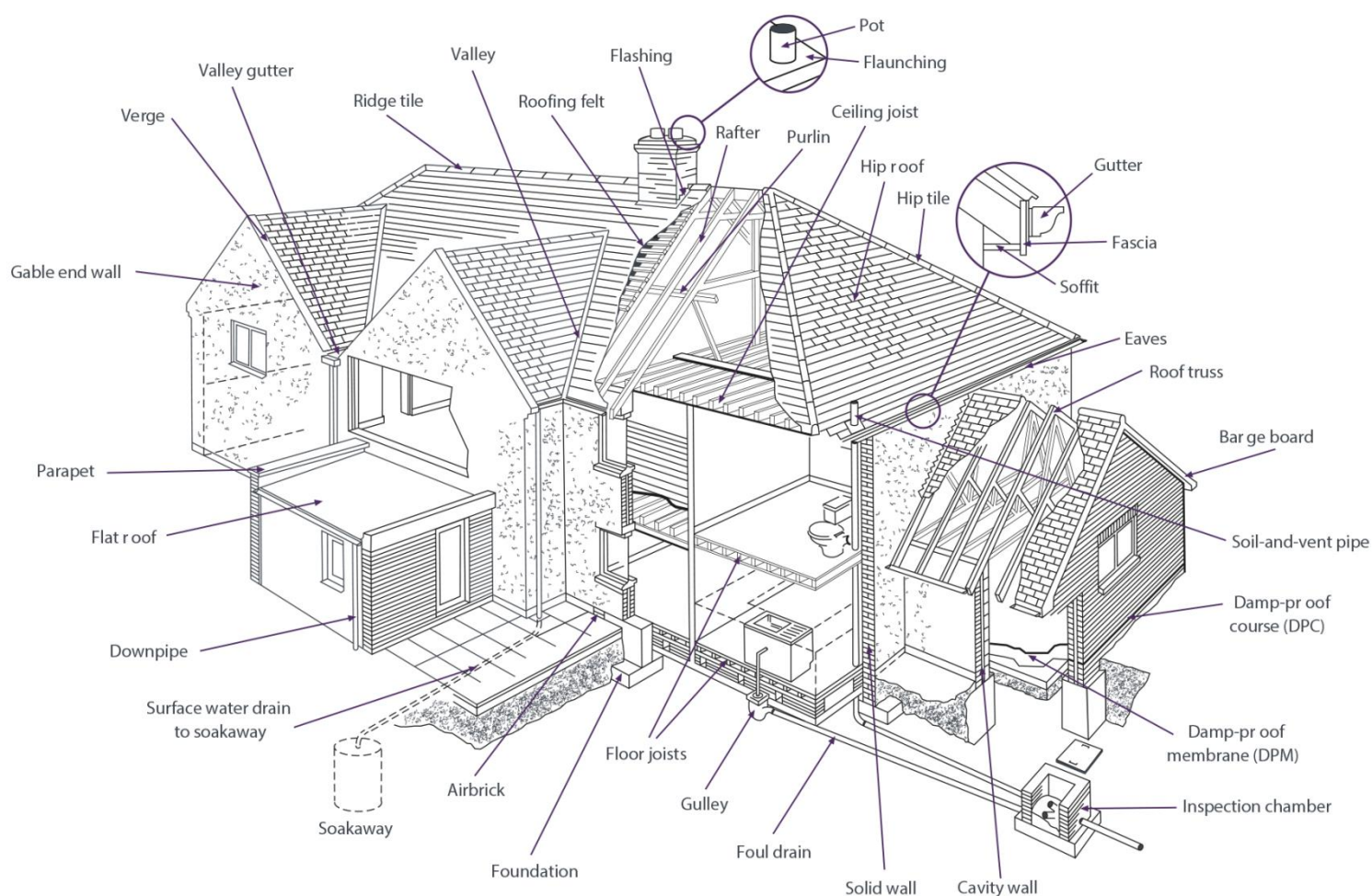
M

Typical house diagram



Typical house diagram

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



Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.

Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

RICS disclaimer



You should know...

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.

This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.