

SAMPLE REPORT 3

LEVEL 3 HOME SURVEY

Semi-detached property

Built 1935

LEVEL 3

Your survey report

Property address

Client's name

Inspection date

Surveyor's RICS number

5603885

3

Contents

A	About the inspection and report _____	3
B	Overall opinion _____	7
C	About the property _____	13
D	Outside the property _____	19
E	Inside the property _____	34
F	Services _____	44
G	Grounds _____	52
H	Issues for your legal advisers _____	55
I	Risks _____	57
J	Energy matters _____	59
K	Surveyor's declaration _____	62
L	What to do now _____	64
M	Description of the RICS Home Survey – Level 3 service and terms of engagement _____	66
N	Typical house diagram _____	72
O	RICS disclaimer _____	76

A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

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

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

Any extra services we provide are not covered by these terms and conditions and must be covered by a separate contract.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other part.

 **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 dry but cloudy and 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 vacant and unfurnished.
The floors were mainly covered throughout.
Access to the property was made by obtaining keys from the selling agent.

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 L, *What to do now*, and discuss this with us if required.

B

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 age and type. However, there are structural issues & other defects affecting the property that require further investigation before exchange of contracts to ascertain the need for remedial works along with associated costs. You should now obtain specialist reports specifically relating to the issues outlined in this report so that you are fully aware of the potential costs of the recommended remedial works required. You should not proceed with your purchase until you have obtained these reports and established remedial costs so that you can re-negotiate the purchase price to reflect the works required. The general fabric of the property will also require works of repair and replacement, which are detailed within the relevant sections of this report. Some elements of the property are also aging and may have a limited remaining life expectancy. Once these works have been undertaken to a satisfactory standard, normal ongoing maintenance will be required to ensure that the property remains in satisfactory condition.

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)
D1	Chimney stacks	Fit rain cowls/terminals to chimney stacks.
D3	Rainwater pipes and gutters	Repair/replace rainwater goods.
D4	Main walls	Carry out structural remedial works, as recommended. Patch pointing & render repairs to main walls.
D8	Other joinery and finishes	Repair/replace external joinery / redecoration works.
E3	Walls and partitions	Carry out damp remedial works, as recommended.
E4	Floors	Improve sub-floor ventilation.
F1	Electricity	Safety check required.
F2	Oil	Safety check required.
F4	Heating	Safety check required.
F5	Water heating	Safety check required.
F6	Drainage	Carry out remedial works, as recommended.

B

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)
D2	Roof coverings	Tile repairs to main roof.
D5	Windows	Overhaul windows.
D7	Conservatory and porches	Replace failed double glazing / repair gutters.
E2	Ceilings	Repair ceilings.
E6	Built-in fittings	Repair/replace Kitchen sink taps.
E7	Woodwork	Repair doors / Secure balustrade.
E8	Bathroom fittings	Provide extract ventilation.
G3	Other	Repair boundary fencing / reinstate paths.

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)
D6	Outside doors	
E5	Fireplaces, chimney breasts and flues	
F3	Water	



Summary of condition ratings

NI

Elements not inspected Summary of repairs and cost guidance

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

Element no.	Element name
D9	Other
E1	Roof structure
E9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures



Summary of condition ratings

Summary of repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Repairs
Fit rain cowls/terminals to chimney stacks
Tile repairs to main roof.
Repair/replace rainwater goods.
Carry out structural remedial works, as recommended.
Patch pointing & render repairs to main walls.
Overhaul windows.
Replace failed double glazing units to conservatory / repair or replace rainwater goods.
Repair/replace external joinery & carry out redecoration works.
Reinstate perimeter paths / repair or replace boundary fencing.
Carry out damp remedial works, as recommended.
Improve sub-floor ventilation to timber ground floors.
Repair/replace kitchen sink taps.
Ease, adjust & refit internal doors, where required / refit & secure balustrade.
Provide extract ventilation to bathroom.
Carry out drainage remedial works, as recommended.

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

Where further investigations have been recommended in this report, it is very important that you pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. You are made aware that in circumstances where essential repairs or works by specialists are not carried out, further deterioration and damage may occur with subsequent increased risk and increased costs. By obtaining these costs before exchange of contracts, you will have the opportunity to use these to determine whether or not to proceed with the purchase. If proceeding with the purchase the costs should be used to renegotiate the purchase price.

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, three bedroom semi-detached house.

The front of the building faces approximately South. 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 1935. 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 traditional cavity wall construction with external elevations faced in render under a pitched roof covered with tiles. Internal floors are a mix of suspended timber and solid concrete floor construction.

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 and subsequent renovations there may be some asbestos based materials present. Where potential asbestos containing materials have been visibly identified, these are mentioned in the main body of the report. In most instances this would not normally represent a significant risk unless disturbed or damaged. When undertaking work in the future there is a risk that asbestos may be discovered and this will be a continuing risk. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site <http://www.hse.gov.uk/asbestos/index.htm>



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	
First		3	1					
Second								
Third								
Other								
Roof space								

Means of escape

Fire / Means of escape description

The principal escape route from the property is via the front door. Additional escape routes are provided by the dining room & conservatory 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 battery powered smoke detection installed. This appears to be appropriately positioned however, I have not tested the alarms for operation.

Fire precautions for the property appear satisfactory. Further improvements could however be made as follows:-

- There is no heat detection in the kitchen, where fire is at greater risk of starting. This is needed to provide early warning of fire threatening the escape route.
- The property does not have mains powered smoke detection installed. The smoke detection present is battery operated and will give unreliable warning in the event of a fire.

You should obtain advice from a fire officer or an appropriately qualified specialist on all necessary improvements and precautions that can be undertaken to mitigate risks.

Security

The security provision to the property comprises the following:-

- There is external lighting to the perimeter of the property which should highlight when people approach the property.

Security provisions for the property appear satisfactory. Further improvements could however be made



About the property

as follows:-

- The property does not have a security alarm.

Improvements should be carried out immediately. We would always recommend that locks are changed when a property changes hands.



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.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

E51

Issues relating to the energy efficiency rating

The property attributes stated within the Energy Performance Certificate (EPC) dated 18/03/2024 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.

It should be noted that when this property was built preventing heat loss was not a significant consideration of Building Regulations and standards. The property will not perform to the standards and requirements of modern construction and the property could be subject to condensation and mould. Heating, everyday use patterns of the occupants and seasonal differences can also have a significant affect. It must be accepted that improvements and upgrades may become necessary in the future as problems arise.

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 are gardens to the front, side and rear of the property.

There are no garages or outbuildings with the property.

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

Restricted roadside parking via permits is available to the front.

There is limited on-street parking available, which may be at a premium during peak times.

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

There are no 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.

The property is built on a reasonably level site and is not in an area known to be at risk from surface water flooding.

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. The property is also cited in an exposed position. 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.

Other local factors

No other local factors were noted.

D

Outside the property



Outside the property

Limitations on the inspection

My inspection of the chimney stacks was limited as a suitable vantage point could not be gained to view all of the faces & flashings.

A lack of access to the main roof void prevented my inspection of the above roof from underneath.

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.

My inspection of the main walls was restricted due to the presence of vegetation growth.

I was unable to see evidence of an original damp-proof-course in the main walls to the property. This may be obscured by mortar pointing / the render finishes.

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.

It should be appreciated that parts of the property are original and therefore dated. Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage. The report has been prepared having due regard to the age and type of the building. 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.

D1 Chimney stacks

1 2 3 NI

The property has two chimney stacks built in brick. The stacks have lead flashings to the base which provide a weatherproof joint with the roof coverings and are fitted with traditional clay pots.

- There is a cracked chimney pot to the left-hand stack. This should be replaced.
- Some of the chimney pots are open and unprotected. This will lead to rain water entering the flues and consequent damp penetration and deterioration internally. Protective rain cowls should be fitted to the pots to reduce the risk of future defects developing. Where flues are no longer in use purpose made ventilated chimney pot caps should be fitted to prevent water ingress and nesting birds.

3

Condition Rating 3.

In other respects, the chimney stacks are in reasonable condition bearing in mind the age of the property. No signs of any significant bulging, lean or outward movement was noted. No signs of leakage or excessive weathering was noted. The flashings appear to be adequately dressed to the roof covering and pointed into the masonry. In addition, the pots appear to be straight to the eye with no signs of visible damage.

Over time deterioration to the chimney stacks will occur because the various parts, including the flaunchings and flashings are very exposed. Chimney stacks should be regularly inspected and maintained in good condition. When carrying out remedial works, any hidden parts should be checked to ensure no additional disrepair has occurred.

Flaunching (cement that secures the chimney pots to the top of the chimney stack) could not be fully seen from ground level. The flaunching should be periodically inspected to ensure chimney pots are adequately secured and that cracks have not formed which could lead to water ingress.

D

Outside the property

Evidence of movement in the form of leaning was noted to the right-hand gable stack, however, this is not deemed to be excessive. The stack should be regularly inspected and maintained as any deterioration of the masonry could lead to instability.

The TV aerial appears to be securely fixed. No urgent work is needed but you should check this item on a regular basis.



Left-hand stack



Cracked chimney pot/open pots



Right-hand stack



Open pot

D2 Roof coverings

Main roof:

The main roof is a pitched roof covered with plain clay tiles. The general appearance and condition of the tiles would indicate they are the original roof covering.

As the roof void was not accessible (defective loft hatch), I am therefore unable to comment upon the presence of an under-lining. However, based on the age of the property it is unlikely to have an underlay beneath the tiles and instead there will be mortar (known as 'torching') to the underside of the tiles. This was to increase weather tightness of the roof in traditional roof construction. The top of the roof is covered in ridge tiles bedded in mortar.

- Some of the tiles are damaged, loose, uneven and have slipped. Repairs are required to prevent water ingress.

Condition Rating 2.

2



Outside the property

The original clay tiles are of a type which is quite often found to give problems on ageing and are susceptible to weather action which causes the clay tiles to delaminate with the result that the fixing nibs or nail holes break, fixing nails rust away or the tiles disintegrate by layers especially where they are laid onto felt or boarding. The progress of delamination can continue over a period of 10-20 years or so. With regular maintenance, the roof can be kept going, although eventually the time will come when the roofer dislodges more tiles than he replaces when he goes onto the roof to carry out any repairs and at this point, has no choice but to strip and renew the covering. As such, complete re-covering will be needed in the near future. We recommend you obtain estimates from reputable roofing contractors so that you are fully aware of the cost implications of this work, prior to legal commitment to purchase.

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

Condition Rating 2.

Front bay flat roof:

There is a flat roof to the front bay window which has a lead sheet covering and would appear to be original. There are lead flashings present providing a waterproof joint to the roof and main wall abutment.

- The roof covering appears to be generally in satisfactory condition but there are signs of weathering consistent with its age, however, my inspection was restricted due to the presence of mature vegetation growth. 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.

Condition Rating 1. Normal maintenance will be required.



Tile repairs required



Tile repairs required

D

Outside the property



Tile repairs required



Tile repairs required

D3 Rainwater pipes and gutters

The rainwater goods are of plastic sections throughout apart from the front bay which has original cast-iron guttering.

- The front bay gutters are corroded and leaking. These should be replaced to reduce the risk of future defects developing.
- Several plastic gutter and rainwater pipe joints are stained and possibly leaking. The rainwater goods should be repaired / sealed to reduce the risk of future defects developing.
- There is vegetation growth in the gutters which needs to be cleared to prevent overflowing and to reduce the risk of future defects developing.

3

Condition Rating 3.

In other respects, the 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.

As it was not raining heavily 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.

Plastic rainwater goods are relatively low maintenance as they do not require redecoration. However, the joints of plastic gutters are sealed with flexible gaskets and these perish with age commonly lasting around 20 years from new or since last replaced. Additionally plastic rainwater goods can deteriorate due to sunlight exposure (UV degradation) which can cause them to become discoloured, brittle and cracked. Checking the condition of all rainwater goods is recommended on a regular basis.

D

Outside the property



Corroded/leaking cast-iron gutters



Leaking rainwater pipes



Leaking gutters



Vegetation growth

D4 Main walls

The main walls are of cavity construction with external elevations faced mainly in render. The lower main walls are faced in brick pointed masonry.

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.

I was unable to see evidence of an original damp-proof-course within the main walls. This may be obscured by the mortar pointing. If present, based on the age of the property, I would expect the damp-proof-course to be of bitumen material. However, a chemical injected DPC appears to have been retro-fitted to the original main walls due to the presence of drill holes to the low-level masonry. This type of repair is commonly employed where a failure of the original damp-proof course has been diagnosed. I refer you to Section H2: Guarantees.

Given the age of the dwelling it is unlikely the main walls are insulated and there is no evidence to suggest that insulation has been provided since the date of construction. Consideration should be given to the provision of insulation to improve thermal efficiency. You should refer to the Energy Performance Certificate (EPC) for further information about possible improvements to the energy performance rating. I also refer you to Section J1 – Insulation.

3



Outside the property

Structural Movement

Cracking above window/door openings:

Masonry cracking has occurred over some of the window/door openings. Specifically, this was observed to the rear kitchen, dining room & lounge window/door openings.

It is suspected the cracking is caused by corrosion of existing metal lintels above the affected openings leading to cracking over time due to expansion from metal corrosion. It is also possible the cracking has been caused by previous window installation works where the masonry has been disturbed as a result of the installation process.

- To avoid any progressive issues which would cause further damage and deterioration, further investigation is now recommended. The lintels to the affected openings should be exposed and inspected by a competent builder and all necessary remedial works carried out to prevent further deterioration.

If existing lintels are severely corroded they will need to be replaced. If found to be in a reasonably sound condition they should be prepared, treated and coated to ensure they are suitably protected against future weathering and corrosion. Associated masonry repairs will also be needed involving reinstatement of the cracked and damaged brickwork and the making good of the render finishes which will add to the overall cost of the remedial works.

Condition Rating 3 – Further Investigation

Subsidence:

There is evidence of structural movement in the form of render cracking to the rear corner of the property. Associated structural movement is also evident internally in the form of cracking to the first floor landing walls. The downward movement in this area appears to slope towards the rear corner of the property where there is a drainage gully & a soil pipe connection in close proximity to the underground drainage inspection chamber. This type of movement & structural damage is normally associated with the effects of defective underground drainage.

- Further investigation is recommended in the form of a CCTV drainage survey in order to fully establish the condition of the underground drainage so that remedial works can be specified and costed if necessary (see Section F6: Drainage).
- In addition to the above, you should also obtain a quotation for the necessary remedial repairs to the superstructure of the property. Advice in this respect should be obtained from a contractor experience in dealing with subsidence related remedial structural repairs. Professional advice from a Chartered Structural Engineer will also be required if any structural rebuilding works and/or underpinning is necessary.

My observations are based on a single inspection, on a visual basis only, and are therefore my best assessment of the structural issues seen and cause based on limited information. Without further invasive investigation, therefore, (outside the scope of the Level 3 survey inspection), it is not possible to determine the actual cause of these structural defects and whether the movement is old and non-progressive or is on-going in nature requiring remedial attention.

Condition Rating 3 – Further Investigation

Buildings move and distort over their lifetime. This is because the weight of a building is not evenly distributed through all parts of the walls or structure. Some parts are more heavily loaded than others and this compresses them over years or decades, often resulting in parts of a building being out of square. This can be often most noticeable at door openings. This is perfectly normal and provided that the amount of movement is within acceptable structural limits then no remedial action is required other than for cosmetic reasons.



Outside the property

It should be mentioned that cavity brick walls that were constructed prior to 1980 are prone to wall tie failure and without an endoscopic inspection of the wall ties it is not possible to say what kind of condition the wall ties are in. Wall tie failure can cause serious damage to buildings although repairs can be implemented if the issue is seen early enough (remedial wall-ties). Wall tie corrosion usually causes horizontal cracking across the mortar joints/render finishes in the initial stages and bulging masonry in later stages. There were no signs of significant horizontal cracking or bulging externally at the time of the inspection. No further action is necessary at this stage although it is advisable that the walls are monitored periodically and if cracking or bulging develops it may become necessary to undertake repairs.

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

Dampness

- I recorded high moisture meter readings to most of the main walls at ground floor level.

The pattern of damp within the walls would indicate the most likely cause of the damp to be a combination of factors including rising dampness from the ground, deterioration or failure of the DPC, the deteriorating external wall surfaces and the old and porous wall masonry.

It appears that the walls have received a retro-fitted chemical DPC in the past. Any further damp remedial works could therefore be covered under a warranty. Your Legal Adviser should make appropriate enquiries in this regard, in the first instance, as the cost of any necessary additional remedial work may be covered under an existing warranty. I refer you to my comment in Section H2: Guarantees.

In the event further remedial works are not covered under warranty, further specialist investigation is needed by a member of the Property Care Association in order to fully establish the extent of damp within the property and confirm its precise cause so that a remedial treatment plan can be advised. As a precaution, the whole property should be inspected.

Condition Rating 3 – Further Investigation

My assessment of the damp and its cause is based on a single inspection. It must be accepted that moisture meters measure electrical resistance and as a result, high meter readings do not necessarily mean high moisture content as contamination of some materials with natural salts can also give high damp meter readings. The interpretation of the pattern of readings is therefore only indicative of the most likely cause of the high readings.

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

Wall Finishes

- The mortar pointing is perished and weathered in places to the lower main walls. Localised re-pointing is required to reduce the risk of future defects developing.
- There are some areas of cracked and loose render to the front/gable elevation. Repairs are required to reduce the risk of future defects developing.

Condition Rating 2.

With exception of the repairs highlighted above, the wall finishes are generally satisfactory allowing for the normal weathering to be expected bearing in mind their age. Normal maintenance will be required. You should note, however, that due to age and exposure of the property, the masonry will be becoming increasingly porous and an accelerated rate of deterioration is to be anticipated in the future. More regular repair and maintenance is therefore to be anticipated and this is typical of the more onerous responsibilities for repair of a property of this age.



Outside the property

Masonry walls need to be maintained and repaired, just as roofs and rainwater goods do. Keeping them in good repair is necessary for the interior to remain functional and dry. Pointing is the most common repair, and often one of the most poorly executed and this work should only be entrusted to an experienced contractor.



Front elevation



Rear elevation



Gable elevation



Cracking above window/door openings



Cracking above window/door openings



Cracking to rear corner

D

Outside the property



Cracking to rear corner



Internal cracking to landing area

D5 Windows

The windows are of uPVC double-glazed frames throughout. The age of the windows is not known but based on their overall appearance and general condition they appear to be of some age.

- Some window openings are stiff and difficult to operate (open and close) and some of the window handles are worn & loose. A general overhaul is required together with thorough easing, adjustment, and attention to window furniture which should be repaired or replaced.

Condition Rating 2.

In other respects, the windows are weathered and slightly worn but are generally in reasonable condition allowing for age. The sealant to the frame surrounds also appeared free from any significant deterioration. Checks were made for internal damp ingress to the window sills and frame reveals and no damp was found. It is essential that the seals between the window frames and the walls are regularly checked and kept in good condition to reduce the risk of water ingress and damp.

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

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 are provided on completion of the sale.

2

D

Outside the property



Upvc windows



Opening casements



Window furniture

D6 Outside doors

The outside doors are of Upvc construction and are partly/fully double-glazed. The age of the doors is not known however, based on appearance and overall condition they are likely of some age.

- 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. It should be noted however that on-going maintenance will be required during your future occupation of the property.

Condition Rating 1. Normal maintenance will be required.

Safety Concern:

The glass in the lounge doors has no markings to indicate toughened or laminated safety glass is present. To reduce the risk of injury from accidental breakage the glass should be tested by a glazing specialist to confirm it complies with the relevant British Standard. If it fails to comply this is a safety risk and the glass should be replaced.

1

D

Outside the property

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



Front door



Rear door



Lounge doors



Outside the property

D7 Conservatory and porches

2

There is an attached conservatory which is situated to the front of the property. This has a Upvc double-glazed frame and is built off a masonry dwarf wall and concrete base. The roof is formed with polycarbonate sheeting and there are self-adhesive flashings present providing a waterproof joint to the conservatory roof and main wall abutment. The conservatory has plastic rainwater goods and Upvc fully double glazed entrance doors.

The age of the conservatory is not known, however, based on its general condition and appearance, it appears to be of some age.

In some instances, the installation of a conservatory requires Building Regulation approval. Your Legal Adviser should check that all necessary permissions were obtained and whether there is a transferable guarantee for the work.

- The self-adhesive flashings are of poor quality and designed for patching purposes only. This should be replaced with a more durable material such as lead to reduce the risk of future defects developing.
- The glazing in some of the windows has misted over due to failure of the seals. This cannot be repaired and the affected panes need re-glazing.
- The downpipe is not connected to the gutter. This should be re-connected to reduce the risk of leakages and future defects developing.
- The gutters are poorly aligned. Repair is needed to reduce the risk of future defects developing.
- There is vegetation growth in the gutters which needs to be cleared to prevent overflowing and to reduce the risk of future defects developing.

Condition Rating 2.

A conservatory is not normally intended for continuous year-round use. The standard of construction is below that required for normal habitable space and it would not comply with Building Regulations as an extension. It will be cold in winter and may well become very hot in summer.

A framed conservatory typically has a more limited serviceable life when compared to more substantial building construction. Roof sheets and the seals between the roofing / glazing and their supports deteriorate over time. You should therefore budget for some repairs as part of the general maintenance of the property.

As the conservatory roof cannot support the weight of a person, cleaning of the roof should be done by extendable cleaning poles. The location of the conservatory will also make emergency escape from the windows above problematic.

The central heating has been extended to the conservatory which will result in high heat losses and is non-compliant with Building Regulations. You should consider improving the thermal properties of the conservatory.

Please refer to my comments in Section D5 regarding double glazing seals and the provision of any keys.



Outside the property



Conservatory - external



Conservatory - external



Loose rainwater fittings



Temporary flashings



Conservatory - internal

D

Outside the property

D8 Other joinery and finishes

3

The external joinery to the property comprises timber fascia, soffits and barge boarding with painted finishes.

- Evidence of decay was noted the front bay fascia boarding. The fascia boarding should be replaced with new treated timber or a modern alternative such as Upvc boarding.
- The external decorations are showing signs of weathering. These 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. It is always possible with timbers of this age that some decay will be revealed during preparation for redecorating.

Condition Rating 2.

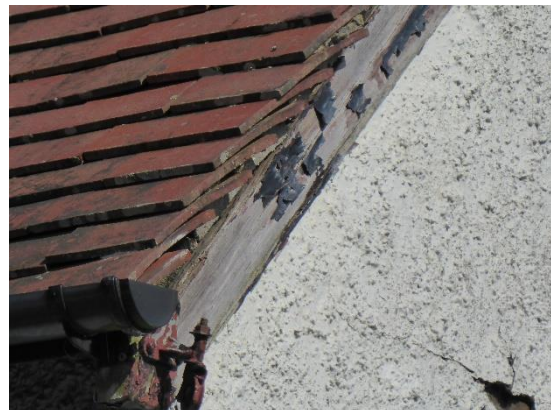
In other respects, the joinery appeared satisfactory within the limitations of the inspection and allowing for normal weathering. The inspection was limited by the height of the joinery and the positioning of the guttering.

The property is of an age where there could be a lead content in the old paint finishes but I have made no tests as this is outside the scope of this survey. Preparation for redecoration or removal of the paint film represents a significant health risk if lead is present. Before undertaking such works the paint film should be tested for the presence of lead. If this is found, special precautions need to be taken to protect health. You can obtain further advice from the Health and Safety Executive.

External decorations will need regular redecoration, typically on a three-to-five-year cycle dependent upon the quality of paint or stain coating. This should include all timber windows and doors.



Evidence of decay



Weathered decorations

D9 Other

There are no other items that require comment.

NI

E

Inside the property



Inside the property

Limitations on the inspection

The drop down door to the loft hatch to the main roof space was jammed at the time of the inspection, therefore no inspection was possible.

Some of the walls were partly hidden by decorative coverings which restricted my inspection. These also restricted my checks for damp.

The fitted floor coverings restricted my inspection of the floor structures and staircase including checks for damp. I could not obtain a view of the void spaces beneath the floors. The floor coverings have not been lifted. Where there are exposed floorboards these were all fixed and were not lifted. Accordingly we are unable to warrant that this area is free from defect.

E1 Roof structure

1 2 3 NI

There is a loft hatch to the first floor landing ceiling providing access to the main roof space. At the time of the inspection, the loft hatch was sealed/jammed shut. Attempts were made to open the loft hatch without causing damage but this proved unsuccessful. As such, the loft space was not accessible and the condition of the roof structure could not therefore be ascertained. The level of loft insulation, if present, could also not be ascertained. I refer you to Section J1: Insulation.

NI

In view of the age of the property, however, it is likely the main roof is constructed in a traditional manner with timber rafters that span between the ridge and eaves supported on purlins (beams) that span between the walls. The main roof structure is therefore likely to be original.

You should note that being inaccessible, there is a risk of defects being present which could be costly to repair such as the presence of wood boring beetle (woodworm) and timber decay.

It is therefore recommended that once access is obtained, you arrange for a detailed inspection of the loft space/roof structure by an appropriately qualified person such as member the Property Care Association (or similar) and/or reputable building contractor in order to fully establish the extent of any defects within the roof space so that any necessary repairs/improvements can be estimated prior to purchase.



Loft hatch – sealed/jammed shut



Inside the property

E2 Ceilings

The ceilings are likely of older 'lath and plaster' construction with plaster finishes. These have been mainly painted.

- Evidence of movement in the form of plaster cracking was noted to some ceilings. This movement is associated with defects identified within Section D4 and I refer you to my previous comments. The affected ceilings should be repaired upon completion.

Condition Rating 2.

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.

In other respects, the 'lath and plaster' ceilings in the property are original and are in fair order, but there are some minor cracks visible and some surfaces are uneven. They are however fragile and susceptible to damage from vibration and any disturbance. They can also fail with little warning. You should allow for on-going repair but ultimately renewal will be required.

The ceiling decorations somewhat dated and deteriorating. This is not a significant defect however; the decorations should be renewed as part of your normal future maintenance and improvements to the property.

Condensation often forms on cold surfaces due to poor ventilation, inadequate heating and insufficient thermal insulation. To reduce the risk of condensation and further disrepair, ventilation and heating should be controlled and balanced so that moisture laden air is removed without too much heat loss.

2

E3 Walls and partitions

The internal walls and partitions are of solid masonry with solid plastered finishes. The internal walls have mainly painted finishes. Ceramic tiling is present in the kitchen & bathroom. Some of the walls have textured wall finishes.

- High damp meter readings were noted throughout the internal walls and this is described within Section D4. Further Investigation is required by the relevant specialists.
- Evidence of structural movement was noted in the form of cracking to the kitchen & landing walls. This movement is associated with defects identified within Section D4 and I refer you to my previous comments. The affected walls should be repaired upon completion of any structural remedial works and/or drainage works.

Condition Rating 3. Further Investigation.

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.

Depending on age the textured wall finishes might have an asbestos content. If left undisturbed, these finishes pose no threat to health and no action is required. Specialist advice must be obtained should they need to be disturbed.

Much of the wall plaster in the property is old. The old plaster finishes are mainly satisfactory but plaster of this age will have deteriorated and could be starting to lose bond with the background. Some plaster could become loose if disturbed during redecorations and it would be prudent to budget for some localised repair.

The wall decorations somewhat dated and deteriorating. This is not a significant defect however;

3



Inside the property

the decorations should be renewed as part of your normal future maintenance and improvements to the property.

The original plaster finishes will be prone to vibration and disturbance, such as that experienced when doors slam or when new services or joinery timbers are installed. The plaster could be loose in places and on-going patch repairs will be necessary from time-to-time.

Condensation often forms on cold walls due to poor ventilation, inadequate heating and insufficient thermal insulation. To reduce the risk of such condensation, the ventilation and heating should be managed together to effectively remove any excess moisture from the air without suffering too much heat loss. As part of your normal future maintenance and improvements to the property you should consider using 'clay based' breathable paints to prevent trapped moisture and condensation. When undertaking work in the future, it will be important to obtain the advice and services of relevant qualified builders and specialist to avoid problems developing.



Evidence of dampness within the ground floor walls



Evidence of dampness within the ground floor walls



Evidence of dampness within the ground floor walls



Evidence of dampness within the ground floor walls



Inside the property

E4 Floors

3

The ground floor is a combination of suspended timber floor construction (hallway & lounge) and solid floor construction (kitchen & dining room). The upper floors are of suspended timber floor construction. The floor finishes throughout the property include carpet, laminate and tiles. Some floors were not covered.

As damp was found within the walls it is possible that the timber floors are also affected by damp causing decay. As such, the floor timbers could also be affected by wood boring beetle (woodworm) and/or dry rot, however, my inspection was limited due to the lack of sub-floor access and the presence of floor coverings and therefore this could not be confirmed.

There is inadequate ventilation to the void below the suspended timber ground floor. This is due to the inadequate number of vents within the walls. A lack of adequate ventilation may lead to a risk of condensation building up and consequent timber defects.

- It is recommended that further investigation of the timber ground floors is undertaken by an appropriately qualified person, such as member of the Property Care Association, to confirm the extent of any timber defects and confirm the precise cause so that a remedial treatment plan can be advised. This will involve the removal of some floor finishes/coverings in some areas in order to gain access. The Vendors permission will therefore be required. This could be carried out at the same time as the checks for dampness. The sub-floor ventilation should also be improved as part of any recommended remedial works.
- The original solid ground floors in a property of this age were often constructed without a damp proof membrane and are prone to dampness. This may have contributed to the damp and high damp meter readings found in the walls. The solid floors should be inspected and repaired / replaced as part of the works identified in Section D4 / E3.

Condition Rating 3. Further Investigation.

Elsewhere the timber first floors are generally in satisfactory condition. Some floors creak when walked over and some surfaces are not entirely level. 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. It would be prudent to budget for some further repairs of the floorboards as part of normal maintenance.

Suspended timber floors near the ground must be ventilated to help limit the moisture content of the floor timbers. If the moisture content is too high it increases the risks of serious wood rot and of infestation by wood boring beetles. You should ensure the floor vents are not obstructed / blocked and are regularly cleared of debris to ensure a sufficient flow of air through the void.

There is evidence of wear and tear to the floor coverings. In addition some damage to floor boards could be revealed when the floor coverings are removed. It would be prudent to budget for some repairs of the floorboards and replacement of floor coverings as part of normal maintenance.

The tiles which have been laid on the timber floor in the bathroom 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.



Inside the property

E5 Fireplaces, chimney breasts and flues

The property has original chimney breasts of traditional masonry construction containing flues which connect to the chimney stacks. Secondary heating is provided by a solid fuel stove in the lounge. Comments on the stove are given in Section F4. The original fireplace to the large bedroom has been removed and the flues blocked-up, sealed over & vented.

1

- The chimney breasts are in satisfactory condition for their age. They appear to be adequately ventilated where flues are redundant with no sign of excessive dampness noted to the plaster.

Condition Rating 1. Normal maintenance will be required.

The internal condition and serviceability of any flue cannot be determined from a visual inspection. Old unlined flues will inevitably deteriorate with age as the acidic products of combustion erode the bricks and mortar joints. As a result they may not be completely smoke and fire tight. For this reason they should be cleaned and smoke tested before use.

If you intend to bring the disused fireplaces back into use some repair and upgrading may well be required and the flues may need repair or lining which could be costly. If this is your intention you should seek specialist advice before proceeding.



Chimney breast - lounge



Chimney breast – large front bedroom



Inside the property

E6 Built-in fittings

2

There are a range of built-in storage cupboards and worktops in the kitchen which are relatively modern in appearance. Elsewhere there are no other built-in fittings within the property.

The built-in fittings were examined for general condition. A selection of cupboards, doors and drawers were checked for normal operation.

- The kitchen sink taps are loose/leaking due to general wear & tear and should be repaired or replaced.

Condition Rating 2.

In other respects, the kitchen fittings are in satisfactory condition allowing for normal wear and tear from use. 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. In addition, 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.



Kitchen fittings



Sink taps



Inside the property

E7 Woodwork

2

The internal woodwork includes the doors, door surrounds and skirting boards together with the staircase.

The internal joinery was examined for general condition. The internal doors were checked for normal operation to ensure they opened and closed without binding (sticking) on the door frame and/or floor finishes. The stair balustrade was checked to ensure it was securely fitted.

- 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 prevent binding, allow ease of operation and to ensure they operate effectively.
- The first floor landing balustrade is loose and should be refitted & secured.

Condition Rating 2.

Elsewhere, the joinery is in reasonable condition but there is evidence of normal wear and tear from use.

You should accept that some joinery is of considerable age. The need for some repairs to the woodwork may also be revealed once the property is emptied. It would be prudent to budget for some repairs or replacements.

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.

The property is of an age where there could be a lead content in the old paint finishes. Preparation for redecoration or removal of the paint film represents a significant health risk if lead is present. Urgent action is not required, but before undertaking such works you should obtain further advice from the Health and Safety Executive.

Damp has been found within the walls. Whilst no corresponding timber defects were noted within the adjacent and fixed joinery items, there will be a risk of rot being present behind the timbers where they cannot be inspected. When undertaking further investigations and repairs for the damp found, further timber repairs may well become necessary and the scope and costs of remedial works may be extended.



Internal doors



Internal doors



Inside the property



Balustrade

E8 Bathroom fittings

The sanitary fittings in the bathroom are dated in appearance and consist of a WC, wash-basin and plastic bath with a mixer shower attachment.

All sanitary fittings were checked for normal operation. Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste, or other pipework and joints where they are concealed beneath baths and shower trays etc. The fittings were checked for signs of damage, cracks and other common defects. Sealant joints were checked for failure.

- There is no extract fan to the bathroom. Improvements are recommended to remove as much water vapour as possible and minimise the risk of condensation occurring by installing an extractor fan.

Condition Rating 2.

In other respects, although dated, the fittings are in reasonable 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.



Bathroom fittings

2



Inside the property

E9 Other

There are no comments to make under this heading.

NI

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 on 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 agents 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.

My inspection of the underground drainage system is restricted to the accessible gullies and channels within the chambers.

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 meter and consumer unit are located in the under-stairs cupboard. The consumer unit contains older rewirable fuses and has no modern circuit protection such as RCD / RCBO / RCCB. The wiring is in plastic covered cable.

3

- The installation is dated and lacks modern safety devices which pose a safety risk. 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.

Condition Rating 3.

It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection.

The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.

You can find a registered electrician via the following link:

<https://www.electricalsafetyfirst.org.uk/find-an-electrician/>



Services



Electric meter and consumer unit (fuseboard)



Dated consumer unit

F2 Oil

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.

There is no mains gas supply available to the property.

Oil supplies are stored externally in a plastic oil storage tank located in the rear garden.

The installation appears relatively modern. I saw no areas of concern; however, I do not know if there is a current test certificate for the installation. Oil storage tanks should be inspected every year as part of your annual heating system service.

- Your Legal Adviser should establish whether there is a current test certificate. If not, then it should be checked before purchase and you should immediately instruct a Registered Competent Person (usually an OFTEC registered technician) to test the installation for safety and carry out any necessary works. Oil leaks can cause serious environmental damage and can be very costly to remedy.

3

Condition Rating 3.



Oil storage tank



Oil storage tank



Services

F3 Water

The property has a mains water supply connected. The external stop tap is located in the road to the front of the property. The internal stop tap is situated in the dining room. The supply pipework is of modern plastic piping. The internal distribution pipework is of copper, where visible.

1

- 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.

Condition Rating 1.

The cold water storage tank & expansion tank to the heating system are likely situated in the main roof space. Due to the lack of access to the main roof void, it was not possible to check the tanks overall condition and to see if they are adequately insulated. Once access is available, it would be prudent to arrange for a qualified plumber to check this and carry out any necessary works.



External stop tap



Internal stop tap

F4 Heating

The property has an oil fired heating system with a floor mounted regular boiler located in the boiler room to the side of the property. This heats the property via radiators. Accessible central heating pipes appear to be mainly copper, where visible.

3

There is a remote programmer which controls the heating and hot water settings. Most radiators have thermostatic radiator valves (TRV's) fitted which control individual room temperature.

The central heating is supplemented by a wood burning stove in the lounge.

Heating System:

I saw no areas of concern; however, I do not know if there is a current test certificate available. Oil boilers should be inspected every year as part of your annual heating system service. This yearly service is recommended for both safety and efficiency reasons. A qualified OFTEC registered engineer will inspect the boiler during the service to ensure it is functioning properly and safely.

- Your Legal Adviser should establish whether there is a current test certificate. If not, then it should be checked before purchase and you should immediately instruct a Registered



Services

Competent Person (usually an OFTEC registered technician) to test the installation for safety and carry out any necessary works.

Condition Rating 3.

We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We always recommend that the system be assessed and if found to be inadequate, upgrading may be required.

Solid fuel stove:

I do not know if the solid fuel stove and the flue has been serviced / cleaned and this should be done annually.

- The stove should have Building Regulation approval or it should have been installed by a HETAS registered contractor or similar. Your Legal Adviser should check the validity of any service information and/or test certification for the stove. If there has been no inspection or test, where necessary, within the last 12 months then an inspection and service/safety test must be carried out before use.
- The property has no carbon monoxide alarm in the room containing the stove. This is considered a safety risk. Suitable alarms (preferably mains operated) should be installed at appropriate locations to give early warning.

Condition Rating 3.



Boiler



Boiler make/model



Programmer



TRV

F

Services



Solid fuel stove

F5 Water heating

Hot water is supplied from the main heating boiler and is stored in an insulated cylinder located in the bedroom next to the bathroom. An electric immersion heater is also installed.

- Hot water is provided by the boiler and you should see our comments in Section F4 above.

Condition Rating 3.



Hot water cylinder

3



Services

F6 Drainage

3

I believe the property is connected to the public sewer.

Given the age of the property it is likely to have a combined drainage system where the foul and rainwater flow into the same system. This will be acceptable in view of the age of the property.

Above ground drainage:

The above ground soil/vent pipe & waste pipes are a mix of original cast-iron and plastic.

- The cast-iron soil/vent pipe & bathroom waste pipe is loose and should be refitted & secured. Evidence of corrosion was noted to the soil/vent pipe. This should be prepared and coated.
- Alternatively, the cast-iron soil/vent pipe & waste pipes pipe should be replaced.

Condition Rating 3.

Cast-iron pipes are very heavy and could cause damage or serious injury if they were to fall from a height. The security of the fittings should be checked regularly. The joints are also prone to rusting and leaking and they require regular sealing.

Below ground drainage:

The cover to the inspection chamber in the rear garden was lifted for inspection purposes. The WC was flushed & waste water was seen to be draining through the inspection chamber.

- In view of the structural movement observed in the vicinity of the inspection chamber & waste pipe gully to the rear corner of the property, we recommend that you commission a CCTV survey of the underground drainage from a reputable drainage company prior to exchange of contracts to ascertain the general condition of the drainage system and carry out any necessary remedial works.
- We would also 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.

Condition Rating 3. Further Investigation

Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions. It should be noted that the majority of the system is hidden and it is not possible to confirm its overall condition from a limited inspection. It is often suggested that inspection chambers only allow inspection of 5-10% of an entire drainage installation. As such, it is entirely possible that damage can be present within the system but which would not be apparent from opening the chambers. The only way to confirm the condition of the whole installation is to commission a CCTV inspection from a qualified contractor, for example a member of the National Association of Drainage Contractors at www.nadc.org.uk/

The responsibility for many shared underground drainage systems was transferred to local water companies. Your Legal Advisers should make appropriate enquiries.



Services



Kitchen waste pipes



Corrosion to cast-iron sections



Corrosion to cast-iron sections



Inspection chamber

F7 Common services

No apparent common services were noted.

NI

G

Grounds



Grounds

Limitations on the inspection

My inspection of the boundaries and grounds was limited by the vegetation growth present.

The gardens / external areas 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.

G1 Garage

1 2 3 NI

There is no garage with the property.

NI

G2 Permanent outbuildings and other structures

The property has no outbuildings.

NI

G3 Other

The site boundaries are defined by a combination of timber/concrete fencing & mature hedges. The perimeter paths and hardstandings consist of concrete/tiled paving & tarmac surfaces.

2

- Some surfaces are out of level, cracked and uneven. The affected areas should be reinstated.
- The fencing to the side garden boundary is generally decayed due to a general lack of maintenance and should be replaced.
- The gardens are generally overgrown and contain debris. The debris should be removed and vegetation cleared.

Condition Rating 2.

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.

There was no obvious evidence of Japanese Knotweed or invasive species within the grounds. However, this is not always detectible because in the dormant season it may not be physically present or difficult to distinguish and once in the growing season it can grow rapidly and, therefore, may not be visible above ground when inspected but may grow and become visible shortly afterwards. You are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby.

There are trees within the plot 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.



Grounds



Front paths/paving



Front paths/paving



Boundary fencing



Boundary fencing



Boundary fencing



Rear path

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 replacement windows and doors.
- The installation of the boiler.
- The replacement water supply pipework.
- The installation of the stove and flue.

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 chemical injected damp-proof-course. Also establish its full extent.
- Any woodworm treatment. Also establish its full extent.
- The replacement windows and doors.
- The installation of the boiler.
- The replacement water supply pipework.

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:-

- 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, oil and heating installations.
- 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

- D3 - Rainwater Pipes and Gutters: Defective.
- D4 – Main Walls: Possible ongoing movement / Damp internally.
- D8 - Other Joinery and Finishes: Timber decay.
- E1 - Roof Structure: Inadequate ventilation.
- E3 – Internal Walls and Partitions: Damp internally.
- E4 - Floors: Inadequate ventilation.
- F6 - Drainage: Requires CCTV survey.

I2 Risks to the grounds

- F6 - Drainage: Requires CCTV survey

I3 Risks to people

Materials suspected of containing asbestos have been identified in this report and are briefly listed below. Further information and advice can be obtained from the Local Authority Environmental Health Officer, or from the Government's Health and Safety Executive (<http://www.hse.gov.uk/asbestos/>). When you instruct an appropriately qualified person to inspect and provide a quotation for the repairs, they should also be made aware of the suspected asbestos content. Costs for the repairs could be increased due to the need for additional precautions and higher disposal costs.

- D6 - Doors: Glazing unsafe.
- E3 – Internal Walls and Partitions: Possible asbestos.
- E7 – Internal Woodwork: Possible lead paint.
- E8 - Bathroom Fittings: Lack of ventilation / condensation.
- F1 - Electricity: Dated / Requires safety check.
- F2 - Oil: 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

Energy matters

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

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



Energy matters

J1 Insulation

Recommended standards of thermal insulation for domestic properties are subject to frequent revision as Government seeks to reduce carbon emissions as part of their Climate Change targets. As a result, only the most modern houses will fully comply with current Regulations. These Regulations are not retrospectively enforceable and given the difficulty of retro-installing additional insulation in some areas, it is often not a practical option. If you wish to undertake any of the improvements suggested in the Energy Performance Certificate (EPC), you should obtain quotes prior to purchase so that you are aware of the consequences and the scope and costs of all the works.

In general, the thermal performance of the property is likely to be inadequate. My observations are summarised below:-

- Despite the main walls being of cavity construction, they are of an age when Building Control required limited insulation to comply with regulations. I noted no evidence of any retrospective cavity fill insulation having been installed. Installing cavity fill insulation would be a cost-effective way of improving the overall thermal performance of the property.
- The glazing to the property is formed with modern double glazed units and should provide adequate resistance to heat loss.
- The conservatory is of very basic quality and will be a source of significant heat loss from the property. The roof requires upgrading in order mitigate heat loss. Alternatively, you should consider replacement of the structure to better insulating standards.
- Due to the limitations of our inspection, I am unable to comment on insulation that may be present within the main roof space. You should arrange for access to be formed for inspection and maintenance to be undertaken. The roof void should be insulated as found to be necessary.
- When installing loft insulation within the roof it will be important not to block any ventilation for the roof space, such as at the eaves. This could lead to the build-up of condensation and consequent damp and timber defects developing. Any electrical cabling should be placed above the insulation in order to reduce the risk of overheating and possible degradation of the cable casings. Alternatively, the cables should be routed through protective conduit or trunking.
- Based on the likely age of the solid floors they are unlikely to include insulation and they will be a source of heat loss. Retrospective insulation of solid floors is an expensive and disruptive undertaking and is not normally considered imperative in the purchase of a property of this age. Some improvements can be made with insulating carpet underlays. You should also note that some older floors, such as quarry tile floors, need to breathe. Covering with carpets can lead to damp and rotting of the carpet coverings.
- The suspended timber ground floor is unlikely to be insulated. Where there is adequate access within the sub-floor void, insulation can be installed below the floorboards. Care should be taken not to inhibit any ventilation to the sub-floor void as this could lead to the build-up of condensation and consequent timber defects developing. Gaps between the floorboards should also be in-filled to restrict draughts. Insulating carpet underlays can also contribute to preventing heat loss. You should also note that there are new technologies of applying spray foam to the undersides of timber floors. This should be avoided as it can lead to timber defects and rot developing as the timbers are encapsulated and not allowed to breathe.



Energy matters

J2 Heating

Heating is by way of the modern regular boiler. I assume the system has been installed to standards and requirements compliant with modern requirements and the system should perform satisfactorily.

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.

J3 Lighting

Natural light within the property appears satisfactory for habitable requirements and comparable to other properties of this type and era. It should be accepted that due to the age of the property the window lights might not be comparable in area to that of a modern property. In this respect the appropriateness of light levels is somewhat subjective and you should assess whether light levels are satisfactory for your own preferences during your viewings of the property.

Artificial lighting within the property also appears satisfactory. You should consider replacement of all light bulbs and tubes with energy efficient lighting in order to reduce energy costs.

J4 Ventilation

Ventilation within a property is needed in order to reduce the incidence of condensation and consequent mould and damp; and to generally provide a healthy environment in which to live, by the replacement of stale air. Ventilation should be provided by permanent background ventilation, intermittent rapid ventilation via opening windows and additional mechanical extract in high moisture environments such as kitchens and bathrooms.

Ventilation within the property is inadequate. The following observations were made:-

- There is no mechanical extract ventilation in the bathroom. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation occurring.
- Ventilation of the main roof void appears to be inadequate. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation and timber defects occurring.
- Air circulation to the underside of the suspended timber ground floor appears to be inadequate. Additional airbricks should be installed to minimise the risk of condensation and timber defects occurring.

Despite the above, it must be accepted that the property is old and will be more prone to heat loss generally through the fabric of the structure. Condensation may persist despite adequate heating and ventilation. Improving the thermal performance of the property may therefore need to be balanced against the heating and ventilation measures. Furthermore, matters such as old porous masonry can reduce the thermal performance of a property. Maintaining the property on a regular basis, to a good standard, will help to mitigate such matters.

J5 General

There are no matters within this section of the report pertinent to the property.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

5603885

Phone number

0333 577 9556

Company

CJ Bloor Property Consultants Limited

Surveyor's Address

2, Bridgewater Court, Barsbank Lane, Lymm, WA13 0ER

Qualifications

MCABE AssocRICS

Email

info@cjbloor.co.uk

Website

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

Property address

Client's name

Date this report was produced

25th April 2024

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

Signature



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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

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.

M

Description of the RICS Home Survey – Level 3 service and terms of engagement



Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

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. 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 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.



Description of the RICS Home Survey – Level 3 service and terms of engagement

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.

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

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



Description of the RICS Home Survey – Level 3 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. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.



Description of the RICS Home Survey – Level 3 service and terms of engagement

Standard terms of engagement

1 The service – the surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

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

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

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

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

4 Terms of payment – You agree to pay 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.

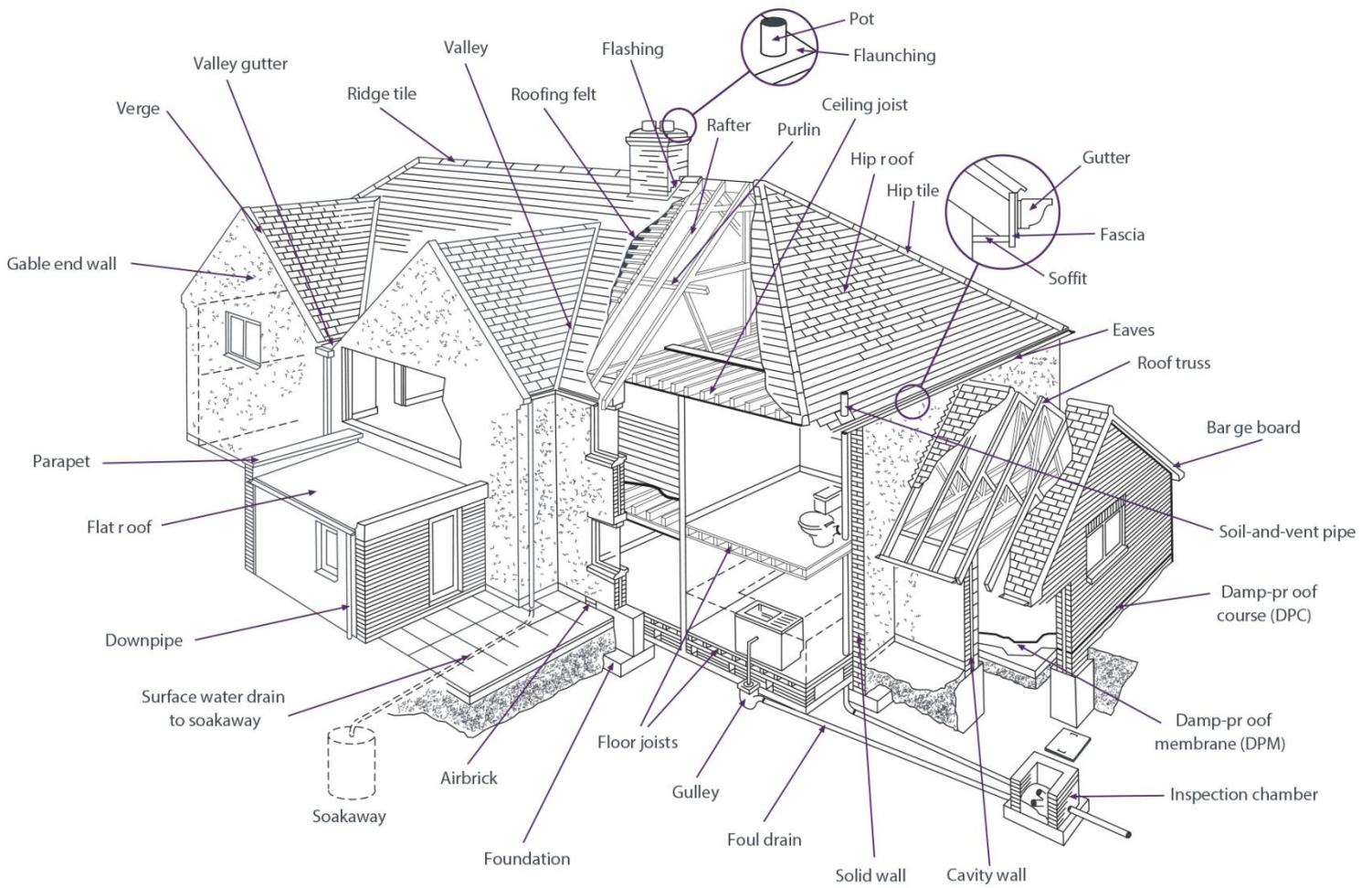
N

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.