



**LEVEL 2**

# Your survey report

**Property address**

[REDACTED]

**Client's name**

[REDACTED]

**Inspection date**

[REDACTED] 2022

**Surveyor's RICS number**

0068792

# 2

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# A

## About the inspection and report

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



# About the inspection and report

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

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

## About the report

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

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

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

## About the inspection

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

# A

## About the inspection and report

- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

### **Reminder**

Please refer to your **Terms and Conditions** that were sent to you at the point you (the client) confirmed your instruction to us (the firm), for a full list of exclusions.

## About the inspection

**Surveyor's name**

A P Gribbon

**Surveyor's RICS number**

0068792

**Company name**

Gribbon And Pelham

**Date of the inspection**

2022

**Report reference number****Related party disclosure**

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

**Full address and postcode of the property**

Front elevation



Rear elevation

**Weather conditions when the inspection took place**

Dry and clear.



## About the inspection

### Status of the property when the inspection took place

The property was carpeted but unfurnished and unoccupied.

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

### Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, '*What to do now*', and discuss this with us if required.

## Summary of condition ratings

### Overall opinion of property

This property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, we see no reason why there should be any special difficulty on resale in normal market conditions.

It should be noted that lower ground floor/basement flats are prone to issues with dampness.

## 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'.

3

### 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)
D4	Main walls	
D6	Outside doors	
F1	Electricity	
F2	Gas/Oil	
F4	Heating	
F5	Water heating	

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	
D3	Rain water pipes and gutters	
D5	Windows	
E2	Ceilings	
E6	Built-in fittings	
G2	Permanent outbuildings	
G3	Other	

## Summary of condition ratings

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)
D1	Chimney stacks	
D8	Other joinery and finishes	
E3	Walls and partitions	
E4	Floors	
E7	Woodwork	
E8	Bathroom fittings	
E9	Inside other	
F3	Water	

NI

### Elements not inspected

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

Element no.	Element name	Comments (if applicable)
D7	Conservatory and porches	
D9	Outside other	
E1	Roof structure	
E5	Fireplaces	
F6	Drainage	
F7	Common services	
G1	Garage	

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



## About the property

### Type of property

Converted basement flat.

### Approximate year the property was built

1900

### Approximate year the property was extended

N/A

### Approximate year the property was converted

N/K

### Information relevant to flats and maisonettes

The property is on the lower ground floor of a three storey building which was originally a house and has been converted into maisonettes.

### Construction

The property is traditionally constructed. External walls are of solid construction. Roof sections are principally pitched and covered with interlocking concrete tiles. External steps to the flat over the rear of the property effectively form part of the roof over the bathroom. Floors are in concrete.

### Accommodation

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



## Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

### Energy efficiency rating

C72

### Issues relating to the energy efficiency rating

None.

### Mains services

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

☒

Gas

☒

Electric

☒

Water

☒

Drainage

### Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

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

None.

### Other energy matters

None.



## Location and facilities

### Grounds

Forecourt to front. Enclosed garden area to rear. No garage or permanent outbuildings. Store [REDACTED]  
[REDACTED]

### Location

The property is situated in a mainly residential area close to [REDACTED] and within walking distance of town centre shopping and transport facilities. The [REDACTED] road and is affected by traffic noise.

Parking in the area is restricted to residents. The road is made and adopted. Legal Advisers to confirm.

You should familiarise yourself with the locality and amenities before purchase.

### Facilities

There is a range of shops, schools and transport facilities within a short walk.

### Local environment

An on-line enquiry does not indicate the property is at a particular risk of flooding. We are not aware of any other particular adverse environmental matters but no Environmental Search has been undertaken and one should be commissioned by your Legal Advisers on your behalf. If the report should reveal any adverse matters you should refer back to us for further advice.

# D

**Outside the property**

## Outside the property

### Limitations on the inspection

Only a generalised examination of the external fabric of the building has been undertaken with a particular focus on the subject maisonette. Items such as windows and doors etc. relating to the maisonette above have not been inspected.

### D1 Chimney stacks

There are brick built chimney stacks incorporating lead flashings to both the front and rear roof slopes.

1

**Condition rating: 1**



Front chimney



Chimney - rear

### D2 Roof coverings

The roof sections are principally pitched and covered with interlocking concrete tiles. There is a covering of moss on the tiles. Moss growth impedes rainwater run-off, causes deterioration of the covering, leads to blockages in rainwater goods which may cause water penetration and lead to rot or other defects. The moss should be periodically cleaned off.

2

The steps up to the maisonette above at first floor level at the rear of the property effectively partially form a roof over the bathroom. The steps are worn and there is a risk of damp penetration. Repairs to the steps will be required. You should clarify with your Legal Advisers responsibility for the maintenance of the steps.

In relation to the bay to the ground floor maisonette the roof covering is in concrete.

**Condition rating: 2**

### D3 Rainwater pipes and gutters

Rainwater goods are in plastic. They are, in part, choked with debris to the upper maisonette and require clearing. The downpipe to the forecourt discharges onto the ground and there is a large gulley to deal with surface water. The downpipe at the rear discharges into the drainage system.

2

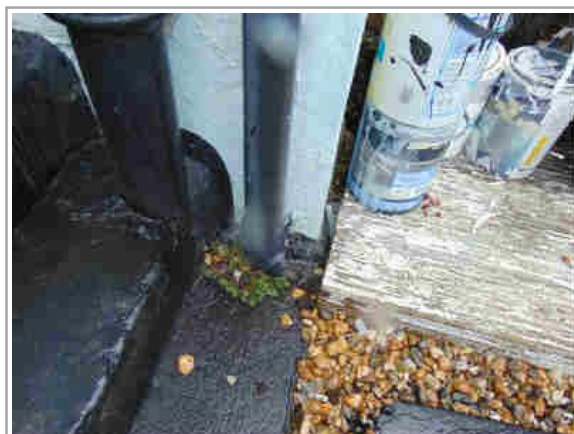
## Outside the property

The downpipe at the rear of the property discharges onto the ground close to the bathroom. This could contribute to dampness and the downpipe should be re-directed.

**Condition rating: 2**



Rainwater pipe onto ground - front



Downpipe onto ground - rear

### D4 Main walls

#### Dampness

3

The damp proof course to the walls is not visible. The rendering is taken down to ground level over the level of the damp course and this is not in accordance with good building practice. There is evidence of an injected remedial damp proof course to the base of the walls. There is barely any differential between external ground level and the damp proof course increasing the risk of dampness.

Excessive moisture meter readings were obtained in particular to the front wall of the bedroom, to the wall dividing the bedroom from the kitchen/living room, the external rear wall beneath the boiler and to internal wall surfaces within the bathroom where there are plasterboard linings. This indicates the presence of rising dampness.

You must obtain a specialist report in relation to dampness from a Property Care Association (PCA) registered contractor in relation to the whole of the property, prior to exchange of Contracts. Remedial works should be undertaken as necessary.

Basement/lower ground floor flats are particularly vulnerable to issues with dampness and condensation and remedial damp proofing works are rarely effective in the long term.

**Condition rating: 3**

#### General

The walls are of solid construction with facing elevations in rendering. There is evidence of movement to the building which manifests itself in the form of distortion in the cill line to the bay of the upper maisonette to the front elevation. On the basis of a single inspection any movement appears longstanding and non-progressive.

Solid walls are not inherently resistant to penetrating dampness and particularly in exposed locations

# D

## Outside the property

dampness can occur. No issues were noted at the time of inspection but it is important that the external fabric of the building be adequately maintained.

The rendering is in part defective to the upper maisonette. It is also defective in relation to the subject property by the wc section of the bathroom at ground level and repairs are required to reduce the risk of damp penetration. Rendering to the front bay has been patch repaired and some render is missing; additional repairs are required.

At the rear of the property the walls relating to the bathroom and wc are of single thickness brick construction. Although not uncommon in properties of this type and age such walls are prone to condensation, dampness and heat loss problems, particularly where the external faces are in exposed locations. You should consider upgrading such walls.

It is not possible to confirm the presence of lintels over all window and door openings. If windows and doors are replaced in the future there may be a need to provide or upgrade lintels.

**Condition rating: 2**

### Images for Dampness



Defective render - rear



Dampness



Injection holes - damp proof course



Dampness

## Outside the property

Images for **General**



Distortion - bay



Defective render

### D5 Windows

The windows are principally of uPVC double glazed type. Sealed units are prone to failure and misting, and condensation can occur. Due to the weather conditions, faulty units may not be apparent and future replacement should be anticipated. No failures were noted at the time of inspection.

Legal Advisers should confirm the existence of FENSA certification otherwise the installation may not conform with Building Regulations.

There is a timber window to the wc which is decayed and in need of replacement.

**Condition rating: 2**

2



Defective render - decayed window

## Outside the property

### D6 Outside doors (including patio doors)

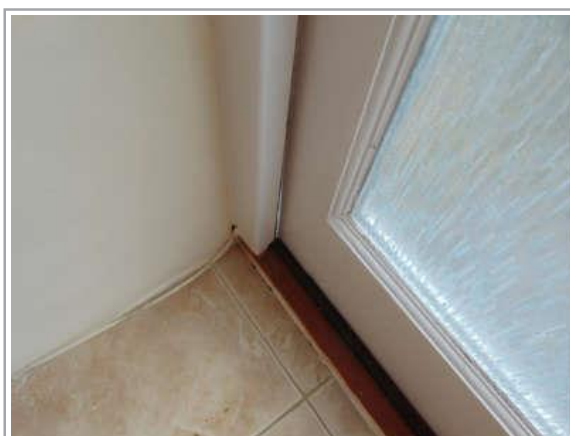
There is a uPVC double glazed front door. Sealed units are prone to failure and misting, and condensation can occur. Due to the weather conditions, faulty units may not be apparent and future replacement should be anticipated. No failures were noted at the time of inspection.

3

Legal Advisers should confirm the existence of FENSA certification otherwise the installation may not conform with Building Regulations.

There are timber double glazed doors to the rear of the property which are ill-fitting. We can see the sealed unit to the glazing has failed. Additionally, the glazing is not in safety glass which is a hazard. Replacement of these doors is advised.

**Condition rating: 3**



Ill-fitting back door

### D7 Conservatory and porches

Not applicable.

NI

**Condition rating: Not inspected**

### D8 Other joinery and finishes

The roof is enclosed by timber fascias.

1

**Condition rating: 1**

### D9 Other

Not applicable.

NI

**Condition rating: Not inspected**

# E

**Inside the property**

## Inside the property

### Limitations on the inspection

The property was carpeted but unfurnished.

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. Asbestos may be present in textured ceiling coatings. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the local authority or the Health & Safety Executive. Specialist advice should be sought before carrying out any work to these components. The cost of removal may be high.

### E1 Roof structure

Not applicable.

NI

**Condition rating: Not inspected**

### E2 Ceilings

The ceilings are thought to be of plasterboard sheet but they are partly in concrete to the underside of the steps at the rear.

2

The ceilings have textured coatings. Textured coatings in a building of this age may be an asbestos containing material. Visible parts do not appear damaged, but this material can be a health hazard. Specialist advice should be obtained before carrying out any work affecting these components. Work to light fittings, plumbing work, redecorating etc., may disturb the material increasing costs and limit the extent of any work without a need for removing the asbestos.

Further advice on working with such textured finishes is available from the Government Health and Safety Executive - see [www.hse.gov.uk](http://www.hse.gov.uk). It should be stressed that asbestos containing finishes such as this pose no health risk all the time they remain in good condition and undisturbed.

Excessive moisture meter readings were obtained to the ceiling over the wc which might be associated with dampness penetrating through the steps to the upper maisonette as outlined earlier. The specialist damp report should extend to an examination of this ceiling.

**Condition rating: 2**

## Inside the property



High moisture readings

### E3 Walls and partitions

Internal walls are a mixture of masonry and studwork type, the latter faced with plasterboard sheet. The ceiling heights are relatively low. As separately advised basement flats are notoriously prone to issues with dampness and condensation. There is relatively limited natural ventilation to the maisonette which will increase the risk of condensation developing.

1

Condensation may be encountered during the course of normal occupation. If not managed correctly condensation can lead to mould growth which can have adverse health effects. Maintaining a reasonable balance between heating, ventilation and insulation should prevent excessive condensation.

**Condition rating: 1**

### E4 Floors

Fitted floor coverings restricted inspection. The floors are in concrete. They were found to be acceptably level. Where moisture meter readings were taken on a random basis these were found to be satisfactory. Nevertheless, the specialist damp report should extend to an examination of the floors on a precautionary basis.

1

**Condition rating: 1**

### E5 Fireplaces, chimney breasts and flues

Not applicable.

NI

**Condition rating: Not inspected**

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

Kitchen fittings are old, worn and exhibit signs of damage. We anticipate a typical purchaser for a property of this age and type will ultimately seek to replace the fittings.

2

An extractor has been provided and you should ensure this is kept in working order.

## Inside the property

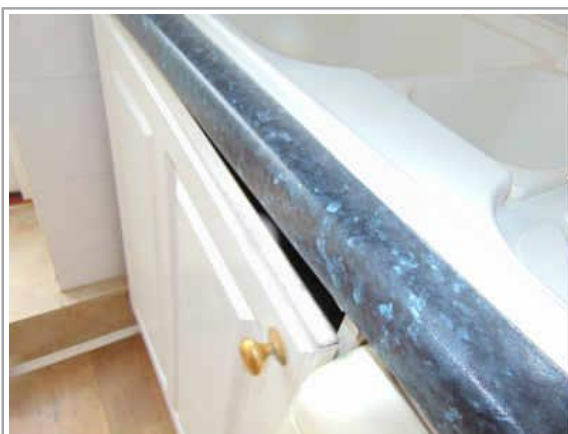
Condition rating: 2



Kitchen



Wear - work surface



Wear - cupboard front

### E7 Woodwork (for example staircase joinery)

General internal joinery is in satisfactory condition.

Condition rating: 1

1

### E8 Bathroom fittings

Fittings are in satisfactory working order although there is slight damage to the side panel to the bath. The extractor was noted to be functioning satisfactorily.

Flexible sealants around fittings should be regularly checked as even slight damage may allow water penetration to enclosed areas beneath, which may cause rot and decay.

1

## Inside the property

Condition rating: 1



Bathroom

### E9 Other

Mains wired smoke alarms have been provided.

Condition rating: 1

1

# F

## Services

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

## Services

### Limitations on the inspection

### F1 Electricity

**Safety warning:** The 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 the Electrical Safety First.

Mains is connected. The meter and consumer unit are located to the hallway. The system has been upgraded. If significant works have been undertaken to the installation since 2005 Part P Certification should have been obtained. Legal Advisers should confirm certification.

**3**

If a recent test certificate dated within the last twelve months is not available for the system we recommend inspection by an NICEIC/ECA registered contractor prior to exchange of Contracts.

**Condition rating: 3**



Consumer unit

## Services

### F2 Gas/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.

Mains is connected. The meter is located externally beneath the staircase providing access to the upper maisonette. If a recent test certificate, dated within the last twelve months, is not available for the gas supply and appliances then we recommend they are tested by a 'Gas Safe' registered engineer prior to future use.

3

There is a battery operated carbon monoxide detectors. It is recommended that mains controlled carbon monoxide detectors are provided and serviced in accordance with manufacturer's instructions.

**Condition rating: 3**



Gas meter

### F3 Water

Mains water is connected. Visible plumbing is principally in copper. There are two stopcocks with meters located externally beneath the staircase providing access to the upper maisonette. It is unclear as to which supply serves the subject property. There is a stopcock internally beneath the boiler. There is also an isolating stopcock beneath the kitchen sink. Satisfactory water pressure was obtained at sanitary fittings and no leakage was noted to accessible pipework.

1

**Condition rating: 1**



Stopcocks



Stopcock

### F4 Heating

Central heating is provided by a Glow-worm gas fired boiler located to the kitchen. The boiler serves metal radiators through copper pipes. The visible circulating pipework and radiators were seen to be in satisfactory condition. 3

Where heating pipes are built within walls/floors there is a risk that they are not adequately protected and this can lead to leaks that can be hard to trace and disruptive to rectify. Although there are no obvious signs of leaks the need for eventual replacement should be anticipated.

The boiler is reasonably modern. Legal Advisers should confirm consent for installation of the boiler and servicing within the last twelve months. If confirmation is not obtained inspection by a 'Gas Safe' registered engineer is required.

**Condition rating: 3**



Boiler

## Services

### F5 Water heating

Hot water is provided by the combination boiler. See Section F4 with regard to the installation and service history.

3

**Condition rating: 3**

### F6 Drainage

Mains is assumed to be connected but this should be confirmed by Legal Advisers. Drains are shared with other properties and Legal Advisers should confirm rights and responsibilities in relation to this.

NI

Please note that under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, any private sewer or lateral drain which, immediately before 1st July 2011, communicated with a public sewer transferred to the relevant water company on 1st October 2011. Legal Advisers should check the arrangements for maintenance and repair with the local water company.

There is a soil and vent pipe at the rear of the property. There are also the remnants of an old soil and vent pipe which is affixed to the rear wall of the building but is redundant. There is a gulley at the rear of the property.

In accordance with Standard Conditions of Engagement below ground drainage has not been inspected. There are no drainage chambers to facilitate an inspection.

**Condition rating: Not inspected**



Drainage gulley - front



Drainage gulley - rear

### F7 Common services

Not applicable.

NI

**Condition rating: Not inspected**

# G

## **Grounds**

**(including shared areas for flats)**

## Grounds (including shared areas for flats)

### Limitations on the inspection

--

#### G1 Garage

Not applicable.

NI

**Condition rating: Not inspected**

#### G2 Permanent outbuildings and other structures

##### Store

2

There is an understairs cupboard to the forecourt. This is inevitably inherently damp. Walls are rendered and the rendering is in part defective and metal lathing on the corner of the wall is corroding. Repairs are required.

It will not be possible to eradicate issues with dampness without significant works.

**Condition rating: 2**



Defective render



Rusting lathing

#### G3 Other

There is shared access to the front of the property and Legal Advisers should confirm rights and responsibilities in relation to this. It is unclear as to whether there are any rights of pedestrian access to the rear and similarly Legal Advisers should confirm.

2

There is a forecourt at the front of the property. Rendering to the wall is defective and in need of replacement.

We note your concerns with regard to the risk of flooding. There is a large capacity gulley. We are, however, not able to confirm the capacity of the drain and inevitably as this is a basement flat it will be potentially vulnerable to issues with flooding. An on-line enquiry, however, does not indicate any particular flood risk.

## Grounds (including shared areas for flats)

### G3 Other

The back garden is terraced. This leaves a small area immediately to the rear of the maisonette which relies on surface water draining into the foul drains. The gulley is much smaller than the gulley serving surface water at the front of the property and this heightens the risk of flooding. There are no meaningful works that can be undertaken to reduce this risk. Legal Advisers should obtain confirmation the property has not been the subject of previous flooding. If it transpires that flooding has been an issue you should refer back to us for further advice.

Boundaries to the front are marked by rendered walls with metal railings. Metal railings to the upper garden are in part stable and there is a missing baluster requiring replacement. Timber fencing and the timber gate to the back garden are defective and in need of replacement.

In recent years there has been much publicity with regard to Japanese Knotweed and its affect on residential property. No obvious evidence of Knotweed was noted on site.

**Condition rating: 2**



Metail railings - upper garden



Defective fencing/gate

# 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

Legal Advisers should verify that consent or certification exists for the following features:-

D5: Windows - replacement - FENSA certification.

D6: Outside doors - replacement - FENSA certification.

F1: Electricity - Part P certification.

F4: Heating - replacement boiler - Building Regulation consent.

## H2 Guarantees

Your Legal Advisers should be asked to establish if guarantees or test certificates exist for the following features:-

F1: Electricity - test certificate.

F2: Gas - test certificate.

F4: Heating - service history.

## H3 Other matters

We are told by the selling agents that the property is Leasehold. Your attention is drawn to the attached Leasehold Property Advice (LPA). You are advised to ask your Legal Advisers to supply the information set out in this advice. Any significant variations should be referred back to us in case they would have an impact on marketability.

The property has a 99 year Lease. Renewing a Lease before 80 years become unexpired has benefits and may have an effect on value and you should ask your Legal Advisers to explain the implications.

Legal Advisers should explain your rights and obligations in relation to:-

C: About the property - road status.

D2: Roof coverings - steps - maintenance responsibility.

F6: Drainage - mains drainage/shared drainage.

G3: Other - shared access/flooding history.



## 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

D2: Roof coverings - worn steps.

D3: Rainwater pipes/gutters - debris/unsatisfactory downpipe discharge.

D4: Main walls - defective rendering/single skin construction/rendering to ground level/high ground level/dampness.

D5: Windows - decay.

E2: Ceilings - dampness.

G2: Store - defective render/corrosion.

G3: Other - forecourt - defective rendering/flood risk.

## I2 Risks to the grounds

G3: Other - flood risk.

## I3 Risks to people

D6: Outside doors - lack of safety glass.

E2: Ceilings - possible asbestos.

F1: Electricity - lack of test certificate.

F2: Gas - lack of test certificate/lack of mains wired carbon monoxide detector.

F4: Heating - unknown service history.

G3: Other - missing baluster to railings.

## I4 Other risks or hazards

None.

J

## Surveyor's declaration

## Surveyor's declaration

**Surveyor's RICS number**

0068792

**Phone number**

01276 671180

**Company**

Gribbon And Pelham

**Surveyor's address**

1a Treetops Avenue, Camberley, Surrey, GU15 3UT

**Qualifications**

MRICS

**Email**

agribbon@gribbonandpelham.co.uk

**Website**

www.gribbonandpelham.co.uk

**Property address**

[REDACTED]

**Client's name**

[REDACTED]

**Date this report was produced**

[REDACTED] 2022

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

**Signature**

Security Print Code [REDACTED]

# K

**What to do now**

## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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



## **Description of the RICS Home Survey – Level 2 service and terms of engagement**



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

## The service

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

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

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

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

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

## The inspection

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

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

The surveyor will enter the roof space and visually inspect the roof structure. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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.



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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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



## Description of the RICS Home Survey – Level 2 (survey only) 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; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside 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 also treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally or externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

### Flats

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

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



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

### 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.

### 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

### Condition ratings

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

- **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.



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

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.



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

## Energy

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

## Issues for legal advisers

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

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

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

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

## Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

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

## Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.



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

### Complaints handling procedure

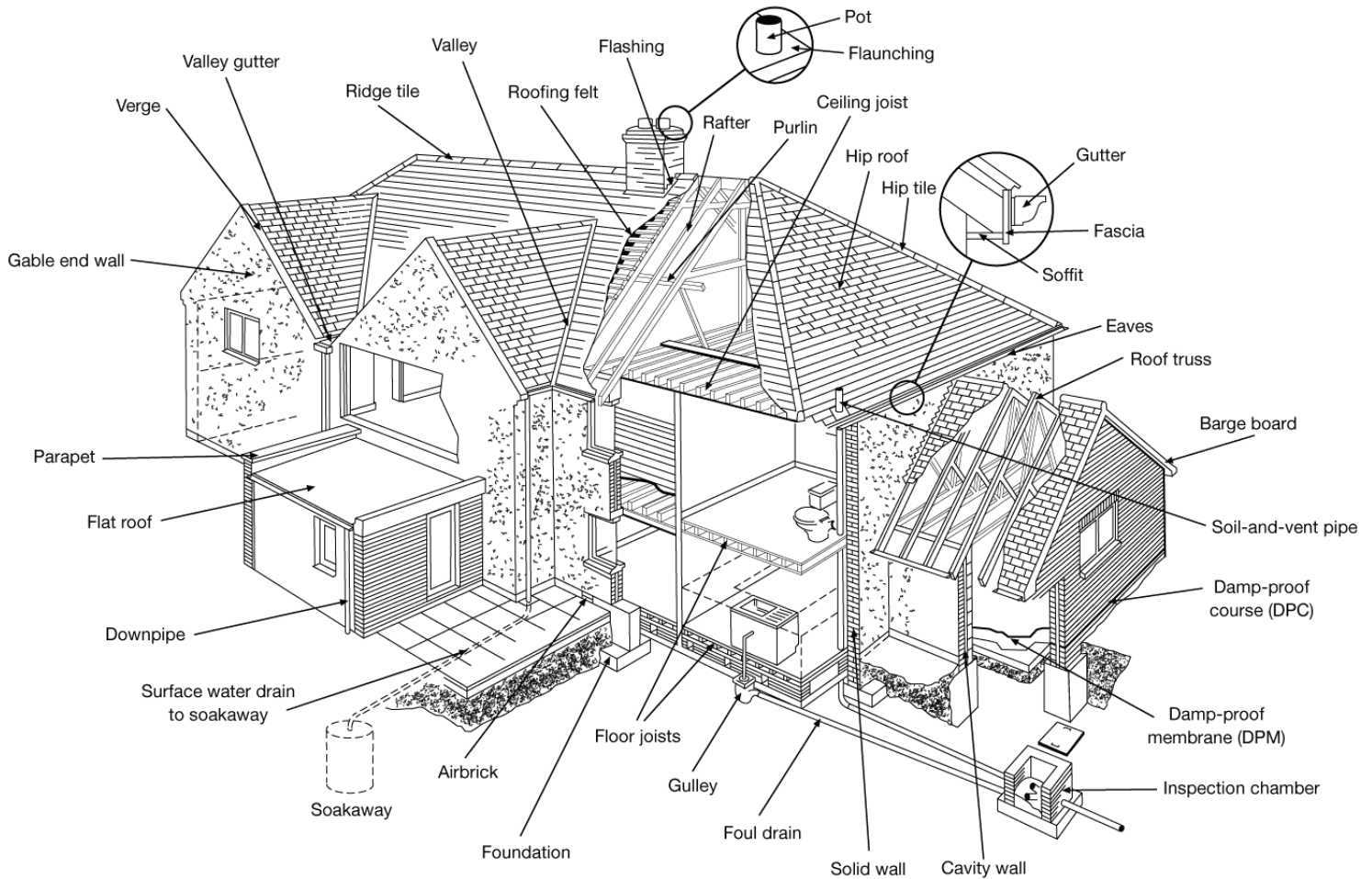
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

# M

**Typical house diagram**

## Typical house diagram

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



# RICS disclaimer

## You should know...

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

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# Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

## Outside the property

You should check the condition of your property at least once a year and after unusual storms. Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.  
Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

# Maintenance tips

## Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

## Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

## Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.

# Leasehold properties advice

The advice contained here is for both current and prospective owners of leasehold properties.

Before you buy a leasehold property, you need to pay particular attention to the terms of the lease.

Other than in Scotland, most flats and maisonettes and some houses are leasehold.

Your legal advisers are responsible for checking the lease for you, but they do not normally see the property. The surveyor may note specific features that may have legal consequences.

These matters will be set out in Section H of your report and you should give a copy to your legal advisers immediately.

Unless the report says otherwise, the surveyor will assume that all the terms of the lease which might have an effect on the value are standard and that only a small ground rent is payable.

## **The surveyor also assumes that:**

- if there are more than six properties in the building, the property is managed either directly by the freeholder or by a professional managing agent
- if there is more than one block in the development, the lease terms apply (except for upkeep of common roads, paths, grounds and services) only to the block the property is in
- all the leases are the same in all important respects if there is more than one leaseholder
- you have the right of access over all shared roads, corridors, stairways, etc., and the right to use shared grounds, parking areas and other facilities
- there is no current dispute, claim or lawsuit relating to the lease
- the lease has no particularly troublesome or unusual restrictions
- the unexpired term of the lease is 85 years (that is, the lease has at least 85 years still to run); and
- the property is fully insured.

When calculating the reinstatement cost (where included), the surveyor assumes that the property is insured under a satisfactory policy covering the whole building. (The 'reinstatement cost' is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements.)

Your legal advisers should check the full details of any lease. You should also ask your legal advisers the following questions.

- Are the other flats occupied by owners or short-term (Assured Shorthold Tenancy) tenants?
- Is there a management company or a managing agent (or both) correctly set up to deal with running and maintaining the block the property is in?
- Who is the 'dutyholder' under the Control of Asbestos Regulations 2012? Your legal advisers should also get confirmation that an asbestos register and current management plan are in place, and confirmation of any associated costs that you may have to pay.

# Leasehold properties advice

- Is there a suitable maintenance and replacement fund, with suitable reserves, to deal with:
  - general cleaning
  - maintaining and repairing the shared parts
  - repairs to the main structure
  - shared heating systems; and
  - repairing and maintaining lifts?
- How much is the ground rent?
- How much was the last paid maintenance or service charge and what period did it cover?
- Are the service charge accounts satisfactory and up to date?
- Are there any existing or likely management problems or disputes, or any known repairs or programmed work still to be carried out, which would affect the level of the maintenance or service charge to be paid?
- Are services regularly and satisfactorily maintained and are there satisfactory and current certificates for:
  - any lifts
  - the fire escapes and fire alarms
  - the security systems
  - any shared water and heating systems; and
  - other shared facilities?
- Is the liability clearly set out for repairs to the property, to the shared parts and the main structure?
- Is the liability for repairs shared equally between leaseholders and is there a suitable process for settling any disputes which may arise in this area?
- Is it the management company or each individual leaseholder who is responsible for the building insurance, and is there a block insurance policy?
- Are there any unusual restrictions on the sale of the property?

The majority of the above questions are contained within a document called the LPE1. This is a questionnaire usually sent from your legal adviser to the seller's legal adviser. The seller and/or the managing agent will complete the LPE1 and send it back to your legal adviser who will discuss it with you.

If the property is a leasehold house, it may still share responsibilities with other building owners, and so may involve management companies, service charges, etc. You should ask your legal advisers to confirm this. You may also want them to investigate the possibility of buying the freehold (which might be complicated).

Your surveyor may also be able to advise you on extending the lease of your flat or house.



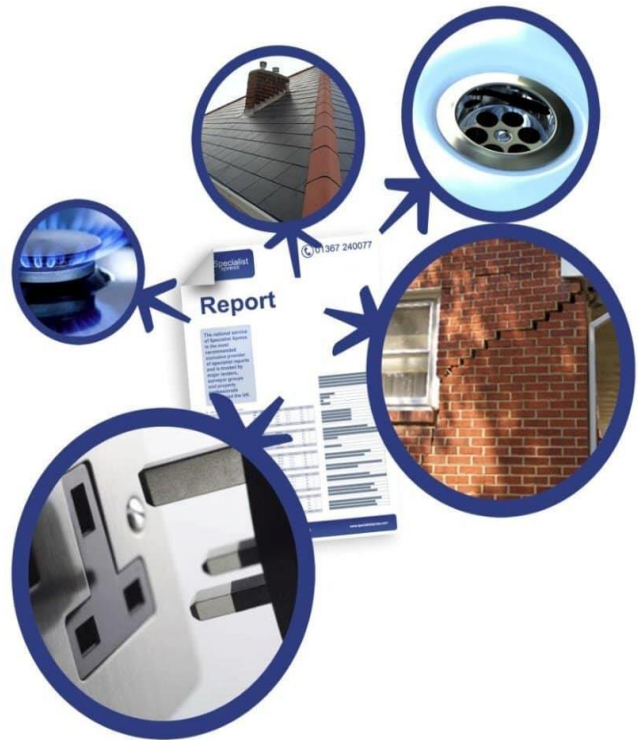
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