



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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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



Rear

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 part carpeted, furnished and occupied.

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.

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)
E5	Fireplaces	
E8	Bathroom fittings	
F1	Electricity	
F2	Gas/Oil	
F4	Heating	
F5	Water heating	
G1	Garage	

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D3	Rain water pipes and gutters	
F3	Water	

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	

B

Summary of condition ratings

D2	Roof coverings	
D4	Main walls	
D5	Windows	
D6	Outside doors	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings	
E7	Woodwork	
E9	Inside other	
G3	Other	



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)
D9	Outside other	
F6	Drainage	
F7	Common services	
G2	Permanent outbuildings	

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

Detached bungalow.

Approximate year the property was built

1964

Approximate year the property was extended

2020

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The property is traditionally constructed. External walls are of cavity type. Facing elevations are in rendering and brickwork. The roof is principally pitched and tiled. It is partly flat with a felt covering. Floors are a mixture of concrete and concrete block and beam type.

Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1	3	2		1			
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

C71

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

Gardens to front and rear. Single garage. Additional parking to the driveway.

Location

The property is situated in an established residential area convenient for local amenities. [REDACTED]

The road is made and adopted. Legal Advisers to confirm.

The front door of the property is taken to face west.

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

Facilities

There is a range of shops, schools and transport facilities within a 3 mile radius.

Local environment

An online inquiry indicates that the property is at a high risk of surface water flooding. We are not able to make any comment with regard to the history or future risk. Our report has been prepared on the basis that the property has not been affected by flooding. If enquiries reveal that previous flooding has occurred you should refer back to us for further advice. Saleability and insurability may be affected.

Having regard to the topography of the site, we consider it unlikely that the property would flood but nevertheless enquiries should be made.

Aside from this, we are not aware 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

D1 Chimney stacks

There is a brick built chimney stack incorporating lead flashings and a damp proof membrane. There was originally a second chimney which has been removed. 1

Condition rating: 1



Chimney

D2 Roof coverings

The roof is pitched and covered with interlocking concrete tiles fixed over a secondary waterproofed barrier (underlay) and strips of wood (battens). The tiles are of varying age and the surface of the older tiles has weathered but the roof covering has a satisfactory life expectancy. 1

The area of underlay most prone to perish first is where it projects into the guttering and given its age the need for repair should be anticipated. We can see from inspection at eaves level that this has been renewed.

There is a sloping valley lined in GRP (glass fibre) or similar.

There is a large horizontal valley area covered with felt. The life span of a flat roof covering is difficult to predict. The surface may appear sound, but a minor defect can cause deterioration to the fabric beneath. Such problems can go undetected for a period of time. Flat roof coverings should be checked regularly and maintained. Detailing to flat roof edges and junctions with walls or roof slopes are vulnerable points and should be kept in good repair. The felt was seen to be in satisfactory condition.

Condition rating: 1

Outside the property



Horizontal Valley - Flat Roof

D3 Rainwater pipes and gutters

The rainwater goods are in plastic. Gutters should be checked regularly to prevent blockages which could lead to dampness and other defects.

2

There is debris in the gutters which should be cleared. In light of trees within the vicinity the fitting of leaf protectors is advised.

Condition rating: 2

D4 Main walls

The walls are of cavity construction with facing elevations in brickwork and render.

1

There is a risk that metal ties built into a cavity wall built before 1982 will corrode. There are no obvious signs to suggest that they have corroded, but the need for eventual wall tie replacement should be anticipated.

There is no evidence of significant structural movement. A minor crack was noted between one of the window openings on the south side of the building which has been repointed, but this does not indicate any significant foundation movement. Brickwork and pointing is in satisfactory condition. Spot repointing to the walls suggests that cavity wall insulation has been installed. Legal Advisers should check for guarantees in relation to this. The rendering exhibits no signs of significant faults.

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. Sagging was noted in the line of the brick soldier courses over some openings, notably to the rear of the bungalow and over one of the windows to the south side. Immediate action is not required.

The property has been the subject of an extension. Legal Advisers should confirm consents are in place.

The damp proof course to the walls is not visible. It is likely to be in plastic to the extension and felt to the original section of the building. The site is sloping in nature and pavings are close to the damp course across the rear of the property, but nevertheless the damp course is not 'bridged'. External pavings therefore do not require reducing in height.

Condition rating: 1

D

Outside the property



Sagging Brickwork

D5 Windows

The windows are of uPVC double glazed type with a Velux window to one of the roof slopes.

1

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. They should also confirm the existence of any guarantee.

Condition rating: 1

D6 Outside doors (including patio doors)

There is a composite double glazed front door and there are uPVC double glazed doors to the rear.

1

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. They should also confirm the existence of any guarantee.

Condition rating: 1

D7 Conservatory and porches

An open porch is created where the roof oversails at eaves level.

1

Condition rating: 1

D

Outside the property

D8 Other joinery and finishes

The roof is enclosed by uPVC fascias and soffits.

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 part carpeted and furnished.

E1 Roof structure

Access to the roof to the original section of the building is contained within the kitchen ceiling.

The roof is formed of timber framework overlaid with a felt underlay. We can see that there is polythene where a chimney has been removed.

Inspection of a representative sample of timbers revealed no evidence of woodboring beetle.

There is a separate hatch within the cupboard to the hallway providing access to the roof over the extension. Due to the small size of the hatch we could only make an inspection of the roof from the hatch. The roof is similarly formed of timber framework overlaid with a breather membrane.

Loft insulation is typically to a depth of 300mm in glass fibre quilt and is adequate.

Condition rating: 1

1



Roof Frame - Original Section



Roof Frame - Extension

E2 Ceilings

The ceilings are of plasterboard sheet. Minor shrinkage cracks may develop seasonally.

Condition rating: 1

1

E3 Walls and partitions

Internal walls and partitions are a mixture of masonry and studwork type, the latter faced with plasterboard sheet. There is no evidence of major structural movement. Minor shrinkage cracks may develop seasonally.

No undue problems with condensation were observed. Condensation may be encountered during the

1

Inside the property

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.

Checks were made for rising dampness with the aid of a moisture meter. No excessive readings were obtained. This suggests the damp proof course is performing satisfactorily.

Condition rating: 1

E4 Floors

Fitted floor coverings and finishes restricted inspection.

1

Floors to the original section of the building are of solid concrete type. They were noted to be acceptably level. Where moisture meter readings were taken to floor surfaces these were noted to be satisfactory. This suggests the floors incorporate an effective damp proof membrane.

Where the property has been extended they are of concrete block and beam type. They were similarly noted to be acceptably level and are adequately ventilated.

Condition rating: 1

E5 Fireplaces, chimney breasts and flues

There is a woodburning stove to the living room. Confirmation should be obtained that the installation was undertaken by a HETAS registered engineer and has been inspected/serviced within the last twelve months. In the absence of such confirmation you should have the installation inspected by a HETAS registered engineer prior to exchange of Contracts.

3

Condition rating: 3



Woodburning Stove

Inside the property

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

Kitchen fittings are modern and in satisfactory condition.

1

Built in electrical or gas fittings have not been inspected. There is a boiling tap to the sink and this will require periodic servicing.

Condition rating: 1



Kitchen

E7 Woodwork (for example staircase joinery)

General internal joinery has been replaced/is modern and is in satisfactory condition.

1

Condition rating: 1

E8 Bathroom fittings

Fittings are in satisfactory working order. The extractor to the main bathroom is not functioning and this should be invested and repaired or replaced.

3

We have not be able to readily identify any Kitemarks on the shower enclosure to the ensuite or shower screen to the family bathroom to confirm the presence of safety glass. We advise the glazing be checked and replaced as necessary.

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.

Condition rating: 3

E

Inside the property



Family Bathroom



Ensuite

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

No readily removable drainage chamber covers were located on site. No examination of below ground drainage has been possible.

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.

3

The property has been the subject of significant upgrading. If significant works have been undertaken to the installation since 2005 Part P Certification should have been obtained. Legal Advisers should confirm certification.

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.

3

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.

There is a battery operated carbon monoxide detector. 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. The water company stopcock is located close to the road at the front of the property. The internal isolating stopcock is located within the airing cupboard to the bathroom. Visible plumbing is principally in copper. Satisfactory water pressure was obtained at sanitary fittings and no leakage was noted to accessible pipework. There are no traditional water tanks.

2

There is an external tap and we advise that this be provided with insulation.

Condition rating: 2

F4 Heating

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

3

Services

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 modern. Legal Advisers should confirm consent for the installation 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

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.

NI

Drains are likely to be shared with other properties and Legal Advisers should confirm rights and responsibilities in relation to this.

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 plastic soil and vent pipe externally by the ensuite. The drains initially run eastwards and turn through 90 degrees by the rear corner of the bungalow to run southwards.

Two inspection chambers were located to the rear patio. These have heavy duty inset covers which could not be readily removed. No examination of below ground drainage has been possible. The Vendors advise they have experienced no issues with blockages to the drainage system during their period of ownership.

Services

Condition rating: Not inspected



Inset Drainage Chamber



Soil and Vent Pipe

F7 Common services

Not applicable.

Condition rating: Not inspected

NI

G

Grounds

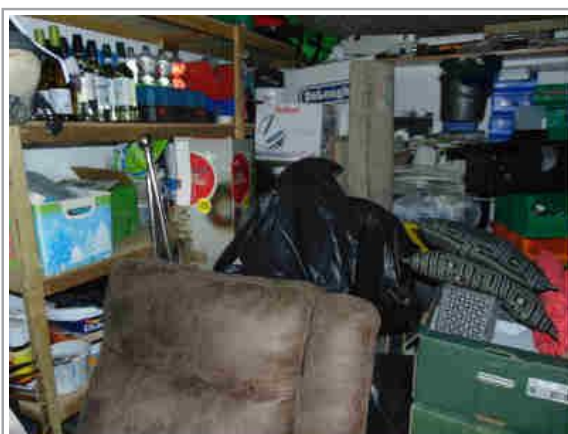
(including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

The garage was completely full of stored items which restricted inspection.

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. Asbestos may be present in corrugated roofing material to the garage. 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.



Stored Items - Garage

G1 Garage

The garage is constructed of brick walls under a roof formed of timber joists overlaid with corrugated cement asbestos sheeting. There is a small pitched roof section at the front covered with concrete tiles. There are plastic rainwater goods and timber doors to the front. There are uPVC fascias and soffits. The garage was full of stored items which prevented any meaningful internal inspection. The following should be noted:-

3

1. The corrugated roof covering is at the end of its design life. It is porous and requires replacement. Appropriate precautions should be exercised in removal and disposal of this material, bearing in mind the likely asbestos content.
2. In relation to the pitched roof, the underlay to the underside has perished and requires renewal.
3. Bearing in mind external walls are below ground level, there is every likelihood that this structure will suffer from dampness unless a vertical damp proof membrane has been provided.

In our post survey discussion you have indicated that you will be demolishing the garage. Appropriate precautions should be undertaken with regard to disposal of the roofing sheets, bearing in mind the probable asbestos content.

Condition rating: 3

G

Grounds (including shared areas for flats)



Garage Roof



Garage Roof



Perished Underlay

G2 Permanent outbuildings and other structures

Not applicable.

NI

Condition rating: Not inspected

G3 Other

The property is broadly rectangular in shape and set on a sloping site. The back garden has been terraced.

1

The blockwork retaining walls are obscured by timber finishes but we cannot see that weep holes have been provided. We are therefore not in a position to confirm the long term performance of these retaining walls. Retaining walls can fail due to a pressure of water where there are inadequate weep holes.

Pavings are largely satisfactory.

Boundaries are marked principally by timber fencing panels. We noted that the boundary line in particular on the north side is not straight with a kink noted. We have not inspected the Title Plan and you should confirm with your Legal Advisers that the fencing on site correctly identifies the

Grounds (including shared areas for flats)

G3 Other

boundary lines.

There are various trees within a zone of influence of the bungalow and we note your concerns with regard to the possibility of structural movement. Tree roots can be damaging to building structures and services particularly on shrinkable subsoils. There are no indications to suggest that these trees have caused any damage. It is reasonable to assume that in relation to the extension, the foundation design of the property has taken account of the nature of the trees and the subsoil in the vicinity.

There is a tree at the front of the site. This is likely to be the subject of a Tree Preservation Order (TPO) which will limit work that can be undertaken. The tree is very large and mature and overhanging the road and public liability issues to third parties should be borne in mind. We advise inspection by an arboriculturalist and undertaking of maintenance and cutting back as appropriate.

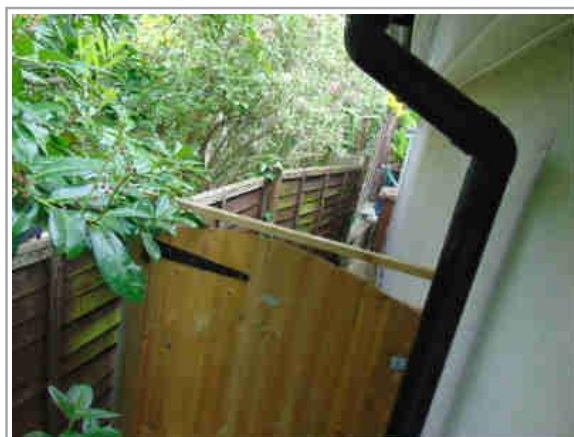
The property is apparently in an area at a high risk of surface water flooding. Having regard to the topography of the site we suspect in reality this will be a limited risk. Legal Advisers should obtain confirmation that there is no flooding history and you should check and ensure that insurance can be obtained on normal terms. If there are any issues you should refer back to us for further advice.

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

Condition rating: 1



Tree



Kink in Boundary Line

G

Grounds (including shared areas for flats)



Retaining Walls

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:-

D4: Main walls - extension.

D5: Windows - replacement - FENSA certification.

D6: Outside doors - replacement - FENSA certification.

E5: Fireplaces, chimney breasts & flues - woodburning stove - installation 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:-

D4: Main walls - cavity wall insulation - guarantee.

D5: Windows - guarantee.

D6: Outside doors - guarantee.

E5: Fireplaces, chimney breasts & flues - woodburning stove - servicing records.

F1: Electricity - test certificate.

F2: Gas - test certificate.

F4: Heating - boiler - service history.

H3 Other matters

We are told by the selling agents that the property is Freehold. You should ask your Legal Advisers to confirm this and explain the implications.

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

C: About the property - road status.

F6: Drainage - mains/shared drainage.

G3: Other - boundaries/flooding history/Tree Preservation Orders (TPO's).



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

G1: Garage - deteriorating roof covering/high ground level/damp risk/perished underlay.

G3: Other - trees/possible flood risk.

I2 Risks to the grounds

G3: Other - trees/possible flood risk/apparent lack of weep holes to retaining walls.

I3 Risks to people

E8: Bathroom fittings - lack of safety glass.

F1: Electricity - lack of test certificate.

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

F4: Heating - unknown service history.

G1: Garage - possible asbestos.

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

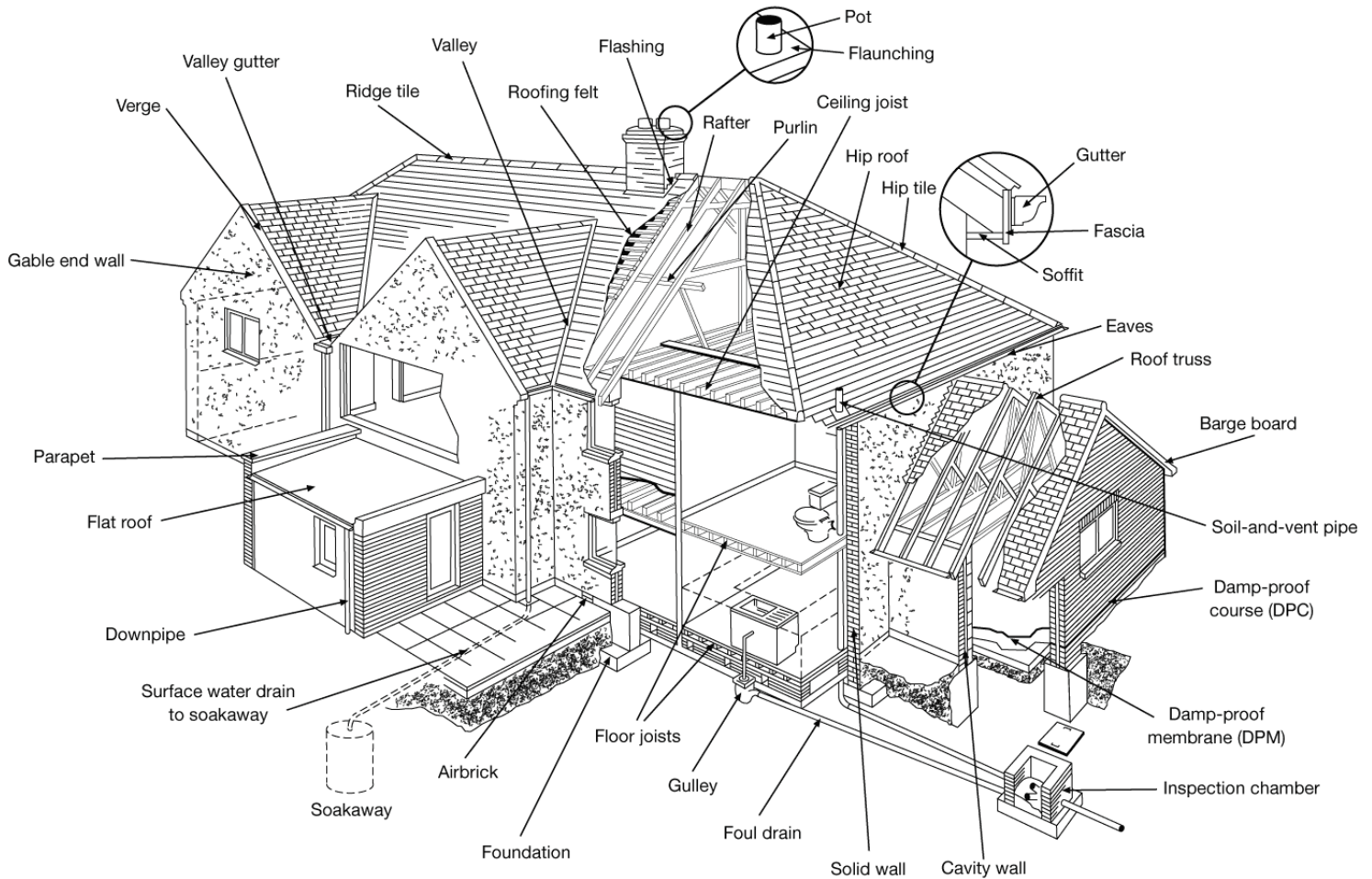
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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.

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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.



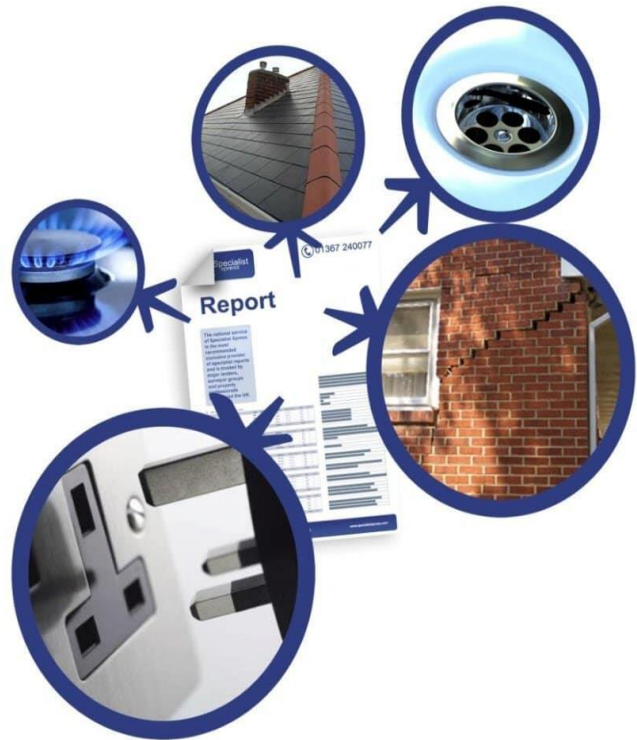
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