LEVEL 3

Your survey report

Property address
[redacted]

Client's name
[redacted]

Inspection date
[redacted] 2022

Surveyor's RICS number
0068792

3

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A

About the inspection and report

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

A About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.

- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

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.

A About the inspection

Surveyor's name

A P Gribbon

Surveyor's RICS number

0068792

Company name

Gribbon And Pelham

Date of the inspection

[redacted]2022

Report reference number

[redacted]

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

[redacted]

Front elevation

Garden

A About the inspection

Rear elevation

Weather conditions when the inspection took place

Dry and clear.

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

Important note

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

B Summary of condition ratings

Overall opinion of property

The property comprises a detached house situated in an established residential area amongst housing of mixed age and type. The property fronts a busy road and is affected by traffic noise and this is a factor that will deter some purchasers.

This is a traditionally built property comprising cavity external walls under a pitched and tiled roof. Floors are a mixture of suspended timber, concrete and concrete block and beam type.

The building has been the subject of significant extension. This comprises two storey additions to either side of the property completed [redacted] Legal Advisers should confirm appropriate consents are in place for these alterations.

The property is in satisfactory condition having regard to its age and type of construction with no major defects present. It is a suitable proposition for purchase.

The biggest threats to buildings of this age tend to be structural movement, timber defects and dampness. In this regard we are able to advise as follows:-

Structural Movement

The building exhibits no signs of structural movement.

Timber Defects

Inspection of a representative sample of roofing and other timbers revealed no evidence of woodboring, dry rot or major wet rot decay.

Dampness

No evidence of rising or penetrating dampness was noted.

Services

It is now a standard recommendation that service installations be the subject of specialist inspection prior to commitment to purchase, unless there is current certification in relation to these. The heating, electrical and gas installations are inherently modern.

It is our standard practice to issue Questionnaires to Vendors and we have relied upon the Questionnaire completed by the Vendor in preparing our report. Where reference is made to guarantees within the main body of the report your Legal Advisers should check that the information on which we have relied is correct. If there are any discrepancies you should refer back to us for further advice.

The property is considered to be a reasonable proposition for purchase as long as you are prepared to accept the cost and inconvenience of dealing with the various repairs and further investigations required. Where further investigations and reports are recommended it is imperative that these are completed and obtained as appropriate, prior to exchange of Contracts.

We note the matter raised in your e-mail of the 30th May 2022 regarding the prospect of a ground floor rear extension and this is referred to under section D4.

The section on 'Repairs' and 'Further Investigations' deals with significant matters only. There are other matters of a maintenance nature which are outlined within the individual sections of this report and it is, therefore, imperative you read the whole of the report so you are fully appraised as to all matters prior to exchange of Contracts.

Where we have referred to the description of individual rooms this is taken from the property details provided by [redacted]

B

Summary of condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

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	
E7	Woodwork	
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)
D2	Roof coverings	
D4	Main walls	
D6	Outside doors	
E8	Bathroom fittings	
G3	Other	

B

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	
D3	Rain water pipes and gutters	
D5	Windows	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings	
E9	Inside other	
F3	Water	
F6	Drainage	

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)
D9	Outside other	
F7	Common services	
G2	Permanent outbuildings	

B Summary of condition ratings

Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)
G1: Garage - repair ceiling.	

Further investigations

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

Subject to the outcome of enquiries by Legal Advisers specialist reports may be required in relation to the electrical (F1), gas (F2) and heating (F4) systems.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

Detached house.

Approximate year the property was built

1950

Approximate year the property was extended

2010

Approximate year the property was converted

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is traditionally constructed. The roof is pitched and covered with clay tiles. The main external walls are brick faced and are assumed to be of cavity construction. Floors are a mixture of suspended timber, 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	3			1	1	1		
First		5	3					1
Second								
Third								
Other								
Roof spaces								

Means of escape

Means of escape in case of fire is relevant to all occupied buildings from domestic houses and flats. The requirements are covered by Approved Document B - (Fire safety, specifically B1 - Means of escape). The document contains many parts including fire safety related matters within and around dwelling houses; satisfactory means of giving warning and means of escape in case of fire; stopping the spread

C About the property

Means of escape

of fire over internal and external linings; ensuring the stability of buildings in the event of a fire; and to ensure satisfactory access for fire appliances to buildings and facilities within dwelling houses. Other sections of the fire safety document also may be relevant.

We recommend that soon after moving in you formulate a fire evacuation plan including the route of escape and exits from the property in the event of a fire. It is recommended that all occupiers are aware of the plan and it is prudent to practice the evacuation on occasion.

The prime function of a window is to naturally light and ventilate the room into which it is installed. The size of the window and those sections which open, is therefore important to ensure adequacy in these respects. Windows in some rooms, for example bedrooms, also need to provide emergency means of escape in the event of fire, for which purpose at least one of the available opening sections needs to be designed accordingly. Regulations in this respect have historically been very weak and there are still many relevant windows which fall well short of current requirements and which therefore warrant immediate replacement on health and safety grounds.

In light of the number of opening windows and doors, means of escape in the event of a fire is satisfactory.

A mains wired smoke alarm has been provided.

C Energy efficiency

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

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

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

Energy efficiency rating

C73

Issues relating to the energy efficiency rating

None.

Mains services

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

X	Gas	X	Electric	X	Water	X	Drainage

Central heating

X	Gas		Electric		Solid fuel		Oil		None

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

None.

Other energy matters

None.

C Location and facilities

Grounds

Off-road parking to front. Garden to rear.

Location

The property is in an established residential area convenient for local amenities. The property fronts a busy road and there is noise from passing traffic and this will deter some purchasers.

The road is made and we believe it to be adopted. This should be verified by your Legal Advisers.

The front door of the property is taken to face north, although this is not the exact compass bearing.

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 on-line enquiry indicates the property is in an area at a high risk of surface water flooding. The Vendors advise during their period of ownership they have experienced no problems with flooding. Legal Advisers should confirm the property has not been affected by flooding. If flooding has been a previous issue you should refer back to us for further advice. Saleability and insurability may be adversely affected.

Aside from this the area is residential in nature. It is not known that there are any 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.

Other local factors

We are not aware of any other local factors that might adversely affect the property or its value.

D

Outside the property

D Outside the property

Limitations on the inspection

Due to the manner in which the roof is configured some of the roof slopes, including a horizontal valley could not be seen.

D1 Chimney stacks

1

There is a single flue brick built chimney stack incorporating lead flashings. Chimney stacks are prone to leaning due to erosion, acid attack and salts crystallisation from both external and internal factors and environmental conditions around the building. Traditionally, distortion manifests itself by way of a lean towards that side of the stack most exposed to the weather and sun, typically the south facing side, but in practice the direction of the lean can vary and is often towards the centre of the building.

Chimney stack masonry is at risk of deterioration due to frost/chemical action, commonly known as spalling, whereby the material softens and falls away, often at an increasing rate. This can be caused or quickly exacerbated, for example, by re-pointing with mortar of the incorrect type or too strong a mix.

The chimney pots are usually bedded in mortar (known as flaunching) which also forms some protection to the exposed upper surface of the stack. This is usually not fully visible from ground level but is very prone to deterioration and should be checked and maintained on a regular basis.

Modern chimney stack designs incorporate an impervious barrier (damp proof course) intended to reduce dampness below roof level. Such precautions are often omitted in older property so a degree of damp penetration is inevitable.

The chimney was seen to be acceptably plumb and true. Brickwork, pointing and lead flashings are in satisfactory condition. The chimney incorporates a damp proof membrane. There is a flue protector to the top.

Condition rating: 1

Chimney

D Outside the property

D2 Roof coverings

2

The roof is pitched and covered with clay tiles fixed over a secondary barrier (underlay) and strips of wood (battens). The angle of a pitched roof is critical to the performance of the covering and will vary depending upon the type of covering. If the pitch is too low, there is a much increased risk of water penetration, leakage and consequential damage to the structure and fabric of the building below; the roof is laid to an adequate pitch.

Clay roof tiles tend to deteriorate and fail as a result of de-lamination of the material due to moisture penetration and subsequent frost action over time which ultimately causes the tile to disintegrate, usually on the exposed outer surface, eventually necessitating complete renewal of the covering.

Some clay roof tiles deteriorate and fail as a result of moisture penetration over time and frost action, sometimes in conjunction with efflorescence as salts present in the clay crystallise and expand, ultimately causing the clay to crumble. This often manifests itself on the underside of the tiles where the nibs securing the tiles also fail at which point the tile will slip down or fall from the roof, eventually necessitating complete renewal of the covering.

The tiles are modern and the property was re-roofed when it was extended in 2010. The tiles exhibit no signs of significant deterioration. The verges, where the tiles overhang the edge of the roof, have been suitably formed and are adequately pointed up. The cement bedding to the ridge and hip tiles is in satisfactory condition. In relation to a small number of ridge tiles the cement pointing has in part been omitted and the need for future maintenance will arise but works are not urgent.

Part of the roof is not visible on the west side of the property because of the manner in which it is configured. These include some roof slopes and a horizontal valley detail. The lining to the valley could not be seen but no evidence of damp penetration was noted internally.

There is also a dormer projection which is timber framed and tile hung. This has a lead flashing detail to the base. It is assumed there are soakers to the sides of the dormers but these are concealed. There is no evidence of dampness to suggest any issues with absent or defective soakers.

To the rear of the property there are two sloping valleys which are lined in lead or similar. The linings were seen to be in satisfactory condition.

It has been customary since the Second World War for pitched roof coverings to be provided with an underlay as a secondary means of preventing moisture penetration such as can often occur during wind driven rain or snow weather conditions. Ideally, this should be lapped into the gutters. It is however often the concealed lower part of the underlay material adjacent to the eaves which deteriorates first and failure may only be recognised when leakage becomes apparent. The presence of any underlining prevents or restricts inspection of the underside of the roof covering.

Modern underlining materials are usually of a breathable type to reduce the risk of condensation. This is not the case with the traditional older felt and other materials and the risks of condensation forming is significantly increased where inadequate ventilation is provided. Inspection within the roof space reveals the frame is overlaid with a modern breather membrane.

Condition rating: 2

D Outside the property

Missing pointing - ridge

Sloping valley

D3 Rainwater pipes and gutters

1

Rainwater fittings are formed in plastic. It is important for rainwater gutters and downpipes to be kept clear at all times as otherwise leakage and overflowing will occur which often causes damp penetration into the building and deterioration of the fabric. It is also important for them to be adequately secured and for the gutters to be laid to proper falls so that drainage to the downpipes occurs freely.

Gutters are at increased risk of becoming blocked when there are significant deciduous trees in the vicinity, especially in autumn when they shed their leaves. A programme of annual inspection and maintenance should be put in place and in some cases it is worth fitting leaf guards to the gutter channels.

Plastic rainwater pipes and gutters have commonly been in use since about 1970 as they are inexpensive, relatively lightweight and easy to install and maintain. Quality of both materials and workmanship is, however, variable and this will usually determine their economic life span which in some circumstances can be quite limited.

Plastic gutters are usually jointed using rubberised gaskets to seal the joint. These tend to perish over time at which point the gutter will leak and it is invariably more economic in the long term to renew the whole gutter rather than to try and repair or maintain further.

Some plastic rainwater pipes and gutters are especially susceptible to degradation from solar radiation. This can cause discolouration which spoils their appearance and they often become much more brittle which much increases the risk of failure.

The rainwater goods are in satisfactory condition.

Condition rating: 1

D4 Main walls

2

Foundations

The main walls will be supported on foundations or footings below ground which cannot be seen. These foundations need to be of adequate strength and at sufficient depth below ground to bear the load of the building and withstand the effects of possible ground movement without distortion or failure. Most buildings settle down to a degree after construction as the ground consolidates under

D Outside the property

load. Effective foundations will accommodate this on a uniform basis so that no distortion or cracking is discernible within the main fabric of the building.

The foundations have not been exposed. It should be noted that the foundations are likely to be relatively shallow in a property of this age, thus at increased risk from sub-soil movement. This risk can be eliminated by such measures as underpinning (effectively increasing the depth of the foundations) but this is a costly operation which is only needed when there is clear evidence of structural or progressive movement or sometimes when undertaking structural alteration/extension works. It is, however, usually important to ensure that the drains are kept in good order and that nearby vegetation is kept strictly under control to help protect the foundations from possible damage.

As regards the extensions, it should be noted in modern additions such as these that the design and construction of the foundations, subject to Building Regulations compliance, can be expected to be a standard sufficient to prevent unequal movement of the main fabric in all reasonably foreseeable circumstances.

The local geological survey map indicates that the subsoil in the area is largely sand. A specific site investigation would need to be carried out to confirm the actual material of the subsoil on which the subject property stands, which is beyond the scope of this survey.

The main walls have been carefully checked for signs of significant or potentially significant movement such as cracking, bowing, bulging and distortion but none of significance was detected. There are no indications to suggest there are any defects that might be related to failure of the foundations.

You should ensure that the property is always adequately covered by buildings insurance which includes the perils of subsidence, settlement, heave and landslip.

Condition rating: Not inspected

General

External walls typically measure around 280/300mm wide at their openings. Having regard to the age of the property, width of the openings and pattern of visible brickwork we would deduce that the walls are of traditional cavity construction.

Cavity walls are usually constructed of two skins of loadbearing masonry material with a space in-between, the fundamental purpose of which is to reduce the risk of moisture penetration to the interior. In recent times with the much increased emphasis on energy conservation, the external wall cavity has become a convenient space to incorporate thermal insulation either retrospectively or during initial construction. It is often the case with cavity wall construction that most of the load is carried by the internal leaf of brick or blockwork with the external leaf providing stability to the loadbearing inner leaf by increasing its overall thickness and also providing weatherproofing by creating a free draining cavity.

It should be noted with cavity wall construction that the use of cavity ties to bond the inner and outer leaves of the wall is integral to the stability of the structure. Such ties can be prone to gradual corrosive failure where they are comprised of a ferrous material. Cavity wall ties installed prior to 1982 are at greater risk, as are properties generally located in coastal or particularly exposed locations. The condition and adequacy of the wall ties can only be ascertained by specialist investigation involving the use of an endoscope to view inside the cavity and the physical removal of sample ties to determine their condition. This is beyond the scope of this Building Survey.

Brick and stone wall finishes generally offer great longevity and often an attractive appearance. The brick/stone is bonded together using lime or cement mortar which needs to be of the correct mix and specification having regard to its type. Over time the mortar will erode and perish especially on the exposed outer face and thus require periodically refinishing, usually referred to as re-pointing. It is important for this to be carried out with mortar of the correct type and mix as otherwise the equilibrium of the wall can be disturbed with potentially serious consequences. It is equally important the pointing is finished with the correct type of joint as an incorrect joint type can hinder drying out of

D Outside the property

the brickwork and accelerate deterioration of the masonry. The overall condition of the brickwork and pointing is satisfactory.

Tile hanging has been provided to the front bay. The tiling was seen to be in satisfactory condition. It is reasonable to assume that the supporting battens and nails are similarly in good order.

We have comment separately the walls exhibit no signs of significant movement that is foundation related. There is a faint crack to the rear elevation over the door opening to the dining room. We would attribute this to slight movement, most likely caused by the absence of a lintel over the opening to the dining room. A lintel now appears to have been installed retrospectively and there is no prospect the cracking will worsen. Whilst the cracking is extremely fine it would be advisable to have this pointed-in.

We noted on the western elevation that holes have been left where scaffold poles have been removed and this is a minor point but similarly this should be pointed-in.

We can see over the majority of openings there are metal lintels but cannot confirm these have been provided over all openings particularly to the older part of the building. Where there are brick soldier courses, i.e. bricks on end, there is a possibility these may be supported on window and door frames and as and when windows and doors are replaced in the future there may be a need to provide or upgrade lintels. As the windows and doors are in good condition there is no reason to anticipate any work will be needed for some significant time.

The property has been the subject of two storey extensions on both sides and of the house. The extensions are to a standard commensurate with the original section of the building. Legal Advisers should confirm appropriate consents are in place.

Condition rating: 2

Dampness

Damp Proof Course

A damp proof course is effectively a band of impervious material built into the structure typically, but not necessarily, of slate, bituminous felt or plastic, dependent upon range. The provision of damp proofing measures in domestic dwellings increased during the latter part of the 19th Century and subsequently became commonplace and eventually mandatory.

Walls require a horizontal damp proof course to prevent moisture travelling up through the structure (rising damp) which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers. Damp proofing measures are often required elsewhere in buildings to prevent damp.

There is a felt damp proof course to the original section of the building. This is obscured behind the rendered plinth to the front wall of the house but this plinth has been removed to the rear. Where the building has been extended the damp course is in plastic.

The recommended minimum height for a horizontal damp proof course above external ground level is 150mm. The damp proof is clear of the ground.

Tests have been conducted throughout the property for damp with an electronic moisture meter except where impermeable surfaces, finishes, furniture, built-in fittings and stored items prevented access. It should be noted that seasonal conditions and the lifestyle of the occupants can affect the degree of damp and condensation present and that it is only possible to advise as to the condition of the property pertaining at the time of the inspection.

No excessive moisture readings were obtained. This suggests that the damp course is performing satisfactorily.

Condition rating: 1

D Outside the property

Penetrating Dampness

Checks were made for penetrating dampness. Penetrating damp may be defined as any damp which enters a building from the outside other than from the ground. Its presence always indicates some building defect or deficiency including lack of proper maintenance and typically can occur due to a leaking roof, defective rainwater goods, porous walls, ineffective damp proofing provisions, decayed timber, etc. Left unchecked, such damp can quickly cause significant damage sometimes in parts of the building which are not readily accessible or visible so that the early stages of a problem cannot readily be detected. This underscores the prudence of ensuring that a building is always properly maintained, preferably on a preventative and planned, rather than reactive basis.

No evidence of penetrating dampness was noted.

Condition rating: 1

Images for **Foundations**

Cracking - rear elevation

D Outside the property

Images for **Dampness**

Rendered plinth - damp course

D5 Windows

1

Window frames are uPVC with sealed unit double glazing. uPVC (unplasticised Poly Vinyl Chloride) is the most common material for the fabrication of window frames. This is basically rigid plastic which can be cheaply produced and is largely maintenance free except for periodic cleaning mainly for aesthetic purposes. The quality of the plastic can however vary which will impact upon performance over time but it is usually impossible to recognise this from a superficial inspection unless some deterioration has already become apparent. Key loadbearing members of the window frame often have to be strengthened, usually with metal or less commonly with timber, but the strengthening is invariably hidden within the frame and inaccessible for inspection.

In modern construction it is customary for the structure above window openings to be supported by elements other than the window frame itself, for example a lintel, beam or arch. Historically this was not always necessarily the case and some window frames formed important structural elements in the main fabric. A typical example would be the 1930s style bay windows which were integral parts of the structure. It is therefore especially important to ensure when replacing such windows that the adjacent structure is properly supported during the works and that the replacement windows provided incorporate sufficient strengthening to perform this structural function.

It is now mandatory for original and replacement windows to be glazed with low emissivity glass to achieve the required level of thermal insulation. This is usually packaged into a hermetically sealed glazing unit. Unfortunately, the seals on such units do deteriorate over time, at varying rates depending upon original quality and exposure factors in-situ, eventually failing and causing moisture (condensation) to build up between the panes of glass. This is commonly referred to as 'misting'. This is both unsightly and inefficient and when it happens, typically after about 20 years, there is no other effective remedy other than to replace the unit. It is not always possible to detect glazing units which have failed in this way especially during dry, warm weather conditions.

Replacement double glazing installed since April 2002 requires Building Regulation approval from the local authority or alternatively a certificate under an approved self-assessment scheme such as FENSA or equivalent which guarantees that the glazing units provide the minimum required level of thermal insulation. Such certification, however, is not a guarantee of the quality and performance of the glazing units and frames over time and a separate warranty is required in this respect.

The windows are in good condition with no significant faults noted. No failure of the double glazed sealants was noted.

D Outside the property

Legal Advisers should confirm that a FENSA Certificate or equivalent is available, or otherwise the installation may not comply with Building Regulations. Where the building has been extended certification may well be covered by the Building Regulation consent for the extensions.

Condition rating: 1

D6 Outside doors (including patio doors)

2

There is a composite double glazed front door. Remaining external doors to the rear and side of the property are of uPVC double glazed type. The characteristics of uPVC products, double glazed units and the requirement for FENSA certification has been outlined under section D5 relating to windows. The doors were noted to be in satisfactory condition. A section of trim is missing from the base of the door to the kitchen.

In relation to the doors at the rear of the living room and dining room there is gapping between the frames and brickwork and the seal at this point should be improved; this work is not urgent.

Where the building has been extended FENSA certification may well be covered by the Building Regulation consent for the extensions.

Condition rating: 2

D7 Conservatory and porches

1

A porch may be defined as an exterior appendage to a building forming a covered approach or vestibule to a doorway, usually the main entrance doorway, and which usually has its own separate roof.

There is an open porch to the front of the property supported by a 230mm brick wall. The roof is pitched and covered with clay tiles incorporating lead flashings. No significant faults were noted.

Condition rating: 1

D8 Other joinery and finishes

1

The projecting eaves is enclosed primarily to protect the base of the roof structure from the elements and to provide a practical means of fixing the rainwater drainage goods. Traditionally, the vertical boards to which the gutters are fixed (fascias) and the horizontal or angled boarding underneath (soffits) are of timber. Accordingly, these components are susceptible to decay and, because of lack of easy access, tend to be less well maintained parts of the fabric notwithstanding that they are at greater than average risk of deterioration. It is often not possible to see behind the gutters during the normal course of a Building Survey inspection and this is the least accessible area so hidden decay is often present.

It has become increasingly popular in recent years for eaves fascias and soffits to be replaced or renovated in plastic, along with the rainwater drainage goods. The most comprehensive and best method is for complete replacement to be undertaken but there are cheaper and less disruptive over cladding systems available whereby the original material remains in-situ. This is perfectly acceptable providing the original material is sound but sometimes the over cladding is effectively used to conceal decay and other defects in the original without having to replace it. In this case future problems are likely to arise but it is not always possible to determine whether the system utilised constitutes complete replacement or over cladding from a superficial inspection and, in the latter case, it is usually impossible to assess the condition of the original concealed materials. If an over

D Outside the property

cladding system is used to conceal original asbestos containing material, the relevant components should be clearly labelled to this effect.

There are uPVC fascias, soffits and bargeboards. These are in satisfactory condition.

Condition rating: 1

D9 Other

Not applicable. NI

Condition rating: Not inspected

E

Inside the property

E

Inside the property

Limitations on the inspection

The property was part carpeted and furnished. Stored items to the roof space restricted inspection.

There is an eaves cupboard which can only be accessed with security keys and this, we understand, houses licensed guns. This small area has not been inspected.

Timber Defects

A representative sample of timber has been inspected but the possibility of concealed defects being present to inaccessible timbers cannot be ruled out.

As with all property of this age, there is a risk of timber infestation by woodboring insects and timber decay of various types. Whilst we have made a comprehensive inspection of all accessible parts for such defects, there are always hidden and inaccessible areas which cannot be accessed and these are often the most susceptible to attack.

Dry Rot

True dry rot (Serpula Lacrymans) is a fungus which develops in damp timber usually under conditions of darkness and inadequate ventilation. The fungus does not like light and often grows between materials where light is excluded. This characteristic can conceal an outbreak at the development stage. Poorly ventilated, damp sub-floor voids are places at high risk from dry rot attack. The fungus produces strands which can extend for several metres over and through such materials as plaster and brickwork allowing secondary outbreaks to occur. It is possible for a dry rot outbreak to pass between adjoining dwellings and it will frequently destroy internal joinery timbers. Eradication always involves replacement of the affected and immediately adjacent timber, so can be difficult, disruptive and very expensive to achieve.

No evidence of dry rot was noted but no comment can be made with regard to concealed areas such as sub-floor voids.

Wet Rot

Wet rot in its various forms is usually associated with neglect or poor detailing in buildings occurring in timbers which are continually wet or having a persistent moisture content in excess of around 20%. Wet rot can occur in internal as well as external timbers. It is often limited in extent and does not spread significantly beyond damp timbers. In addition to external joinery exposed to the weather, areas particularly at risk include timbers built into or in contact with damp walls and floors and beneath leaking sanitary fittings and other appliances. Damp sub-floor timbers are also vulnerable. Eradication involves repair or replacement of the affected timber and can be expensive.

No evidence of wet rot was noted but no comment can be made with regard to concealed areas such as sub-floor voids.

Timber Infestation

Most untreated timber, in varying degrees, is susceptible to infestation by woodboring insects. There are a number of different insects, the most common being the Common Furniture Beetle (Anobium Punctatum), which will cause degradation of the timber and, in the worst cases, eventual structural failure if left unchecked. It is rare to see the actual insect but in most cases their presence or past presence can be identified from the small flight holes which they leave in the surface of the timber when exiting and small piles of wood dust (frass), or pellets which may be seen especially when they are most active. Eradication usually involves specialist treatment on a one-off basis although periodic re-treatment is needed in some cases particularly when dealing with the deathwatch beetle (Xestobium Rufovillosum). In the worst cases and with certain insects, timber renewals are required so costs of eradication can vary greatly.

No evidence of woodboring beetle was noted. Structural timbers relating to the extensions will have been the subject of specialist treatment under Building Regulations.

Condensation

E Inside the property

Limitations on the inspection

We observed no particular issues with condensation at the time of inspection. Most untreated timber, in varying degrees, is susceptible to infestation by woodboring insects. There are a number of different insects, the most common being the Common Furniture Beetle (Anobium Punctatum), which will cause degradation of the timber and, in the worst cases, eventual structural failure if left unchecked. It is rare to see the actual insect but in most cases their presence or past presence can be identified from the small flight holes which they leave in the surface of the timber when exiting and small piles of wood dust (frass), or pellets which may be seen especially when they are most active. Eradication usually involves specialist treatment on a one-off basis although periodic re-treatment is needed in some cases particularly when dealing with the deathwatch beetle (Xestobium Rufovillosum). In the worst cases and with certain insects, timber renewals are required so costs of eradication can vary greatly.

The control of condensation involves maintaining surface temperatures within the building above the dew point (the humidity related temperature at which water vapour turns into moisture) and the provision of adequate thermal insulation and proper ventilation. Unfortunately, the modern emphasis on draught proofing reduces ventilation in dwellings thus increasing the risk of condensation.

The control of condensation can often be significantly improved by installing extract ventilators in bathroom, kitchen and other areas where high levels of moisture are produced, with ducts arranged to disperse moisture laden air to the exterior. This helps by removing water vapour at source and extractors should be operated, preferably automatically and set to run on for a few minutes after the room has been vacated, whenever such rooms are in use. In extreme cases, dehumidifiers or even more specialist systems may be needed to alleviate the problem.

Where moss has grown as a result of condensation, it is necessary to treat and eliminate if appropriate. The mould needs to be eliminated, otherwise it will quickly reappear regardless of any other measures put in place to deal with the problem overall. Simply wiping down the affected area is not sufficient. Such products can be obtained from all good DIY stores.

Stored items - roof space

E1 Roof structure

Access to the roof is via a hatch contained within the landing ceiling; there is a fitted loft ladder. 1

Traditional pitched roofs are formed with a timber framework which is cut and fabricated on-site as part of the construction process. This framework has to be of sufficient strength to transmit the dead and imposed loadings which are placed upon it, primarily from the weight of the covering and additionally from snow and wind, onto external and often internal loadbearing walls without undue distortion. Any alteration to the roof frame must be carefully considered and appropriate

Inside the property

strengthening or provision for redistribution of the loading made to avoid the possibility of failure.

The roof is formed of traditional timber framework. The roof frame was seen to be performing adequately there being no undue bowing or deflection to the main timbers to warrant any additional bracing or strengthening of the roof frame.

An inspection of a representative sample of timbers was undertaken. It must be appreciated that even within the remit of a Building Survey it is not possible to inspect each and every timber.

The felt is overlaid with a breather membrane which was seen to be in satisfactory condition. A disused galvanised iron tank remains within the roof space.

Trays of rodent bait were noted within the roof space where there have been issues with rodents or similar. No rodents were observed at the time of inspection. If problems should be encountered with problems in the future then you will need to engage the services of a pest control contractor.

There is spray graffiti on some of the breather membrane and framework.

Condition rating: 1

Roof frame

Rodent bait

Roof frame

E Inside the property

E2 Ceilings

1

Ceilings are of plasterboard. Most modern ceilings are constructed of plasterboard which is a relatively thin board available in different thicknesses consisting of a core of plaster covered with heavy paper which is manufactured and presented as a ready to fix panel. The use of plasterboard dates from the 1930's and quickly developed into the material of choice in the post Second World War era due to its relative strength, flexibility, ease of fixing, durability and fireproofing qualities. The joints between the plasterboard panels once fixed are usually taped or scrimmed in readiness for application of the final finish. It is not uncommon for minor cracks to develop at the plasterboard joints as the structure dries out or perhaps subsequently due to vibration or other disturbance. Such cracks can be unsightly but are rarely of structural significance.

Shrinkage cracking was observed which is not of significance. Making good will be required prior to future redecoration.

Condition rating: 1

E3 Walls and partitions

1

Internal walls and partitions are a mixture of masonry and studwork type, the latter faced with plasterboard sheet. Some internal walls/partitions are loadbearing and some are not. It is not always possible to ascertain this from a superficial inspection but clearly no alterations should be undertaken to such walls until their entire purpose and capacity has been properly assessed. It is important to understand that walls which are not of solid masonry construction, for example timber framed walls, can and often do perform a significant loadbearing function. Equally, there may be slender masonry walls which have a very limited loadbearing capacity.

A careful inspection of all accessible internal walls and partitions has been made and we are pleased to be able to report that there are no signs of significant structural movement, failure or cracking. It must be borne in mind, however, that the wall and decorative finishes may be concealing signs of past cracking or other defect which would only be apparent when those finishes have been removed. The necessity for some additional repair during the course of refurbishment and/or redecoration should therefore always be anticipated.

The property has been structurally altered where the building has been extended. Where internal walls have been removed/altered, works should usually have been carried out with Building Regulations approval or equivalent and include support for the remaining structure as needed. Due to the nature of internal finishes, it is invariably not possible to confirm that any necessary support has been provided and your Legal Advisers should seek confirmation that the necessary approval has been obtained and complied with.

In the absence of such confirmation, notwithstanding that there may be no obvious signs of inadequacy from a superficial inspection, there is a risk that further support may be required incurring additional potentially significant expenditure and disturbance. If further investigation is required to establish the adequacy or otherwise of any supports this invariably requires some opening up of the structure.

The building exhibits no signs of significant distress or distortions but Legal Advisers should confirm appropriate consents are in place.

- **Plaster**

Internal wall/partition finishes can be very varied from traditional plaster to forms of dry lining including old lath and plaster and modern plasterboard together with other forms of panelling which may include asbestos containing or other potentially hazardous materials. Methods of maintenance and applying secure fixings to such finishes will also vary and it is important to establish the precise nature of the wall/partition and any finish to it prior to undertaking works.

E Inside the property

Plaster surfaces are generally satisfactory. Minor shrinkage cracks may develop seasonally which are not of significance.

Wall tiling provided to the bath and shower rooms is of variable quality but, nevertheless, effective.

Condition rating: 1

Rudimentary tiling

E4 Floors

The presence of carpeting hampered a detailed examination. Floors are a mixture of concrete block and beam type, solid concrete and suspended timber. 1

- **Ground Floors**

Traditional solid ground floors may be found in property of all ages but in recent times became commonplace after the post Second World War era due to a lack of timber available. Their construction is such that the weight of the floor and the loadings placed upon it bear onto the ground below. The structure should fundamentally comprise of a layer of properly consolidated hard-core laid directly over the ground, a layer of concrete cast 'in-situ' over the hard-core (oversite) with a layer of sand and cement or similar (screed) over the concrete to give a smooth deck onto which a further finish or covering can be laid. The latest relevant regulations require that an impervious layer (damp proof membrane) is incorporated to prevent damp rising to the surface and a layer of suitable insulation, so that ever more stringent thermal insulation requirements can be met. However, for many years, up until the mid-1960s, there was no specific requirement for damp proofing and traditionally no thermal insulation would have been incorporated at all.

Typical structural problems which may arise include movement due to settlement of the ground and/or inadequate consolidation of the hard-core during construction or expansion and cracking of the concrete due to an adverse chemical reaction from moisture laden contaminated hard-core (sulphate attack). Dampness can also rise to the surface due to lack of adequate damp proofing provisions causing deterioration of the surface and damp penetration into adjoining walls, skirtings and plaster with the consequent risk of decay.

The concrete floors were noted to be acceptably level. Systematic checks for dampness to the floors reveals there is none of significance.

Where the property has been extended on the east side it is thought the floors are of suspended concrete type. The provision of suspended concrete floors has become common in recent years.

Inside the property

Typically, such floors are constructed of concrete beams laid horizontally and supported on loadbearing walls with the spaces in between being filled with blocks to form the structural elements. The surface is then finished with a sand and cement material (screed) or similar which provides a smooth deck onto which a further finish or covering can be laid.

Sub-floor ventilation is necessary to properties with suspended concrete floors at ground level. This is to ensure that there is an adequate flow of air beneath the floor which is important to reduce the risk of a build-up of moisture which can cause deterioration of the concrete over time. It is critical to ensure that air bricks, usually provided at low level in the external walls to facilitate this, are kept completely clear at all times and protected from any possible moisture ingress.

The floors were noted to be acceptably level and are adequately ventilated.

- **Timber Floors**

Upper floors are almost always of suspended timber construction whereby the surface decking, commonly floorboards, chipboard or plywood, is supported on horizontal loadbearing timbers (joists) which are in turn supported on external or internal walls or a combination of both. Such floors, providing they are structurally adequate and well maintained, are both resilient and durable and provide a reasonable degree of flexibility for accommodating alterations and improvement to the building and services.

The floors are of suspended timber. They were found to be acceptably level. Minor creaking was noted underfoot which is not of significance. Slight unevenness was noted at the interface of the original section of the building with the extensions which is not of structural significance. The creaking underfoot is more noticeable where the property has been extended. There is a possibility the surface finish is in chipboard.

The use of chipboard as a decking material for floors became increasingly popular during the 1970s, both for new build and in renovation and conversion work, due to its relative low cost and ease of installation in comparison with traditional floorboards. There are varying grades of chipboard and it is important that the correct grade is utilised. The use of low quality materials often allied to below average workmanship has caused problems typically of poor fixings creating uneven, creaky and even unstable floors. The basic form of chipboard offers poor resistance to moisture and quickly loses strength, decays and fails when becoming damp/wet. It is imperative therefore that moisture resistant chipboard is utilised in all areas where water is present such as kitchens, utility rooms and bathrooms/wc's but historically this has often not been the case.

Chipboard floors are prone to impact damage, particularly if the board joints are unsupported. Furthermore, unless boarding is of moisture resistant type it will degrade if saturated and should therefore be suitably protected in areas prone to dampness e.g. beneath wc pans, baths and showers.

The chipboard creaks and gives when walked on and re-fixing of individual board sections is needed, although complete elimination of the problem will be difficult.

Condition rating: 1

E5 Fireplaces, chimney breasts and flues

There is a fireplace to the living room with a stone surround. 3

Fireplaces of various types designed for the burning of solid fuels such as wood and coal were traditionally built into domestic dwellings to provide heating and sometimes a means of cooking before central and other heating systems and modern appliances became available. They were typically built into a chimney breast which might serve one or more fireplaces. The chimney breast would more often than not form part of an internal or external wall projecting from that wall to incorporate a flue from each fireplace which is the means of creating a draught to support

Inside the property

combustion and ensure that the gases and smoke created by the combustion are safely expelled from the dwelling.

There is a fitted woodburning stove. Unless Building Regulation approval or Certification by a HETAS registered contractor is available the appliance may not comply with regulations and insurers of the building may not honour a claim.

The Vendor has provided documentation confirming HETAS certification. Legal Advisers should confirm the existence of any guarantee and servicing in accordance with manufacturers guidance. If servicing is not confirmed inspection by a HETAS registered engineer prior to use is advised.

Condition rating: 3

Information plate - woodburning stove

Woodburning stove

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

1

Kitchen fittings comprise a range of satisfactory quality wall and base units. Worktops are of composite type. There are also units to the utility room which are satisfactory and the work surfaces are tiled.

The kitchen and utility room fittings are in good working order. This means that the cabinets appear intact, the cupboards and drawers open and close properly, the handles are well fixed, hinges and other mechanisms operate smoothly and the sink unit and taps are in working order with an adequate flow of water and drainage provision and no evidence of leaks. No appraisal, however, has been undertaken in respect of any appliances, such as hobs, ovens, cooker hoods, etc., whether integrated or otherwise and if the condition of such features is of importance you should have them inspected and tested by a suitably accredited specialist prior to legal commitment to purchase.

Slight chipping of the work surface to the kitchen was noted.

Condition rating: 1

E Inside the property

Utility room

Kitchen

E7 Woodwork (for example staircase joinery)

3

- **Joinery**

There is a standard range of internal timber joinery in place which is in keeping with a property of this age and type. Much of the joinery including door frames, architraves and skirting boards has been replaced.

- **Staircase**

The staircase is typically of traditional timber construction but covered/concealed both on the underside and upper surface so cannot be seen. However, it feels firm and level and there is no reason to suspect any significant inadequacy or defects.

Current regulations require that a staircase in a single family dwelling requires protection on both sides to a minimum height of 900mm and that any balustrade (or stairs) which is 'open' must have no opening through which a 100mm diameter sphere can pass. Minimum required headroom is usually 2m and a handrail must be provided on one side - both sides if the staircase exceeds 1m in width. Any landing must be similarly protected.

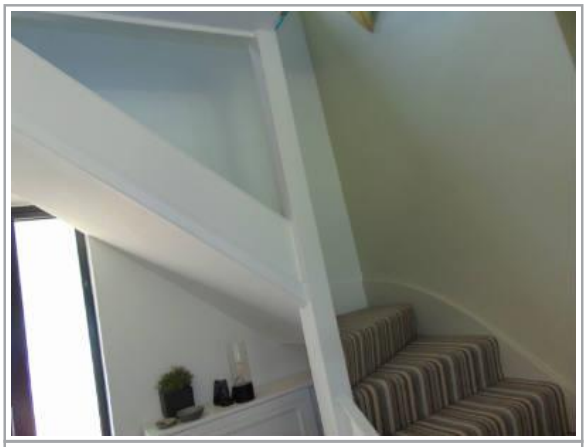
The staircase clearly does not meet these requirements because openings to the side are in excess of 100mm. We advise upgrading for safety reasons.

- **Doors**

At ground level there are no doors except to the cloakroom. Where doors have been provided at first floor level they do not have standard closing mechanisms but there are locks. You may wish to change arrangements with conventional handles. Some of the doors are slightly ill-fitting in their frames and the door to the main bathroom requires minor adjustment to ensure it operates satisfactorily.

Condition rating: 3

E Inside the property



Gapping - staircase

E8 Bathroom fittings

2

To the ensuite off bedroom No. 2 there is a shower cubicle, wall mounted wc and vanity wash hand basin. To the bathroom there is a bath with mixer taps and a shower attachment, a walk-in shower, wall mounted wc and vanity wash hand basin. To the family shower room there is a shower cubicle, wall mounted wc and vanity wash hand basin.

The sanitary fittings are in good working order. This means that there appears to be an adequate flow of water and drainage provision with no evidence of leaks, breakages and other significant defects.

Shower cubicles are very susceptible to leakage due to ageing or sub-standard initial construction. This usually occurs as a result of defective seals around the shower tray, perished gaskets, leaking waste pipes or when the wall finish, typically tiled, becomes porous. Such cubicles should therefore be meticulously maintained and preferably wiped down after use. Regular checks should be undertaken and the waterproof seals and tile grout periodically renewed as a matter of course.

Flexible sealant around sanitary fittings, including wash hand basins, bath and shower trays should be regularly checked and maintained as even slight damage may allow water penetration to enclosed areas beneath, which may cause rot and decay.

Extractors were noted to be functioning satisfactorily. There is a seal missing around the bath and one should be provided. The bath has a spa function and this has not been fully operated. You should familiarise yourself with the operation.

Slight mould was noted on grouting to the shower cubicle by bedroom No. 1 indicative of some condensation. If problems should persist then we advise upgrading of the extractor.

Condition rating: 2

Inside the property

Incomplete seal - bath

Mould on grout - shower room

Ensuite

E9 Other

Smoke Alarms 1

Mains wired smoke alarms have been provided.

Condition rating: 1

Intruder Alarm

There is an intruder alarm. This installation has not been inspected. Legal Advisers should establish whether there is a guarantee in relation to the system and a maintenance contract. If you wish to be assured that the system is in satisfactory working order you should arrange for inspection by a specialist prior to exchange of Contracts.

Condition rating: Not inspected

F

Services

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

F Services

Limitations on the inspection

Stored items within the garage restricted inspection of plumbing and other pipework in the vicinity of the boiler and Megaflows.

Not all drainage chamber covers could be lifted to inspect the drains.

Meters

Inaccessible drainage chamber

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 electricity is connected with the meter and consumer unit located to the hallway with the principal consumer unit to the study. 3

A domestic supply typically consists of a large cable connected to a service head, a sealed box containing the main supply fuse. This will typically have a value from 40-100 A. Separate live and neutral cables go from here to an electricity meter, and often an earth conductor too. More cables are wired from the meter into the consumer side of the installation and into a consumer unit. The consumer unit contains one or more main switches and an individual fuse or miniature circuit breaker (MCB) for each final circuit.

Modern installations must use residual-current devices (RCD's) or residual current breakers with surge protection (RCBO's). The RCD's are used for earth leakage protection, while RCBO's combine earth leakage protection with surge protection. UK electrical circuits are normally described as either radial or ring. A radial circuit is one where power is transmitted from point to point by a single connection to the consumer unit with cable linking each point to the next. It starts at the consumer unit and simply terminates at the last connected device. It may branch at a connection point. Lighting circuits are normally wired in this way, but it may also be used for low power socket circuits. More commonly, power is transmitted by means of a ring circuit - with wiring in a loop with two cables connected to the consumer unit.

It appears that the installation may have been rewired. Legal Advisers to confirm the work was carried out in accordance with the Building Regulations and the necessary Electrical Installation Certificate is available. If it transpires a satisfactory safety certificate is not available for the whole installation then it should be inspected.

F Services

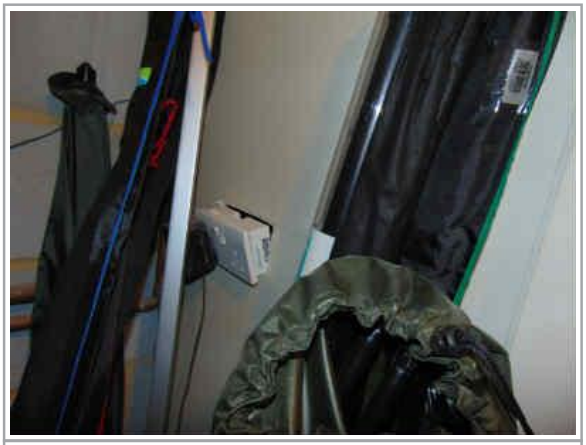
There are visible defects to the wiring and fittings including loose sockets and light pendant within the garage that indicate it may not be safe. These defects must be rectified.

Electrical wiring is buried under insulation within the roof space. This is not normally acceptable but it does depend upon the current passing through the cable and the apparatus or appliance it supplies. Typically, it is acceptable for low current wiring such as that for lighting, to be pinned to the timbers. Care is needed where cables are covered by insulation between timbers and not fixed as this means overheating can occur. If the cabling supplies a shower or immersion heater, the cables should be always routed above the roof insulation to prevent overheating and a fire hazard.

Please note that all new electrical work or any alterations to an existing system within a domestic setting must comply with Part P of the Building Regulations in England and Wales introduced on 1 January 2005, which are legally enforceable. On 6 April 2006, Part P was amended to make enforcement more proportionate to the risk and to ensure the Building Control Authority will issue the necessary certificate i.e. Building Regulations Completion Certificate once the work has been completed. Notification of building work is a formal process and a building control fee is payable but in practice most electrical contractors carry the necessary approvals to carry out such work under an approved scheme.

If a recent satisfactory test certificate, dated within the last twelve months, is not available for the installation then we recommend it is tested by an NICEIC/ECA registered contractor prior to exchange of Contracts.

Condition rating: 3



Loose electrical socket

Consumer unit - hallway

F Services

Consumer unit - study

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.*

3

The property is served by a mains gas supply which is connected to the mains gas supply located in the street via an underground service pipe. This runs to the property owner's gas meter, located externally to the front of the property and subsequently distributed to the internal appliances.

If a recent satisfactory test certificate, dated within the last twelve months, is not available for the system then we recommend it is tested.

There is a battery operated carbon monoxide detector. The fitting of a mains wired detector is advised.

Condition rating: 3

F3 Water

1

The property is served by a mains water supply. As a general rule the section of the service pipe that links the water main in the street to the stop valve outside the property is owned and managed by the water company. The section of the service pipe leading from the stop valve outside your property to the point where it enters your home is the responsibility of the homeowner. This is known as the private or supply pipe. All the plumbing inside the property to the kitchen tap is the responsibility of the property owner.

A stopcock is a valve used to restrict or isolate the flow of a domestic water supply through a pipe. There is usually two stopcocks for a home. One is usually found just outside the property boundary and can be used to isolate the building from the water supply. The other is inside the property where the supply enters the property. These valves are provided to allow maintenance and prevent flooding if the domestic water system is pierced.

The water company stopcock is located to the footpath at the front of the property and the supply is metered. The incoming main and isolating stopcock is located beneath the kitchen sink.

Underground pipework, if it has not been replaced, is likely to be of lead or cast iron and this should

be investigated further. Renewal in modern materials should be anticipated. Prior to 1970, many smaller water pipes in domestic situations were made from lead. In older properties it remains possible that part, or all, of the underground service pipe connecting the water main in the street to your property may be lead. The use of such material can result in lead entering the water supply, contaminating the water leading to potential lead poisoning. A less common cause of lead in drinking water is the illegal use of lead based solder to join together sections of copper pipe. For all these reasons, the amount of lead in drinking water at a particular property may sometimes be above the health based standard.

We suspect the incoming pipework has been replaced and Legal Advisers should obtain confirmation.

Visible plumbing is principally in copper. Satisfactory water pressure was obtained at sanitary fittings and no leakage was noted to accessible pipework. There is a water softener to the garage and inspection of this is outside the scope of the survey undertaken.

Water Pressure is a measure of the force that pushes the water through pipes and into the property. It is measured in 'bars' and one 'bar' is the force needed to raise water through pipes to a height of 10 metres. Pressure from your tap depends on how high your home is in relation to the service reservoir or water tower, how close you live to one of the water authority pumps, or how much water is being used by other customers on the same supply. Ground level is also a contributing factor. High pressure is common in low lying areas and low pressure is common in higher lying areas. Pressure can vary at different times of the day as it is affected by the demand from the number of customers using the water supply at the same time. Mornings and early evening are the most common times of day where there is more demand on the water supply, which can result in lower pressure.

Water flow depends on the size of the water supply pipe. Only a certain amount of water can flow through a small pipe to run one tap so if there are several taps or appliances open at the same time, there may not be enough water for them all, resulting in a 'low flow'. Water supply pipes in older properties were generally supplied with 12.5mm diameter pipes which would provide an adequate supply to a terrace or group of houses. This can cause low flow rates when occupants draw water at the same time. Modern appliances like washing machines, dishwashers and power showers can add to the problem and do not leave much flow for any other tap or appliance. Modern houses and flats usually have 25mm diameter water supply pipes which result in a much greater flow of water suitable for modern appliances.

We are not able to confirm the capacity of the incoming pipework as it is largely concealed behind the carcassing of the cupboard to the undersink area.

Condition rating: 1

F Services

Water company stopcock

Water softener

Household stopcock

F4 Heating

3

Central heating is provided by a Worcester wall mounted gas fired condensing boiler located in the garage supplying radiators.

A central heating system provides controllable warmth to the whole interior of a domestic property from one point to multiple rooms. Central heating differs from local heating in that the heat generation occurs in one place i.e. the boiler. The most common method of heat generation involves the combustion of fossil fuel in a boiler e.g. gas or oil and the resultant heat then gets distributed, typically by water circulating through pipes. Central heating for radiators and hot water is controlled via a set of controls, which usually includes a clock or programmer, plus room thermostats and thermostatic radiator valves. These ensure that heating and hot water operate at a suitable time and temperature to ensure comfort and reduce any wastage from your central heating. Increasingly, homeowners are utilizing other methods such as solar-power, heat pumps, bio-fuels etc. to replace the traditional use of fossil fuels.

This is an unvented system and does not have a cold water tank and the sealed (unvented) hot water cylinder is instead fed directly from the cold water mains. Unvented systems include a number of safety features including: cylinder thermostats, expansion release valves, back flow pipes and air gaps to allow for expansion. Unvented cylinders come in a range of sizes and can be made of

Services

copper, stainless steel or low-carbon steel.

It should be noted that some of the circulating pipework is set into the floors and walls. Where heating pipes are built within walls 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 Vendors advise the boiler is approximately five years old. Legal Advisers should confirm it has been serviced within the last twelve months. They should also confirm consent for installation of the boiler. It is understood there is a guarantee expiring in July 2025 and Legal Advisers should confirm.

Condition rating: 3

Boiler

F5 Water heating

Hot water is believed to be provided by the boiler and is stored in two metal cylinders to the garage commonly referred to as Megaflows. No evidence of leakage was noted. Legal Advisers should confirm servicing within the last twelve months. If servicing is not confirmed inspection by a heating engineer is required.

3

Condition rating: 3

F6 Drainage

Drainage is assumed to connect into the public sewer but this should be confirmed by Legal Advisers. The system is likely to be shared with adjoining owners. Legal Advisers should confirm the precise maintenance and repairing responsibilities.

1

The drainage system comprises a series of underground pipework that conveys surface water and/or foul water. Foul water consists of anything that comes from bathrooms, kitchens, utility rooms, car washing areas etc. Surface water is rainwater only. The pipework is laid to a gradient which renders the pipework self-cleansing and conveys the effluent away from the property to a private or public sewer without danger to health or giving nuisance. Sewers perform the same function as the drainage system but their primary function is to collect the discharge from a number of properties and convey it to the final outfall. Sewers can be private or public depending on who is responsible for their maintenance. Where mains drainage is not available then the final outfall is normally a

Services

cesspool, septic tank etc.

Modern systems keep the foul water and the surface water apart in separate drains. This is known as a separate drainage system. With this method, the rainwater is discharged either to a soakaway, watercourse or surface water sewer. Draining rainwater to these points does not create foul air. It is extremely important to ensure that any part of the foul water system is not connected to the surface water drainage system. In certain situations it is possible to drain surface water to the foul water system following agreement with the local water authority. It is not permitted to drain foul water to the surface water system, which can result in heavy fines for pollution related offences. Such occurrences are relatively simple for the local water authority to trace.

In older properties, the existing rainwater pipes are often discharged to the foul drain. This system is known as a combined system, the rainwater pipes discharge to gully traps, to stop foul air escaping from the drains.

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 water company. Legal Advisers to verify with the water company.

The Vendor provided a plan of the drainage system. There are three small inspection chambers on the east side of the property and the drains run in a northwards direction and diagonally across the front garden area to an inset chamber to the brick paved driveway. The plan shows a separate inspection chamber to the front garden but this could not be accessed and if present will be located beneath the gravel to the front of the property.

There is a separate chamber to the west side of the site, close to the boundary of the adjacent property, but this could not be accessed because of the overgrown state of the bush adjacent. In relation to the inspection chamber to the brick paved driveway this has a heavy duty inset cover. We attempted to lift this but it was found to be jammed in its frame and could not be inspected.

The chambers that could be inspected were noted to be clear with no evidence of blockage. The Vendor advises during his period of ownership he has experienced no problems with blockages to the drainage system.

Condition rating: 1

Rodding eye

Drainage chamber - driveway

F Services

F7 Common services

Not applicable. **Condition rating: Not inspected**	NI

G

Grounds

(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

The garage was full of stored items which restricted inspection.

Stored items - garage

G1 Garage

3

The garage is integral with a concrete floor. There is no direct access between the garage and principal accommodation and we are, therefore, of the view that the utility room at the rear of the garage is not habitable accommodation and there is no requirement for fire proofing between the garage and utility room.

There is, however, living accommodation above the garage. There is a requirement for half-hour fire compartmentation between the garage and living accommodation above and this will usually be achieved by half-hour resistance of the ceiling. The ceiling is incomplete and, therefore, will not comply with regulations. We advise repairs to the ceiling to achieve half-hour fire resistance, including sealing of gapping around service pipework. These repairs should be undertaken as soon as possible.

The garage has an electronically operated roller up and over door to the front and pedestrian door into the utility room.

Condition rating: 3

G Grounds (including shared areas for flats)

Incomplete ceiling

G2 Permanent outbuildings and other structures

Not applicable. NI

Condition rating: Not inspected

G3 Other

2

The property is set on a sloping site. The house is below the level of the main road and an on-line enquiry indicates there is a high risk of surface water flooding. The Vendor advises he has experienced no issues with flooding during his period of ownership. Legal Advisers should make enquiries to establish whether there has been actual flooding history rather than simply a potential risk. If there has been no previous flooding, whilst we cannot comment on future risk, we are satisfied marketability is not adversely affected. You should, however, ensure the property can be insured on normal terms.

There are large trees opposite the house to the far side of the road and also conifers to the back garden. Tree roots can be damaging to building structures and services particularly on shrinkable subsoils. The trees are within a zone of influence of the house. There is no evidence they have caused any damage. Legal Advisers should establish whether there are any Tree Preservation Orders on the conifers. These will limit the works you can undertaken on the trees without the need for Building consent. The trees should be the subject of on-going prudent management.

There is a water feature adjacent to the rear of the property and this and the associated plant has not been inspected. With the safety of children in mind the protective covering on the top of this should be maintained.

There is some bamboo on site and there has been some publicity recently with regard to the potential for bamboo to cause damage to properties. There is no evidence of damage but it should be prudently managed.

The brick driveway and gravel to the front of the property are satisfactory. To the rear of the house there is a concrete base for a potential extension and beyond this a patio area finished with gravel. The boundary to the road is marked by the footpath. On the east side it is marked by timber fencing panels and some chain link fencing which is, in part, obscured. The western boundary is marked by a hedge. The southern boundary is marked by timber fencing panelling which is incomplete. Legal Advisers should confirm responsibility for boundary maintenance.

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

G Grounds (including shared areas for flats)

G3 Other

Condition rating: 2

Trees opposite

Trees back garden

Slab - potential rear extension

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.

H Issues for your legal advisers

H1 Regulation

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

D4: Main walls - extensions.

D5: Windows - replacement - FENSA certification.

D6: Outside doors - replacement - FENSA certification.

E3: Walls and partitions - structural alterations.

E5: Fireplaces/breasts/flues - woodburning stove - HETAS certification.

[redacted]

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:-

E5: Fireplaces/breasts/flues - woodburning stove - guarantee/service history.

E9: Intruder alarm - maintenance agreement/service history.

F1: Electricity - test certificate.

F2: Gas - test certificate.

F4: Heating - guarantee/service history.

F5: Water heating - service history.

H3 Other matters

We are told by the Vendor 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.

F3: Water - incoming pipework replaced.

F6: Drainage - mains drainage/shared drainage.

G3: Other - flooding history/Tree Preservation Orders/boundaries.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

I Risks

I1 Risks to the building

D2: Roof coverings - missing pointing to ridge.

D6: Outside doors - gapping.

E8: Bathroom fittings - missing seal.

G1: Garage - incomplete fire protection.

G3: Other - flood risk area/trees/bamboo.

I2 Risks to the grounds

G3: Other - flood risk area.

I3 Risks to people

E1: Roof structure - rodent bait.

E5: Fireplaces/breasts/flues - woodburning stove - unknown service history.

E7: Woodwork - staircase.

E8: Bathroom fittings - mould - condensation.

F1: Electricity - loose sockets- pendant/lack of test certificate.

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

F4: Heating - unknown service history.

F5: Water heating - unknown service history.

G1: Garage - incomplete fire protection.

I4 Other risks or hazards

None.

J

Energy matters

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

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

J Energy matters

J1 Insulation

From a visual inspection, the property is insulated to a reasonable level. Windows and doors are of double glazed type. There is no evidence cavity wall insulation has been provided retrospectively to the original section of the house. No doubt this will have been incorporated within the extensions at the time of construction. Loft insulation is between 100mm and 150mm in glass fibre quilt and should be increased to 300mm.

There are no traditional water tanks requiring insulation.

J2 Heating

Heating is provided by the Central Heating system described in F4 and our comments regarding condition and service history should be noted. In terms of overall energy efficiency, the system is considered relatively efficient bearing in mind the boiler is of modern condensing type and there are thermostatic radiator valves.

J3 Lighting

Due to their inefficiency, incandescent light bulbs are gradually being replaced in many applications by other types of electric lights, such as fluorescent lamps, compact fluorescent lamps (CFL), cold cathode fluorescent lamps (CCFL) , high-intensity discharge lamps, and light-emitting diode lamps (LED). The EU are in the process of phasing out the use of incandescent light bulbs and supply of this type of bulb is scarce.

The use of energy saving light bulbs will help to reduce energy usage.

J4 Ventilation

Ventilation is provided by a combination of opening windows and doors and extract fans.

Where extractors have been provided these should be kept in working order.

J5 General

Not applicable.

K

Surveyor’s declaration

K 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]

L

What to do now

L Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

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

You should also:

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

M

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

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

The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

The inspection

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

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

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

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

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 and communal areas (for example, shared hallways and staircases that lead directly

to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

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

- **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.

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

- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

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

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.

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

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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

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

Standard terms of engagement

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

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

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

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

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

4 Terms of payment – You agree to pay 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.

M Description of the RICS Home Survey – Level 3 (survey and valuation) service and terms of engagement

Complaints handling procedure

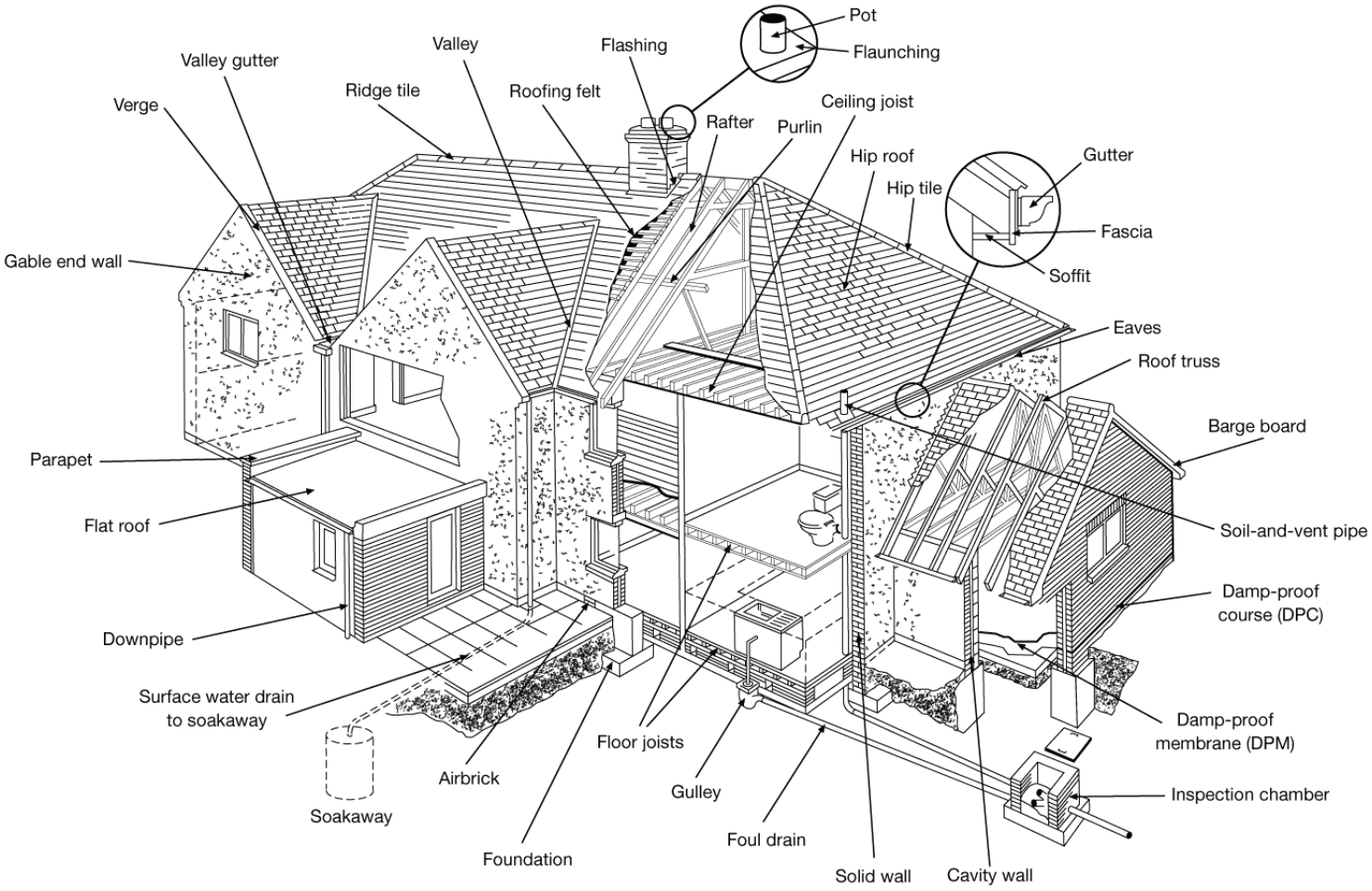
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

N

Typical house diagram

N 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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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 insultation 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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