

RICS **Building Survey**

Property address
Clients name
Date of inspection 27 July 2017
Market valuation £747,000.00
Insurance reinstatement costs £445,000.00



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RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In the world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

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Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in the report, you do this at your own risk.


The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice that needs to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask. 

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Date of inspection Report reference number

Related party disclosure

Full address and
postcode of the property

Weather conditions when
the inspection took place

The status of the property
when the inspection took
place

B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuilding, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

To help describe the condition of the home, we give condition ratings to the main parts (the elements) of the building, garage and some parts outside. Some elements can be made of several different parts.

In the element boxes in parts E, F, G and H, we describe the part has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
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.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

Important note: 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. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

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. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section, and discuss in detail with us.

Overall opinion

This property would benefit from external redecorations. This property in general is considered a good opportunity and value for money.

It is essential that competitive estimates are obtained in respect of all repairs listed in this report and remedial work revealed by further investigations, before exchange of contracts, so that you are fully aware of your liability before proceeding.

This report must, however, be read as a whole and although we have stressed certain items that we consider to be essential repairs, other items mentioned in the report must not be ignored. We must advise you that should you decide to exchange contracts without obtaining estimates and without waiting for responses from your legal advisers with regard to matters raised in this report, you have to accept the risk of adverse matters that may come to light and result in a need for expenditure.

We have assumed that you are reasonably familiar with the property and its general nature and layout. Descriptive details have been kept to a minimum and we have focussed remarks on matters that are central to your consideration as to whether to purchase the property. We have not attempted to list every trivial or minor defect nor gone into great detail over the internal decorations.

This property offers reasonable size living accommodation for a four-bedroom property.

3	Section of the report	Element number	Element Name

2	Section of the report	Element number	Element Name
	E: Outside the property	E2	Roof coverings
		E5	Windows

F: Inside the property	E9	Other
	F3	Internal walls
	F4	Floors
	F7	Woodwork
G: Services	G1	Electricity
	G4	Heating
H: Grounds (part)	H1	Garage
	H2	Permanent structures
	H3	Other

1

Section of the report	Element number	Element Name
E: Outside the property	E1	Chimney Stacks
	E3	Rainwater pipes and gutters
	E4	Main walls
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
	E8	Other joinery and finishes
F: Inside the property	F1	Roof structure
	F2	Ceilings
	F5	Chimney breasts
	F6	Kitchen
	F8	Bathroom fittings
G: Services	G2	Gas
	G3	Water
	G5	Water heating
	G6	Drainage

Summary of repairs (and cost guidance)

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

Repairs

Cost guidance (where agreed)

	Total	£20,800.00
R1	Allow to ease and adjust internal door including removing, lubricating and refitting of doors, refitting door stop or replacing, furniture or replacing for new and making good holes where necessary to frames and doors.	£100.00
R2	Allow for further investigation under the floor due to this not being level. This may simply be the result of poor workmanship.	£100.00
R3	Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.	£500.00
R4	Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.	£500.00
R5	Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.	£500.00
R6	Chemical damp proofing: Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.	£1,000.00
R7	Chemical damp proofing: Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.	£1,000.00
R8	Take down and rebuild retaining brick wall, including cleaning bricks or providing new facing bricks to match the existing and rebuilding in gauged mortar, faced and pointed to match the existing, in same bond, and to match original.	£1,000.00
R9	Take down and rebuild retaining brick wall, including cleaning bricks or providing new facing bricks to match the existing and rebuilding in gauged mortar, faced and pointed to match the existing, in same bond, and to match original.	£1,000.00
R10	Overhaul tile roof, re-fix loose tiles, renew tiles to match existing, redress, re-wedge, repoint all flashings, aprons, chimney, gutters etc., renew fillets with lead flashings, repoint ridges etc.	£300.00
R11	Allow for external decorations.	£2,000.00
R12	Allow to replace rotting fascia to garage.	£500.00
R13	Allow to remove timber store shed.	£200.00
R14	Allow to ease and adjust internal door including removing, lubricating and refitting of doors, refitting door stop or replacing, furniture or replacing for new and making good holes where necessary to frames and doors.	£100.00
R15	Supply and fix uPVC windows comprising frame, sill, mullions and transom filled in with any number of fixed or opening lights complete with beads and/or gaskets as applicable and all necessary cover mouldings trims and window boards, beading and ironmongery and bedding and/or pointing in mastic and glazing with double glazed units and making good all work disturbed including removing and	£2,000.00

	refitting bell wire, telephone wires TV. cables and curtain hooks as required.	
R16	Boiler: Renew boiler, distribution pipe work and radiators with System boiler with maximum output of 80000 BTU/hr, isolate supplies, drain down/refill as necessary, fix new boiler, distribution pipe work and radiators including programmer, room stat and temperature regulating valves to radiators in accordance with manufactures instructions, reconnect supplies, test and make good.	£6,000.00
R17	Rewire: Rewire property complete with 12-way moulded consumer control unit with RCD protection, 100 amp DP switch, blank covers to spare ways, run new cables for cooker, lighting, ring main and smoke detection, make all tests, certify and make good. Fan: Install fan with Vent Axia HR100W Extractor Fan or similar approved, to the bathroom with Auto Humidity Control, back-draught shutter, make connections, carry out earth loop impedance test and make good finishes.	£4,000.00

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

Further investigation is required to ascertain the condition of the high flat roof areas.

Further investigation is required when the floor coverings have been removed to ascertain why the floor is uneven in areas to the first floor.

An asbestos survey is recommended for this property, including sampling of materials.

It is recommended that an arboriculturist be engaged to assess whether the right hand side elevation tree poses a risk to the property footings.

Ensure that the building is capable of being insured via a buildings insurance policy that includes adequate cover for subsidence and heave or damage to drains and foundations owing to the action of plants or trees nearby.

Confirm that insurance cover can be provided for an outbreak of Japanese knotweed, as this can affect the marketing of a house. There was no Japanese knotweed identified at time of inspection.

As stated in the limitations section of this report. Many parts of the building such as foundations and sub floor areas are concealed during construction and we do not disturb these. For practical reasons it follows that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect and therefore recommend further investigation by a damp and timber specialist to carry out an invasive survey subject to the permission of the vendor as this will be intrusive; with floor coverings and boards being removed.

D

About the property

Type of property	Four bedroom detached house
Approximate year the property was built	Circa 1920
Approximate year the property was extended	2015
Approximate year the property was converted	N/A
Information relevant to flats and maisonettes	No items for consideration

Accommodation

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	2			1	1	1	1	2	Hall Study
First		4	2					1	Landing
Second									
Third									
Other									
Roof space									

Construction

This property is a two-storey solid brick construction built slightly forward to the centre front and to the front ground floor right hand side. The main roof is a hipped style with a hipped roof to the front forward part of the building and mansard style roofs to the left and right hand side.

There is a pitched roof to the front ground floor right hand side. There is also a pitched canopy roof over the front entrance area. This extends across to the front of the garage roof and is supported by two brick pillars. There is an oriel bay window to the front first floor that has a flat roof construction.

The house has been extended to the right hand side. The first floor area is a timber framed construction and oversails the ground floor. Further extensions have been added to the rear. A two-storey extension to the right hand side that has a jerkinhead roof construction and a ground floor extension to the left hand side that has a pitched roof construction. A conservatory has also been added to the rear.

About the property (continued)

There are suspended timber floors apart from to the kitchen and conservatory, as these have a solid floor construction.

Means of escape

Means of escape is available via the casement windows to all bedrooms and via the staircase leading to the front and rear doors.

Security

The main entrance door has a night latch and a dead lock. The rear patio doors have a euro lock. The rear French doors have a euro lock.

The uPVC windows have locking handles.

The property has the benefit of an intruder alarm. The alarm strobe is on the front elevation and the control panel is in the hallway.

About the property (continued)

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficient Rating

Currently 55 with potential to reach 74 with energy improvements.

Services

Gas

Mains

☒

Other

Electricity

Mains

☒

Other

Water

Mains

☒

Other

Drainage

Mains

☒

Other

Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

☐

None

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

No items for consideration.

Grounds

The property occupies a regular shaped plot .

Location

The property is in an established residential area and the immediate neighbourhood includes similar property types. The property is close to the town with local shops.

Facilities

The property is within reasonable distance of the usual amenities. Public transport is readily available and there are state schools within easy reach.

About the property (continued)

Local environment

We are not aware of adverse environmental factors. Your solicitor will be able to advise you as to any environmental issues through the searches.

It is not possible in the course of the inspection to determine whether radon is present in this building, as the gas is colourless and odourless. It is possible for radon tests to be carried out by an appropriate specialist organisation, but the tests should be carried out over a minimum three month period.

Although many properties are in a medium to high risk area with regards to ground conditions, this does not necessarily mean a property will suffer from subsidence. You will need to manage the risk with adequate building insurance.

The flood risk from surface water is medium

Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. Flooding from surface water is difficult to predict, as rainfall location and volume are difficult to forecast.

Surface water flooding occurs when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

Other local factors

No items for consideration.

Outside the property

Limitations to inspection

There were limited views of the roof areas and chimney stack.

3 2 1

E1
Chimney
stacks

The chimney stack was inspected with the aid of binoculars. There is one chimney stack visible to the left hand side of the roof. This is face brickwork construction laid in cement mortar, with terminals to the top of the flues and lead flashing. The chimney stack is external to the wall and has tiled hips.

1

Experience shows that on-going maintenance and repair expenditure will be required to the chimneys. Maintenance and repair costs will be high due to the need to provide suitable and safe access. The flaunching should be checked when annual maintenance is carried out. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

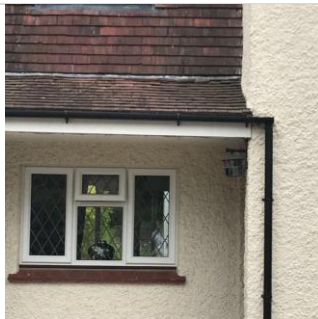
E2
Roof
coverings

The main roof was inspected with the aid of binoculars. The roof is a hipped construction with mansard style roofs to the left and right hand side and a jerkinhead style to the rear extension. These areas have a covering of interlocking concrete tiles laid on timber battens, including half round ridge tiles bed in cement mortar and lead valleys.

2

The main tiled roof covering appeared to be in reasonable condition at this stage.

The front canopy roof was inspected with the aid of binoculars. This roof is a lean-to pitched construction and has a covering of interlocking concrete tiles laid on timber battens. The roof is sealed to the main wall with lead flashing.



There are broken/misplaced roof tiles. The canopy roof would benefit from being overhauled.

Cost of associated remedial work detailed in Section C, R10.

The garage roof was inspected with the aid of ladders. The roof is a flat construction with an asbestos covering and appeared to be in reasonable condition at this stage.

The rear ground floor roof was inspected with the aid of binoculars. This roof is a lean-to pitched construction and has a covering of interlocking concrete tiles laid on timber battens. The roof is sealed to the main wall with lead flashing and appeared to be in reasonable condition at this stage.

There were limited views of the oriel bay roof and we recommend a roofer inspect it to ascertain whether any repairs are required.

Experience shows that on-going maintenance and repair expenditure will be required to the roof. Maintenance and repair costs will be high due to the need to provide suitable and safe access. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

E

Outside the property (continued)

E3 Rainwater pipes and gutters	<p>The gutters are of a modern uPVC variety, with square guttering discharging rainwater from the main roof into uPVC downpipes on all elevations. 1</p> <p>As it was not raining at the time of inspection it was not possible to confirm that gutter joints are completely watertight however there was no evidence to suggest that significant leakage is occurring.</p> <p>uPVC guttering will expand and contract during changes of temperature and this will place stress on the gutter joints. Repairs are likely to be required from time to time to ensure that the guttering remains completely watertight.</p> <p>The gutters must also be maintained regularly to remove leaves and other debris to keep them from clogging. Gutters that are filled with debris can overflow and soak the foundation, damage the roof structure and cause water leakage into the building as the water backs up. Clogged gutters can also lead to a build up of stagnant water, which allows mosquitoes to breed and also allows grasses and weeds to grow in the gutter.</p> <p>Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.</p>
E4 Main walls	<p>The main external walls are solid brick construction and plastered internally. Solid brick walls have low thermal properties and are susceptible to condensation. No additional insulation has been added to the walls since the property was built. 1</p> <p>The external walls are all perpendicular, generally secure and no signs of structural distress, subsidence or general disrepair were found.</p> <p>The walls are mainly finished in pebbledash, with creasing tiles to the front elevation windows. Pebbledash is a coarse plaster surface used on outside walls that consists of lime and sometimes cement mixed with sand, small gravel, and often pebbles or shells. The materials are mixed into slurry and are then thrown at the working surface with a trowel or scoop. The idea is to maintain an even spread, free from lumps, ridges or runs and without missing any background.</p> <p>The oriel bay is finished in render. Render is a sand and cement external coating applied in two or three coats or layers to provide a weather tight seal. There are wall hung tiles to the first floor of the rear extension.</p> <p>External walls can be subject to heavy driving rain and therefore need to be checked annually to ensure they are watertight especially around apertures. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.</p>
E5 Windows	<p>This property has mainly uPVC double-glazed casement windows in uPVC frames. These have key locking handles and appeared to be generally functional. 2</p> <p>There are also two timber windows: a single-glazed timber casement window in a timber frame to the en suite and a double-glazed timber casement window in a timber frame to the landing.</p> <p>Timber windows and frames require regular maintenance and decoration approximately every five years to provide on-going weather protection.</p>

E

Outside the property (continued)



The single-glazed timber window is generally at the end of its life cycle and would benefit from full replacement.

We recommend the double-glazed timber window also be replaced to uPVC to match the other existing uPVC windows.

Cost of associated remedial work detailed in Section C, R15.

We highly recommend that all windows are serviced annually to ensure they are safe and functional. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

Since 2002, double-glazing should have either building regulation approval or should have been installed by a contractor registered with FENSA (a government approved trade association). If the double-glazing was installed before April 2002, enforceable guarantees for the installation should be available. Your legal adviser should check this. If no approvals or guarantees exist and a FENSA registered firm was not involved in the installation, then the glazing should be considered suspect.

E6
Outside doors
(including
patio doors)

The main entrance has a timber door in a timber doorframe. This has a night latch and dead lock and appeared to be generally functional. 1

Timber doors and frames will require regular maintenance and decoration approximately every five years to provide on-going weather protection.

The rear elevation has uPVC double-glazed patio doors in a uPVC doorframe. These have a euro lock and appeared to be generally functional.

The rear also has uPVC double-glazed French doors in a uPVC doorframe. These have a euro lock appeared to be generally functional.

We highly recommend that all doors are serviced annually to ensure they are safe and functional. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

E7
Conservatory
and porches

There is a conservatory added to the rear of the property. This is uPVC framed on a brick plinth and has a hipped style double-glazed roof, and uPVC double-glazed windows and doors. 1

This structure is an addition to the property and is not as robust as the original build. These types of structure often suffer from subsidence and warping of window / doorframes. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind. Life expectancy for this type of structure is fifteen to twenty years. You should also budget for its replacement at the end of its lifecycle.

E8
Other joinery
and finishes

The property has timber (assumed) fascia and soffits to the original property. The extension has uPVC fascia and soffits. 1

Outside the property (continued)

The underside of the eaves is filled with a horizontal soffit board fixed at right angles to the wall. The soffit may be decorative but it also has the function of sealing the gap between the rafters from vermin and from the elements. The horizontal fascia board that caps the end of the rafters outside a building supports the gutter brackets.

The fascia and soffit boards have been maintained in reasonable condition. They require regular decoration approximately every five years to provide on-going weather protection. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

E9
Other



External decorations are starting to deteriorate and would benefit from re-decoration.

Cost of associated remedial work detailed in Section C, R11.

2

Inside the property

Limitations to inspection

Not all floors could be fully inspected due to carpets and other coverings. Not all areas could be inspected due to furniture and other belongings. We cannot rule out that some defects may come to light once the stored items have been removed and carpets / floorcoverings lifted.

Many parts of the building such as foundations and sub floor areas are concealed during construction and we do not disturb these. For practical reasons it follows that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Any refurbishment of a building will inevitably expose parts of the structure currently hidden from view and so unseen defects requiring expenditure may come to light. It would therefore be prudent to include within your budget an additional sum of money for unexpected items.

3 2 1

F1
Roof structure

The roof space is accessed via a loft hatch on the landing. There is a fixed loft ladder. The roof is a cut and pitched timber construction. The roof appeared to be generally secure with no signs of thrust, deflection or water ingress.

1

Mineral fibre quilt loft insulation has been laid between and across the ceiling joists to a depth of about 270mm. This is adequate to current standards to minimise heat loss from below.

F2
Ceilings

The ceilings in the property are assumed to be plasterboard construction. These were generally secure with no evidence of impact damage or other disrepair.

1

Although some ceilings have minor cracks this is not unexpected in a property of this age and these are caused by vibrations and thermal movement. Repairs should be carried out as required before redecoration.

Bathroom

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Master Bedroom

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

En Suite

The ceiling is plasterboard construction, plastered to a textured finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Landing

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Bedroom 2

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Bedroom 3

Inside the property (continued)

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Bedroom 4

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Hall

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Separate Toilet

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Living Room 1

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Utility

The ceiling is plasterboard construction, plastered to a textured finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Kitchen

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Living Room 2

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

Study

The ceiling is plasterboard construction, plastered to a textured finish and decorated. There is no coving to this ceiling. The ceiling is generally in reasonable condition.

F3
Walls and
partitions

The walls in the property are mainly solid and plaster board construction. The walls were all perpendicular, generally secure and showed no signs of distress.

2

Some walls had scuffmarks, hairline cracks and small dents due to wear and tear, which can be addressed as part of the internal decorations.

It is not uncommon to have defective plaster in a property of this age and you can expect plastering once decorating commences. A number of the internal walls are the original mortar and consequently there are areas of blown and hollow internal plasterwork that will require renewal. It appears in some cases the original mortar walls have been skimmed over and this is a generally poor building practice. Areas of internal plasterwork are uneven and hollow etc. and you may wish to upgrade.

Bathroom

The walls are fully tiled.

Master Bedroom

The internal walls are solid and plaster board, plastered to a smooth finish and decorated and appeared to be in reasonable condition.

Inside the property (continued)

En Suite

The internal walls are solid and plaster board, plastered to a smooth finish and decorated. The walls are part tiled.



There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R3.

Landing

The internal walls are solid and plaster board, plastered to a smooth finish and decorated and appeared to be in reasonable condition.

Bedroom 2

The internal walls are solid, plastered to a smooth finish and decorated and appeared to be in reasonable condition.

Bedroom 3

The internal walls are solid, plastered to a smooth finish and decorated.



There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R4.

Bedroom 4

The internal walls are plaster board, plastered to a smooth finish and decorated and appeared to be in reasonable condition.

Hall

The internal walls are solid, plastered to a smooth finish and decorated.



Tests carried out to the external wall with a damp meter revealed readings as per the attached photograph.

A reading above 20% WME (wood moisture equivalent) is a cause for concern and is caused by rising damp. This will require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

Cost of associated remedial work detailed in Section C, R6.

Inside the property (continued)

Practically all buildings are surrounded by natural moisture that is trying to get into the dry structure of the building. Materials such as stone and brick are naturally porous and will soak up moisture like a sponge without the aid of a damp proof treatment. When a building is constructed, a preventative course of rising damp treatment is generally installed in the form of a damp proof course into the walls to prevent rising damp appearing however, when this treatment does not exist or becomes damaged the most common result is rising damp.

Damp will rise by capillary action through the pores of the masonry until it reaches a height where, if it cannot evaporate, gravity takes over and pulls it down again. This height is not normally more than 1.20m, although deposits of salts may be found higher if non-breathing plasters, renders, 'tanking', paints or vinyl wall papers have been used on the wall.

Damp can be still experienced even if the DPC is functioning well. The DPC may be breached. There may be something attached to the walls that is allowing water to travel around the DPC and continue moving upwards. It may be that there is an area of ground next to the external wall that is higher than the DPC, or there is an outside structure (such as steps or paving) which is attached above the DPC, allowing water to travel up through this and cross to the wall over the DPC.

Separate Toilet

The internal walls are solid and plaster board, plastered to a smooth finish and decorated and appeared to be in reasonable condition. The walls are part tiled.

Living Room 1

The internal walls are solid, plastered to a smooth finish and decorated and appeared to be in reasonable condition.

Utility

The internal walls are solid, plastered to a smooth finish and decorated and appeared to be in reasonable condition. The walls are part tiled.

Kitchen

The internal walls are solid and plaster board, plastered to a smooth finish and decorated and appeared to be in reasonable condition.

Living Room 2

The internal walls are solid, plastered to a smooth finish and decorated.



There is blown plaster that would benefit from being re-plastered.

Cost of associated remedial work detailed in Section C, R5.

Inside the property (continued)



Tests carried out to the side external wall with a damp meter revealed readings as per the attached photograph.

A reading above 20% WME (wood moisture equivalent) is a cause for concern and is caused by rising damp. This will require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

Cost of associated remedial work detailed in Section C, R7.

Study

The internal walls are solid, plastered to a smooth finish and decorated and appeared to be in reasonable condition.

General notes for homeowners:

Condensation is simply the moisture caused by everyday living. Moisture is absorbed into the warm atmosphere of your house and when the house cools down the moisture condenses on cool surfaces. The result is condensation, an extremely underestimated cause of damage to homes and is almost certainly the most common form of dampness within a building.

Condensation is largely the result of improved standards of insulation, double glazing and draught proofing of properties that all give the benefit of better heat retention, but results in a lack of air ventilation, stale air and trapped moisture. Without regular ventilation, condensation often results in unhealthy living conditions with the possibility of unsightly black mould growth, peeling decorations, damage to clothing or fabrics and unpleasant musty damp smells within a property. In its severest form, a long-term condensation problem can result in permanent damage to plaster work and timbers in the home.

F4 The ground floor structure appeared to be solid concrete to the kitchen and
Floors conservatory, which was fairly level and undisturbed.

2

The floor structure is timber with floor boarding supported by suspended timber joists.

Whilst every effort is made to check the floors, there are limitations to this survey as we are not at liberty or insured to remove furniture and floor coverings; and we are therefore unable to report that any such part of the floors are free from defect.

There is ventilation to the sub-floor void visible in the form of airbricks. Care should be taken to ensure airbricks are not blocked as lack of ventilation can cause problems such as dry rot.

Dry rot is a term used to describe a very specific and unique type of wood rot. It is a wood destroying fungus that digests the part of the wood that gives it its strength and integrity. This leaves the wood in a brittle state that unsafe in any property. What makes dry rot dangerously unique is its ability to progress extensively through a property. As timber accounts for anywhere up to 70% of the fabric of a house, a dry rot outbreak is an issue that should not be overlooked.

Where a heel test was applied, there was no excessive bounce to the floors. Detailed investigation of the floor structure was prohibited by the presence of floor



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Inside the property (continued)

coverings, which we were not at liberty to disturb.

Master Bedroom



Further investigation is recommended due to the floor not being flat. This may simply be the result of poor workmanship.

Cost of associated remedial work detailed in Section C, R2.

F5
Fireplaces,
chimney
breasts and
flues

There is one chimney breast running through the property.

1

Bedroom 2

The chimney breast has an open solid fuel fire.

Living Room 2

The chimney breast has a log burner.

If a chimney breast is to be used for an open fire, it is imperative that the chimney be swept at least twice a year by a competent person, which will reduce the risk of carbon monoxide poisoning. We also recommend using a carbon monoxide / fire alarm detector and testing this regularly.

Risks cannot be removed altogether but can be substantially reduced by a proactive system of checks and sweeps.

The flue for the gas boiler in the utility room exits through the right hand side elevation.

F6
Built in fittings
(built-in
kitchen and
other fittings,
not including
appliances)

Kitchen

The kitchen has a range of wall and base units with Corian worktops, a stainless steel sink and a mixer tap. There are the following integrated appliances: dishwasher, cooker, hob and extraction hood.

1



The kitchen units and components in general are showing wear and tear, but are functional.

Utility

Inside the property (continued)



The utility units and components in general are showing wear and tear, but are functional.

F7
Woodwork (for
example,
staircase and
joinery)

Internal joinery includes stair parts, doors, frames, architraves and skirting boards. Skirting board is a board covering the lower wall and is usually moulded. It covers the uneven edge of a floor by a wall and also protects it from kicks, knocks and furniture. Architrave is usually a plain or elaborate moulding used to frame a doorway, panel, niche or window.

2

This property benefits from profiled architrave and skirting.

Bathroom



The door does not close correctly and needs to be eased and adjusted.

Cost of associated remedial work detailed in Section C, R1.

Master Bedroom

The entrance door is a panelled style with door knobs. This appeared to be generally functional.

En Suite

The entrance door is a flush style with door handles. This appeared to be generally functional.

Landing

The staircase runs from the entrance hall to the first floor landing. The staircase is likely to be mainly original, consisting of timber treads covered with a closely fitted carpet. Whilst no evidence of significant defect was noted, just some minor creaking of stair treads, you should be aware that older staircases in particular can be prone to problems such as loosening of stair treads and occasional maintenance may well be required.

The staircase has an open balustrade with lathed spindles.

There are three built in cupboards that generally appeared to be in reasonable condition.

Bedroom 2

The entrance door is a panelled style with door knobs. This appeared to be generally functional.

Inside the property (continued)

Bedroom 3

The entrance door is a panelled style with door knobs. This appeared to be generally functional.

There are fitted wardrobes that generally appeared to be in reasonable condition.

Bedroom 4

The entrance door is a flush style with door handles. This appeared to be generally functional.

Living Room 1

The entrance door is a panelled style with door knobs. This appeared to be generally functional.

Utility

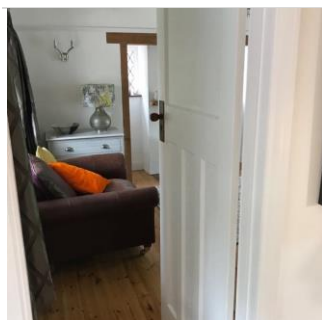
The entrance door is a flush style with door knobs. This appeared to be generally functional.

Kitchen

The entrance door is a panelled style with door knobs. This appeared to be generally functional.

Living Room 2

The entrance door is a panelled style with door knobs.



The door does not close correctly and needs to be eased and adjusted.

Cost of associated remedial work detailed in Section C, R14.

Study

The entrance door is a flush style with door handles. This appeared to be generally functional.

F8
Bathroom
fittings

Bathroom

The bathroom has the following components: bath, wash hand basin, close-coupled WC, shower valve shower head attachment and shower cubicle.

1



The bathroom fittings and components in general are showing wear and tear, but are functional.

Inside the property (continued)

En Suite

The En Suite has the following components: wash hand basin, concealed cistern WC, electric shower with shower head attachment and shower cubicle.



The En Suite fittings and components in general are showing wear and tear, but are functional.

Separate Toilet

The WC has the following components: wash hand basin and concealed cistern WC.



The WC fittings and components in general are showing wear and tear, but are functional.

F9
Other

No items for consideration.

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.

Limitations to inspection

We are not qualified to give you any detailed reports on the services that are connected to this property and must emphasise that no formal tests have been dealt with. We have of course carried out visual checks and will comment as appropriate below, but if you require a detailed report or assurances as to the quality and condition of any of the services, further separate specialist inspection(s) will need to be commissioned. The choice of specialist(s) will be a matter for you, but they should be properly qualified in their field and should hold membership of an appropriate professional body. Your appointed specialist(s) will be able to guide you on any costs that may be necessary to bring the installation(s) into a proper state.

3 2 1

Safety warning: The Electricity Safety Council 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 works undertaken after 1st January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

G1
Electricity

There is a mains supply and the electricity was on when we inspected. The consumer board is located in the utility room. The consumer unit is a relatively old unit with old style electric fuses. 2



We recommend a full rewire be carried out to this property.

Cost of associated remedial work detailed in Section C, R17.

Bathroom

There is a mechanical fan installed in the wall.

En Suite

There is a mechanical fan installed in the ceiling.

Landing

There is a battery operated smoke alarm.

Separate Toilet

There is a mechanical fan installed in the wall.

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered "competent person" and 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



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Services (continued)

gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations and OFTEC for oil installations.

G2 Gas/oil	There is a mains gas supply to the property. The gas meter is located in a plastic housing externally.	1
---------------	--	---

G3 Water	There is a mains water supply to the property.	1
-------------	--	---

G4 Heating	<p>The Main gas fired, conventional boiler in the utility room provides central heating via radiators located throughout the accommodation. The central heating system was not in operation at the time of inspection and we cannot confirm that it is in safe working order.</p> <p>The boiler is at the end of its efficient lifespan and you may wish to consider replacing it with a modern appliance.</p>	2
---------------	--	---



We recommend a new heating and hot water system for this property.

Cost of associated remedial work detailed in Section C, R16.

If the boiler is to be retained, we recommend that you establish the service history of the system prior to your commitment to purchase the property as only regular servicing by a competent person can ensure its future efficiency and safety. If your enquiries indicate that previous maintenance has been inadequate then the whole system should be checked by a competent engineer prior to purchase.

G5 Water heating	The gas-fired boiler also provides hot water. Water is heated and stored in the hot water cylinder located in the airing cupboard.	1
---------------------	--	---

As long as there is enough hot water in the cylinder it can be sent to as many taps as needed at the same time. This makes them ideal for families or larger homes with more than one bathroom.

To avoid having to wait for hot water, it can be heated up in advance using programmable controls. An immersion heater can also be built into the hot water cylinder as a back-up, just in case the boiler breaks down.

G6 Drainage	The property has an underground foul and storm drain with a plastic soil and vent pipe. This appeared to be functional when inspected but was not tested.	1
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Services (continued)



Inspection chambers are located to the side of the property. No blockages were visible at time of inspection.

Our inspection of the drainage system was limited to readily accessible chambers. The underground pipes could not be seen. The absence of any obvious problems does not necessarily mean that the concealed parts are free from defect. The drains will have inevitably deteriorated during the life of the building and it is possible that they are leaking or damaged.

Unless the drains are tested by a specialist drainage contractor, we cannot confirm that the drains are completely free from defect - although no significant damage was seen in the accessible areas. In the absence of a specialist inspection, you must accept the risk of such defects existing.

G7
Common
services

No items for consideration.

G8
Other
services/
features

No items for consideration.

Grounds (including shared areas for flats)

Limitations of inspection

No items for consideration.

3 2 1

H1
Garage

There is a garage located to the left-hand side of the property. This is solid brick construction. The garage has a set of ledged and braced doors to the front and a pedestrian door to the rear.

2



The fascia is rotting to the garage.

Cost of associated remedial work detailed in Section C, R12.

H2
Permanent
outbuildings
and other
Structures

There is a timber shed to the rear of the property. This has a flat roof with a felt covering, single-glazed windows and appeared to be in reasonable condition.

2



Timber store area to the right hand side is in a poor condition and we recommend this be removed.

Cost of associated remedial work detailed in Section C, R13.

H3
Other



The retaining wall is loose and needs to be re-built.

Cost of associated remedial work detailed in Section C, R8.

2

Grounds (continued)



The retaining wall is loose and needs to be re-built.

Cost of associated remedial work detailed in Section C, R9.



Landscape to front.



Landscape to front.



Landscape to front.



Landscape to rear.

Grounds (continued)



Landscape to rear.



Landscape to rear.



Landscape to rear.



Rear elevation

You should ask your legal advisor to look at the deeds and confirm which of the boundaries belong to the property and which you would be responsible for maintaining.

Whilst there are some semi mature trees and shrubs within close proximity to the property, none are thought to pose a significant risk. Nevertheless, all trees and shrubs should be regularly maintained and pruned.

Issues for your legal advisors

We do not act as “the legal advisor” and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisors may need to investigate further, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows). You should show your legal advisors this section of the report.

I1 Regulation You should ask your legal advisor to confirm that there was Building Regulation approval or a FENSA Certificate for the windows and doors.

You should ask your legal advisor to confirm that there was Building Regulation and planning approval for the extension.

I2 Guarantees Ask your legal advisor to confirm whether there is any remaining warranty in respect of the replacement windows and doors.

Ask your legal advisor to confirm whether there are any remaining guarantees in respect of the bathroom components.

Ask your legal advisor to confirm whether there are any remaining guarantees in respect of the kitchen components and appliances.

I3 Other Matters We have been told by the selling agents that the home is Freehold. You should ask your legal advisor to confirm this and explain the implications.

J

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, having existed for some time and which cannot be reasonably changed.

J1 Risks to the building	<p>Timber defects: None visible.</p> <p>Structural movement: None visible.</p> <p>Dampness: Visible. The walls were tested with a damp meter and high readings were recorded that gave cause for concern, as detailed in Section F3.</p>
J2 Risks to the grounds	<p>Contamination: None visible. We have not carried out any investigation into past or present uses of either the property or any neighbouring land to establish whether there is any potential contamination from these uses or sites to the subject property and we recommend that your Legal Adviser completes a full environmental search of the locality prior to purchase.</p> <p>Flooding: Risk of surface water flooding as identified by the Environment Agency.</p>
J3 Risks to people	<p>Gas: None visible.</p> <p>Electricity: None visible.</p> <p>Contamination: Possible asbestos in ceiling finishes and asbestos garage roof. Suspect asbestos materials should be sampled and send off to a laboratory for analysis before any works are carried out in conjunction with suspect materials. They will need to be removed and disposed of by a competent and licensed contractor if found to contain asbestos.</p> <p>It is not possible to say other than where specifically stated, whether asbestos based products have been used in the original construction or subsequent alterations and improvements because asbestos materials are often very difficult to identify, particularly if covered or painted. Asbestos has been incorporated into many building products which include textured ceiling coatings, plastic floor tiles, water cisterns, internal and external pipe work, building board, parts of sanitary fittings and insulation material.</p> <p>You should be aware of the health hazard associated with this material and, once it is identified, the need for extreme care in operations involving its disturbance or removal which should never be undertaken on a DIY basis. There is not known to be a risk from asbestos cement based products that are left undisturbed, but they should not be abraded, cut or broken up as this could release potentially dangerous and harmful fibres. Rigid surfaces should be sealed by paint. Before materials containing asbestos are removed or disposed of you should consult the Environmental Health Department of the Local Authority.</p> <p>Fire: None visible.</p>

J

Risks (continued)

J4	No items for consideration.
Other	

Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of 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.

K1 Insulation

There is no insulation to the external solid brick walls. Unlike a cavity wall, these have no cavity that can be insulated. Instead they have to be insulated externally or internally. Solid wall insulation is expensive and is best done when other work is required, for example if the face brickwork became weathered.

The extension walls should have been insulated when built.

The loft has approximately 270mm, which is adequate.

K2 Heating

This property would benefit from a new modern heating system and controls, including installing thermostatic radiator valves to the radiators, which would allow the temperature to be adjusted in individual rooms.

K3 Lighting

There are a variety of light fittings to the property and the majority of these had low energy light bulbs installed.

K4 Ventilation

Mechanical air extraction is installed in the bathrooms. If used correctly these should ensure that condensation does not build up in the property. Extractor fans should be used whilst cooking or bathing and for about half an hour afterwards to clear any moist air.

K5 General

No items for consideration.

Surveyor's declaration

Signature

Surveyor's RICS number

Qualifications

For and on behalf of:

Company

Address

Town

County

Postcode

Phone number

Website

Fax number

Email

Property address

Client's name

Date this report was produced

RICS Disclaimers

1. This report has been prepared by a surveyor (the Employee) on behalf of a firm or company of surveyors (the Employer). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the to the exclusion of the Employee.

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

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

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

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

What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for; ¹¹ describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work ¹² may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

Description of the RICS Building Survey service

The service

The RICS Building Survey Service includes:

- an inspection of the property (see 'The inspection');
- a report based on the inspection (see 'The report');

The surveyor who provides the RICS Building Survey Service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

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 (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report. The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected where there is safe access. If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis. The surveyor uses equipment such as a damp-meter, binoculars and a 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. 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; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

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. Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspection properties that may fall within the *Control of Asbestos Regulations 2006*. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan 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 results of inspection 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 maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

The report is in a standard format and includes the following sections.

- A Introduction to the report
 - B About the inspection
 - C Overall assessment and summary of the condition ratings
 - D About the property
 - E Outside the property
 - F Inside the property
 - G Services
 - H Grounds (including shared areas for flats)
 - I Issues for your legal advisers
 - J Risks
 - K Energy efficiency
 - L Surveyor's declaration
- What to do now
Description of the RICS Building Survey Service
Typical house diagram

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.

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 – 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.

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will

Description (continued)

areas (for example, shared hallways and staircases). The surveyor inspects roof spaces only if they are accessible from within the property. The surveyor does not inspect drains, lifts, fire alarms and security systems.

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should 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 these materials have been used, the surveyor must report this and ask for further instructions.

Risks

This section summarises defect 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, having existed for some time and which cannot reasonably be changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Issues for legal advisors

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Standard terms of engagement

1 The service – the surveyor provides only the standard RICS Building Survey Service ('the service') described here, unless you and the surveyor agree 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:

- plan drawing; ^[1]_[2]
- schedules of works; ^[1]_[2]
- re-inspection; ^[1]_[2]
- detailed specific issue reports; ^[1]_[2]
- market valuation and re-instatement cost; and ^[1]_[2]
- negotiation. ^[1]_[2]

2 The surveyor – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property. ^[1]_[2]

3 Before the inspection – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection ^[1]_[2] and report. The surveyor also carries out a desk-top study to understand the property better ^[1]_[2]

4 Terms of payment – you agree to pay the surveyor's fee and any other charges agreed in writing. ^[1]_[2]

5 Cancelling this contract – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or ^[1]_[2]
- (b) it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey. ^[1]_[2]

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you. ^[1]_[2]

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. ^[1]_[2] **Complaints handling procedure** ^[1]_[2] The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask. ^[1]_[2] **Note: These terms form part of the contract between you and the surveyor.** ^[1]_[2]

Complaints handling procedure ^[1]_[2] The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask. ^[1]_[2]

Note: These terms form part of the contract between you and the surveyor. ^[1]_[2]

Typical house diagram

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

