



RICS Home Surveys

Survey level two: HomeBuyer report - Survey



Property address

Client's name

Date of inspection

26 February 2018

Contents

A	Introduction to the report
B	About the inspection
C	Overall opinion 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	Surveyor's declaration
	What to do now
	Description of the RICS HomeBuyer (Survey) Service
	Typical house diagram

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

In a 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.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.

The RICS HomeBuyer Report is reproduced with the permission of the Royal Institution of Chartered Surveyors who owns the copyright. © 2016 RICS

A

Introduction to the report

This HomeBuyer Report (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 this report, you do this at your own risk.

The HomeBuyer Report (Survey) aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying 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.

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

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer (Survey) Service' at the back of this report.

B

About the inspection

Surveyor's Name

Dean Davidson

Surveyor's RICS number

5675994

Company name

Able Surveyors Limited

Date of inspection

26 February 2018

Report reference number**Related party disclosure**

I confirm that I have no personal or business connection with the vendor or agent involved in the proposed property transaction and that the opinion I give in this report is unbiased and based upon my knowledge and experience of this type of property and the full inspection of it undertaken for this report.

Full address and postcode of the property**Weather conditions when the inspection took place**

Overcast and areas covered in snow

The status of the property when the inspection took place

Occupied

C

Overall opinion and summary of the condition ratings

We inspect the inside and outside of the main building and all permanent outbuildings, 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 up of several different parts. In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described 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).

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.



Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

C

Overall opinion and summary of the condition ratings (continued)

This section provides our overall opinion of the property, and summarises the condition ratings of the 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.

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.

Our overall opinion of the property

This property is generally in reasonable condition. There have been repairs identified however and these are listed further on in the report.

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 five-bedroom property.

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 suspect 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. We 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.

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 ground first and second floors floor.

C

Overall opinion and summary of the condition ratings (continued)

3

Section of the report	Element number	Element name
E: Outside the property	E4	Main walls

2

Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E5	Windows
	E8	Other joinery and finishes
F: Inside the property	F2	Ceilings
	F3	Internal walls
	F4	Floors
	F7	Woodwork
	F8	Bathroom fittings
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
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
F: Inside the property	F1	Roof structure
	F5	Chimney breasts
	F6	Kitchen
G: Services	G1	Electricity
	G2	Gas
	G3	Water
	G4	Heating
	G5	Water heating

About the property

Type of property

Five bedroom semi-detached house

Approximate year the property was built

Circa 1930

Approximate year the property was extended

Circa 1980

Approximate year the property was converted

Circa 1980

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		2	1	Hall
First		4	1					1	Landing
Second		1	1					1	Landing
Third									
Other									
Roof space									

Construction

This property is a traditional two-storey solid brick construction, built slightly forward to the front right hand side. The main roof is a hipped style with a front gable and parapet walls to the adjoining property. There is a bay window to the front ground floor left hand side. This has a half hipped style roof. A porch has been added to the front entrance. This has a hipped style roof with a front gable. There is a garage attached to the right hand side of the property. This has a flat roof construction.

The roof has been converted to provide additional living space and a dormer has been added to the rear roof pitch to accommodate this. The dormer has a flat roof construction. The house has been extended by two storeys to the rear right hand side. This area has a hipped style roof. A conservatory has been built to the rear ground floor left hand side. Another conservatory has been added to the rear of the garage on the side elevation. This property could be extended further subject to Local Authority approvals.

There are suspended timber floors throughout.

D

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 Efficiency Rating

Currently 49 with potential to reach 69 with energy improvements.

Environmental impact rating

Currently 39 with potential to reach 58 with energy improvements.

Mains services

The marked boxes show that the mains services are present.

Gas

☒

Electric

☒

Water

☒

Drainage

☒

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. The front of the property mainly has a stone covered hardstanding to provide a parking area, run up to the garage and path to the front entrance door. There are also plant borders.

The rear garden has paved and gravel covered terraces adjacent to the house and there is a pond. The rest of the garden is mainly laid to lawn and has plant borders, trees, sheds and greenhouses.

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.

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

D

About the property (continued)

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.

Outside the property

Limitations to inspection

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

E1 Chimney stacks

1 2 3 NI

The chimney stack was inspected with the aid of binoculars. There is one party chimney stack visible to the left hand side of the main roof ridge. This is part rendered face brickwork construction laid in cement mortar, with oversailing brickwork, clay pots to the top of the flues and lead flashing.

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 style construction with a front gable and parapet walls. These areas have a covering of interlocking concrete tiles laid on timber battens, including half round ridge tiles bed in cement mortar. The roof is sealed to the parapet walls with lead flashing.

2

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

The front bay roof was inspected with the aid of binoculars. The roof is a hipped style construction and has a covering of interlocking concrete tiles laid on timber battens, including half round ridge tiles bed in cement mortar. The roof is sealed to the main wall with cement fillets.

The porch roof was inspected with the aid of binoculars. The roof is a hipped style construction with a front gable and has a covering of interlocking concrete tiles laid on timber battens, including half round ridge tiles bed in cement mortar. The roof is sealed to the main wall with lead flashing.



The roof tiled cement fillets designed to provide a weather tight seal between the wall and the roof covering. The fillet currently appears to be secure, however they are prone to fail and break up, which could allow water to run down into the roof space below. For this reason we would recommend the fillet be replaced with lead flashing.

The rear converted conservatory roof was inspected with the aid of visibility from higher level windows. The roof is a flat construction and has a covering of GRP (glass reinforced plastic or Fibreglass) that is dressed to the main wall and appeared to be in reasonable condition at this stage.

The dormer flat roof was inspected with the aid of binoculars. There were limited views of this roof and we recommend a roofer inspect it to ascertain whether any repairs are required.

E

Outside the property (continued)

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.

E3 Rainwater pipes and gutters

The gutters are of a uPVC variety, with half round guttering discharging rainwater from the main roof into uPVC downpipes on rear and side elevations. 2

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.

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.

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.

Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.



There is vegetation growing from the gutters to the front.

E4 Main walls

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 appears to have been added to the walls since the property was built. 3

The external walls are all generally secure.

E

Outside the property (continued)



There is evidence of movement in the form of vertical cracks to the front elevation and we recommend this be monitored by a structural engineer with tell tale gauges to ensure this is not progressive. We suspect this to be original settlement, but cant be conclusive on one inspection.

Where there is evidence of previous movement to the property, it would be prudent to maintain the existing insurance cover to ensure there is continuity in the event of any future claim.

The walls are mainly finished in pebbledash. 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.

The front ground floor has face brickwork laid in cement mortar and finished in Flemish bond. There are also wall hung tiles to the dormer.



Missing wall hung tiles.

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.

E5 Windows

This property has a variety of single-glazed timber casement windows in timber frames, double-glazed aluminium casement windows in timber frames and uPVC double-glazed casement windows in uPVC frames. The double-glazed windows have locking handles and appeared to be generally functional.

2

Outside the property (continued)



Although functional, the timber windows are generally at the end of their life cycle and would benefit from full replacement.

The front roof pitch has one Velux window installed. This appeared to have been installed correctly and has not compromised the integrity of the tiled roof covering.

The rear conservatory roof has two roof lights installed. These appeared to have been installed correctly and have not compromised the integrity of the GRP roof covering.

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 uPVC double-glazed door in a uPVC doorframe. This has a euro lock and appeared to be generally functional.

1

There are uPVC double-glazed French doors in uPVC doorframes leading from the conservatories. These have euro locks and 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 porch to the front entrance. This is uPVC constructed and appeared to be in reasonable condition.

1

A conservatory has been built to the right hand side of the property. This is uPVC framed on a brick plinth and has a hipped style polycarbonate roof, and uPVC double-glazed windows and doors.

A conservatory has also been added to the rear of the property. This is uPVC framed on a brick plinth and has a shallow pitched roof, and uPVC double-glazed windows and doors.

These structures are additions to the property and are not as robust as the original build. These types of structure often suffer from subsidence and warping of window / doorframes. Annual

E

Outside the property (continued)

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 all elevations.

2

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 not been well maintained. 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.



Fascia and soffit are not finished properly.

E9 Other

No items for consideration.

F

Inside the property

Limitations to inspection

The floors could not be fully inspected due to floor 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 stored items have been removed and 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.

F1 Roof structure

1 2 3 NI

The roof is a traditional cut and pitched timber frame construction - assumed as this area has been converted and the main timber structure is concealed. The roof appeared to be generally secure with no signs of thrust or deflection or water ingress.

1

Without opening up the structure of the building it is not possible to ascertain whether the conversion has been carried out correctly and the floor and roof adequately supported. You should ensure that Building Regulation approval was granted for this work.

If no building regulations were applied for, we recommend applying for retrospect building regulations. This will require opening various areas for the building inspector to inspect.

It is assumed that the roof was insulated at rafter level with rigid insulation board when it was converted, however it is not possible to confirm this without an intrusive survey. The remaining areas have been insulated with 100mm of mineral fibre quilt. This is not a defect, but as most of the heat in a property escapes through the roof, you may wish to increase the depth of the loft insulation to at least 270mm, in line with current standards to minimise heat loss from below.

F2 Ceilings

The ceilings in the property are assumed to be plasterboard construction and are plastered to a smooth finish.

2

These generally appeared to be in reasonable condition.

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.

En Suite

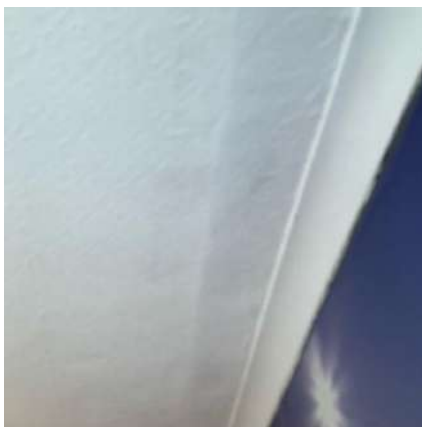
F

Inside the property (continued)



Allow to make good around fan

Bedroom 4



The ceiling is not secure to the ceiling joists and we recommend it be replaced.

Living Room 1



The ceiling is not secure to the ceiling joists and we recommend it be replaced.

F3 Walls and partitions

The walls in the property are mainly plasterboard and are plastered to a smooth finish.

These generally appeared to be in poor condition.

Some walls had scuffmarks, hairline cracks and small dents due to wear and tear, which can be

2

F

Inside the property (continued)

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.

Bedroom 2



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

Bedroom 3

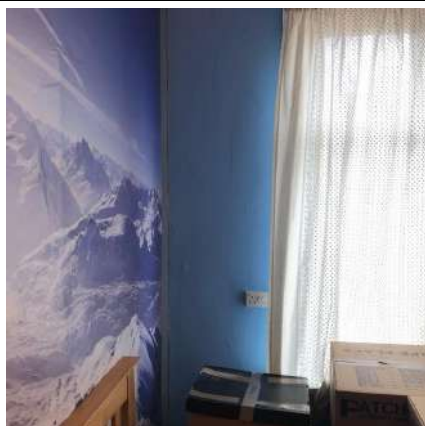


There is blown plaster that would benefit from being re-plastered.

Bedroom 4

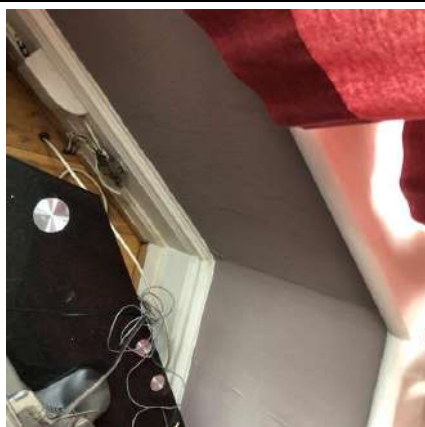
F

Inside the property (continued)



There is a poorly plastered area that would benefit from being re-plastered.

Living Room 1



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

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 Floors

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

2

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.

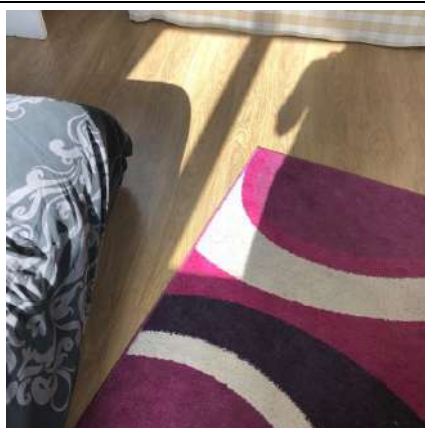
There is ventilation to the sub-floor void visible in the form of airbricks. Care should be taken to ensure airbricks are not blocked as lack of ventilation can cause problems such as dry rot.

F

Inside the property (continued)

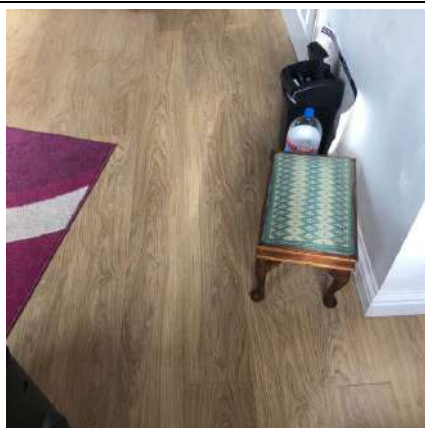
Dry rot is a term used to describe a very specific and unique type of wood rot. It is a wood destroying fungus that digests the part of the wood that gives it its strength and integrity. This leaves the wood in a brittle state that unsafe in any property. What makes dry rot dangerously unique is its 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.

Master Bedroom



The floor would benefit from having the floorboards secured once floor coverings have been removed as there are loose floorboards resulting in creaking floors. This may simply be the result of poor workmanship.

Master Bedroom / En Suite



Detailed investigation was prohibited by the presence of floor coverings that we were not at liberty to disturb, however where a heel test was applied, excessive bounce was found in the floor. This may simply be the result of poor workmanship.

First Floor Landing

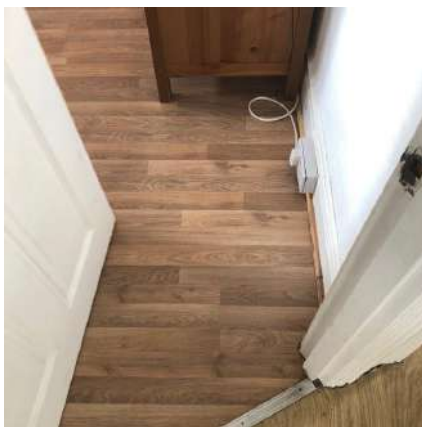
F

Inside the property (continued)



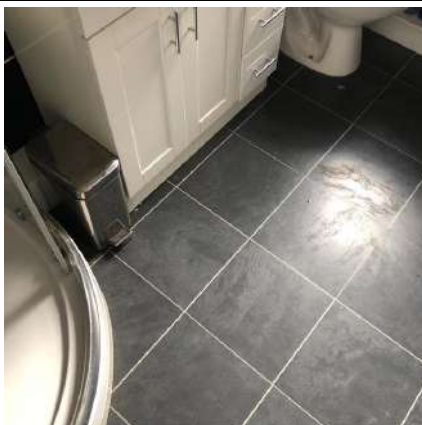
Further investigation is recommended due to the floor not being flat. This may simply be the result of poor workmanship.

Bedroom 2



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

Bathroom



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

Living Room 1

Inside the property (continued)



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

Conservatory 2



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

F5 Fireplaces, chimney breasts and flues

There are two chimney breasts running through the property.

1

Bedroom 2

The chimney breast has a flush blocked finish.

Bedroom 3

The chimney breast has a flush blocked finish.

Living Room 1

The chimney breast has a gas fire.

Living Room 2

The chimney breast has a gas fire.

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.

There is concern whether there is adequate ventilation to the gas fires. Open flued appliances such

F

Inside the property (continued)

as gas fires must be well ventilated to prevent carbon monoxide fumes being produced. It is recommended that the gas fire be checked by a Gas Safe registered engineer before use.

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

Kitchen

1



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

Conservatory 2



The utility area is in a tired condition and full refurbishment is recommended.

F7 Woodwork (e.g. 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.

Second Floor Landing

F

Inside the property (continued)



Allow to secure loose balustrade.

First Floor Landing

The staircases run from the entrance hall to the first and second floor landings. The staircases consist 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 staircases can be prone to problems such as loosening of stair treads and occasional maintenance may well be required.

The staircases have an open balustrade with lathed spindles and timber handrails.



Allow to secure loose balustrade.

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

Bedroom 2

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

Bedroom 3

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

F

Inside the property (continued)

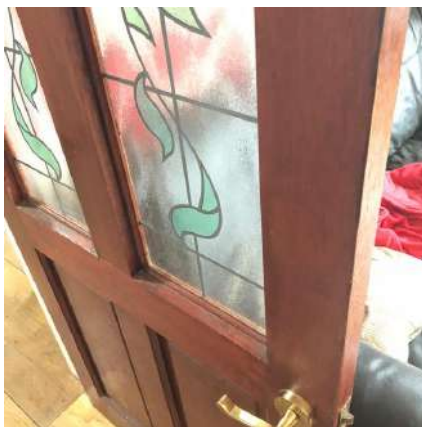


The door does not close correctly and needs to be eased and adjusted.

Bedroom 4

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

Living Room 1



Glazed doors are considered unsafe, especially with young children.

Living Room 2



Glazed doors are considered unsafe, especially with young children.

Conservatory 1

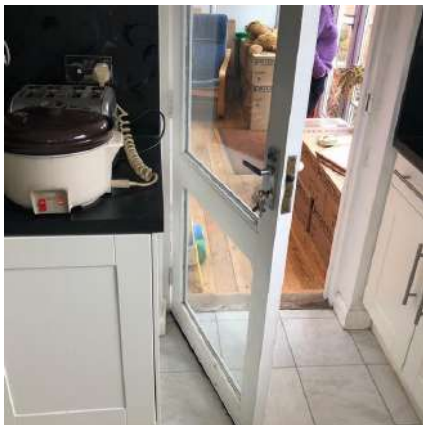
F

Inside the property (continued)



Glazed doors are considered unsafe, especially with young children.

Kitchen



Glazed doors are considered unsafe, especially with young children.

Conservatory 2



Glazed doors are considered unsafe, especially with young children.

F8 Bathroom and kitchen fittings

En Suite

F

Inside the property (continued)



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

The WC operates via a Saniflo macerator pump. Instead of routing waste through a drain in the floor like a conventional toilet, the toilet flush water is moved to a permanently sealed macerator pump located in a small box between the toilet and the wall. The macerator pump uses a fast-rotating cutting blade to break up waste and toilet paper and convert the water and waste into a fine slurry that is discharged under pressure through piping and expelled into the sewer.

Problems can arise if materials the unit is not designed to handle are also flushed. This includes, but is not limited to baby wipes, cotton wool, cotton buds, sanitary items and condoms. Certain liquids should not be disposed of in a toilet or sink connected to a macerator unit either. These include white spirits, turpentine and other chemicals.



The mastic pointing is generally in poor condition and we recommend this be re-pointed with new mastic.

Bathroom

F

Inside the property (continued)



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

Separate Toilet



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



The mastic pointing is generally in poor condition and we recommend this be re-pointed with new mastic.

F9 Other

No items for consideration.

G

Services

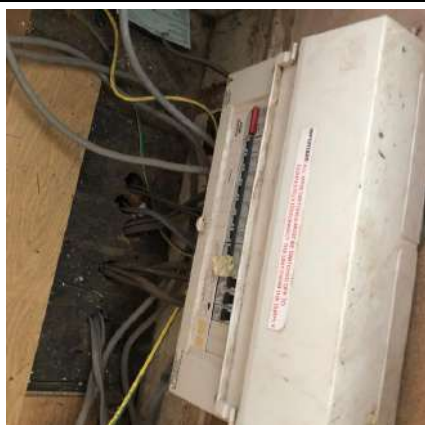
Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, or meet modern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

G1 Electricity *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

1 2 3 NI



There is a mains supply and the electricity was on when we inspected. The consumer board and electricity meter are located in the hall. The consumer unit is a relatively modern unit with miniature circuit breakers and RCD.

Please note: Although the electrics work and look safe, it does not mean that they are safe. The only way to be absolutely certain is for a qualified electrician to test the circuits and provide a Periodic Inspection Report.

1

This property has a variety of light fittings and there appeared to be adequate socket outlets.

This property has hard-wired smoke alarms. Smoke alarms generally have a finite life cycle and this can depend on the manufacturer, however there were no visible expiry dates. Battery operated smoke alarms need to be tested on a monthly basis and hard-wired smoke alarms should be tested annually.

En Suite

There is a mechanical fan installed in the ceiling.

Second Floor Landing

There is a hard-wired smoke alarm.

First Floor Landing

There is a hard-wired smoke alarm.

Hall

There is a hard-wired smoke alarm.

G2 Gas/oil *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide*

G

Services (continued)

poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

There is a mains gas supply to the property. The gas meter is located in the separate WC.

1

G3 Water

There is a mains water supply to the property. The main stopcock is located on the front path.

1

G4 Heating



The Vaillant gas fired, conventional boiler in the kitchen provides central heating via single and double panel radiators located throughout the accommodation. The central heating system was not in operation at the time of inspection and although the gas boiler is a relatively modern appliance we cannot confirm that it is in safe working order.

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.

1

The boiler has an integral programmer.

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

No items for consideration.

G7 Common services

No items for consideration.

H

Grounds (including shared areas for flats)

Limitations to inspection

Limitations include visibility of the property and grounds where there is vegetation and shrubbery screening parts of the property, fencing; and landscape.

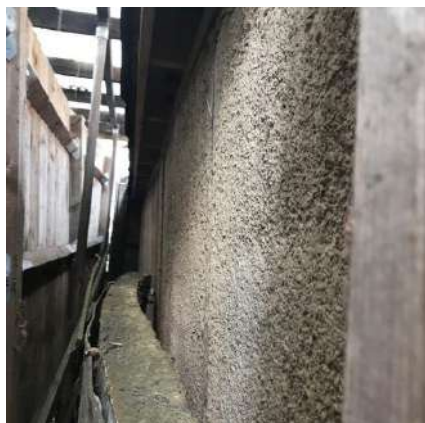
The findings of this survey are the result of a visual inspection only and should not be taken as a guarantee that knotweed is not present on this property or neighbouring properties.

The presence of Japanese knotweed can sometimes be concealed by property owners / occupiers either deliberately or by accident by way of: physical removal of the plants stems and crowns, mowing lawns or covering the knotweed area with turf, hard standing, landscape fabric, ornamental gravel, bark mulch and so on.

During the winter knotweed goes into temporary dormancy, leaving no viable material above ground. On larger, more mature stands, the dead canes remain in place and provide a clear visual marker of the plant's location. On younger or disturbed growth however, canes can fall over and be blown away, leaving no indication of knotweed whatsoever. For these reasons, we recommend conducting surveys during the growing season (where possible), where knotweed presence is much more evident.

H1 Garage

1 2 3 NI



The concrete frame to the garage has been significantly altered and is on the verge of collapse. The felt roof is also in poor condition.

2

H2 Other



This structure is dangerous especially with young children.

2

Grounds (continued)



This structure is dangerous especially with young children.



The shed is in poor condition.



Timber shed is in reasonable condition, however the roof will need to be replaced

H3 General

Grounds (continued)



Landscape to rear.



Landscape to front.



Landscape to rear.

Grounds (continued)



Landscape to rear.



Landscape to rear.



Suspect Japanese knotweed identified to the rear and we recommend a specialist be commissioned to confirm. Japanese knotweed is an invasive and resilient weed. Its roots and rhizomes can grow to a depth of 2 metres. Even after herbicide treatment has eradicated the aerial and surface growth, the deep underground rhizomes can remain in a viable state, and may do so for up to twenty years. It can re-emerge and re-grow of its own accord at any time, and especially if the contaminated ground is disturbed.

If knotweed is left to grow untreated for a number of years, it has the potential to cause damage to drains, paving, paths, driveways and walls. For this reason, it should not be ignored.

Grounds (continued)



Rear elevation.



The timber fencing is in poor condition and needs to be replaced.

There are some trees and shrubs within close proximity to the property that could possibly pose a risk. We recommend an arboriculturist report. All trees and shrubs should be regularly maintained and pruned regardless of risk.

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.

I

Issues for your legal advisers

We do not act as 'the 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, check whether there is a warranty covering replacement windows).

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.

You should ask your legal advisor to confirm that there was Building Regulation to convert the original conservatory roof to a solid roof.

You should ask your legal advisor to confirm that there was Building Regulation to add a conservatory to the rear of the garage.

I2 Guarantees

Ask your legal advisor to confirm whether there is any remaining warranty in respect of the heating system.

Ask your legal advisor to confirm whether there is any remaining guarantee in respect of damp proofing work.

Ask your legal advisor to confirm whether there are any remaining guarantees in respect of the flat roof covering.

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

Timber defects:
None visible.

Timber defects:
None visible.

Dampness:
None visible. Tests were conducted with an electronic moisture meter at appropriate positions throughout the property (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings). No readings taken gave cause for concern.

Vegetation:
Suspect Japanese knotweed identified as per section H3.

Structural movement:
There is evidence of movement in the form of distorted doorframes to the internal walls and we recommend this be monitored by a structural engineer with tell tale gauges to ensure this is not progressive.

Where there is evidence of previous movement to the property, it would be prudent to maintain the existing insurance cover to ensure there is continuity in the event of any future claim.

J2 Risks to the grounds

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.

Flooding:
Risk of surface water flooding as identified by the Environment Agency.

J3 Risks to people

Gas:
None visible.

Electricity:
None visible.

Contamination:
None visible.

Fire:
None visible.

J4 Other

No items for consideration.

K

Surveyor's declaration

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

Signature

Dean Davidson

Surveyor's RICS number

5675994

Qualifications

MRICS

For and on behalf of

Company

Able Surveyors Limited

Address

4 Ricketts Drive

Town

Billericay

County

Essex

Postcode

CM11 1LS

Phone number

01277 651605

Website

www.ablesurveyors.com

Fax number

Email

ablesurveyors@gmail.com

Property address

Clients Name

Date this report was produced

27 February 2018

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 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 Consumer Rights Act 2015 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 advisers. Any such liability is expressly disclaimed.



Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

What to do now

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 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, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

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 to discover the true extent of the problem.

Who you should use for these further investigations

You should ask an appropriately qualified person, though 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.

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 and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- **Condition rating 2** – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- **Condition rating 3** – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Grounds (including shared areas for flats)

The service

The RICS HomeBuyer (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 HomeBuyer (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
- 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 inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible. The surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so.

Services to the property

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

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

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 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. 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. 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 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

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

- A Introduction to the report
- B About the inspection
- C Overall opinion 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 Surveyor's declaration
 - What to do now
 - Description of the RICS HomeBuyer (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 HomeBuyer (Survey) Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

Issues for legal advisers

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).

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these. For his or her 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.

Description (continued)

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.

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, 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.

Standard terms of engagement

1. **The service** – the surveyor provides the standard RICS HomeBuyer (Survey) Service ('the service') described in the 'Description of the RICS HomeBuyer (Survey) Service', 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:
 - costing of repairs
 - schedules of works
 - supervision of works
 - re-inspection; and
 - detailed specific issue reports.
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.
3. **Before the inspection** – you tell the surveyors if you have any concerns (such as plans for extension) about the property.
4. **Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.
5. **Cancelling this contract** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
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.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. 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 that it be supplied.

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

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

Typical house diagram

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

