

# RICS **Building Survey**

Property address

Clients name  
Date of inspection 02 April 2019



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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.

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.

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# Introduction to the report

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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

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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 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 four-bedroom property.

3

Section of the report

Element number

Element Name

2

Section of the report

Element number

Element Name

G: Services	G4	Heating
	G5	Water heating
	G6	Drainage

1

Section of the report	Element number	Element Name
E: Outside the property	E1	Chimney Stacks
	E2	Roof coverings
	E4	Main walls
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
F: Inside the property	F2	Ceilings
	F3	Internal walls
	F4	Floors
	F5	Chimney breasts
	F6	Kitchen
	F7	Woodwork
	F8	Bathroom fittings
G: Services	G1	Electricity
	G2	Gas
	G3	Water
H: Grounds (part)	H2	Permanent structures
	H3	Other

## 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	£11,500.00
R1	<p>I would recommend solar water heating for the hot water.</p> <p>These are used to heat the water for use in the property via the hot water cylinder. There is normally a backup emersion in the event the tank doesnt reach the required temperature.</p> <p>Speak to your energy supplier for more information.</p>	£4,000.00
R2	I would recommend air source heat pumps, distribution pipework and radiators.	£7,000.00
R3	Budget for a drainage specialist to empy the septic tank and check for any defects/leaks.	£500.00

## Further investigations

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

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.

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.

Further investigation is recommended to ensure the pool components are functional, free from defect and safe.



## D

## About the property

Type of property	Four bedroom detached property
Approximate year the property was built	Circa 1970
Approximate year the property was extended	N/A
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	1	4	1		1			1	Dining area
First									
Second									
Third									
Other									
Roof space									

### Construction

This property is a solid brick on a concrete Floor and roof frame construction with hipped pitched and flat roofs.

This is a suspicion that this property has been extended to the rear, which your legal advisor should be able to check along with the title deeds.

There is a very small underbuild that is visible from an access door on the right elevation.

The utility and external WC area are of solid construction and appeared to be in reasonable condition.

## D

## About the property (continued)

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### Means of escape

Means of escape is available via the front and rear doors.

### Security

The front and rear doors have a dead locks. The windows have locking handles.

## 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

There was no EPC at the time of writing this report.

### Services

Gas

Mains

☐

Other

No mains gas

Electricity

Mains

☒

Other

Water

Mains

☒

Other

Drainage

Mains

☐

Other

No mains 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 that slopes upwards from the road.

### Location

The property is in a semi rural area and the immediate neighbourhood has a mix of property types. The property is a close to the village with community shops.

### Facilities

All local facilities including shops, schools and transport links are all within a short car journey.

# D

## About the property (continued)

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### 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.

### Other local factors

No items for consideration.

## E

## Outside the property

### Limitations to inspection

No items for consideration.

3 2 1

E1 Chimney stacks	<p>The chimney stacks were inspected with the aid of binoculars. There are two chimney stacks visible on the roof. These are finished in render and have cement fillet.</p> <p>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.</p>	1
E2 Roof coverings	<p>The main roof was inspected with the aid of binoculars. The roof is a traditional pitched style construction with small flat roof areas and mainly has a covering of interlocking concrete tiles and appeared to be in reasonable condition.</p> <p>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.</p>	1
E3 Rainwater pipes and gutters	<p>No items for consideration.</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 appears to have been added to the walls since the property was built.</p> <p>The external walls are all perpendicular, generally secure and no signs of structural distress, subsidence or general disrepair were found.</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> <p>All elevations are 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 .</p>	1
E5 Windows	<p>This property mainly has uPVC double-glazed casement windows that appeared to be functional. The windows have locking handles. The kitchen and bathroom windows are single glazed and functional. Consideration should be given to changing these windows when refurbishing the kitchen and bathroom.</p> <p>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.</p>	1
E6	<p>The main entrance has one powder coated aluminium double-glazed set of patio doors with a dead lock that appeared to be functional.</p>	1

## E

## Outside the property (continued)

Outside doors (including patio doors)	<p>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.</p> <p>The rear entrance has one powder coated aluminium double-glazed set of patio doors with a dead lock that appeared to be functional.</p> <p>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.</p>
E7 Conservatory and porches	<p>There is a recessed porch to the front entrance. This has a tiled floor and painted render walls that appeared to be in reasonable condition. <span style="background-color: #28a745; color: white; border-radius: 50%; padding: 2px 5px;">1</span></p> <p>There is a carport to the left hand side of this property which is in reasonable condition.</p>
E8 Other joinery and finishes	No items for consideration.
E9 Other	No items for consideration.

## 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.

3 2 1

F1  
Roof structure

No access to the roof structure.

F2  
Ceilings

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

1

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.

#### Living room

The ceiling is solid concrete construction, plastered to a smooth 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.

#### Bath or Shower

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

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

#### Bedroom 1

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

#### Bedroom 3

The ceiling is solid concrete construction, plastered to a smooth finish and decorated.

## Inside the property (continued)

There is no coving to this ceiling. The ceiling is generally in reasonable condition.

### Other

The ceiling is solid concrete construction, plastered to a smooth 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 are plastered to a smooth finish.

1

These generally appeared to be in reasonable condition.

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

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.

### Living room

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

### Kitchen

The walls are fully tiled.

### Bath or Shower

The walls are fully tiled.

### Bedroom

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

### Bedroom 1

The internal walls are solid, 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 and appeared to be in reasonable condition.

### Other



## F

## Inside the property (continued)

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

F4  
Floors

This property has a solid concrete floor throughout .

1

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.

F5  
Fireplaces,  
chimney  
breasts and  
flues

There is one chimney breasts running through the property.

1

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 chimney breast has been removed above the comfort cooling unit. Without opening up the structure of the building it is not possible to ascertain whether this work has been carried out correctly and the chimney breast above adequately supported. You should ensure that Building Regulation approval was granted for this work.

F6  
Built in fittings  
(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.

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

F7  
Woodwork (for  
example,  
staircase and  
joinery)

Internal joinery includes 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, which is generally tiled. Architrave is usually a plain or elaborate moulding used to frame a doorway, panel, niche or window.

1

This property benefits from profiled architrave and skirting.

### Living room

The entrance door is a part-glazed style with door handles. This appeared to be

## Inside the property (continued)

generally functional. This also has a dead lock.

### Kitchen

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

### Bath or Shower

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

### Bedroom

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

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Other

The entrance door is a part-glazed style with door handles. This appeared to be generally functional. This door also has a dead lock.

F8  
Bathroom  
fittings

### Bath or Shower

1



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

The bathroom has the following components: bath, wash hand basin, close-coupled WC, bidet, mixer tap with shower head attachment shower curtain and rail.

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 1<sup>st</sup> 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 living room and the electricity meter is housed externally in a plastic housing. 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.

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

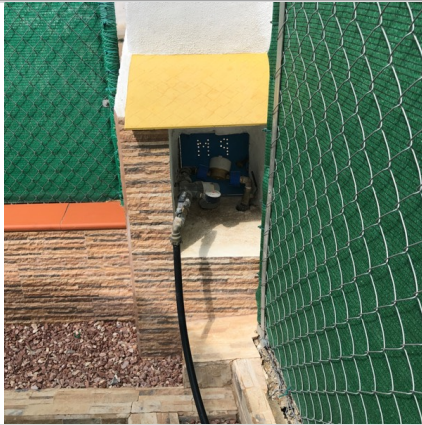
Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered "competent person" and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse 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

LPG for the hot water.

### G3 Water

## Services (continued)



There is a mains water supply to the property. The main stopcock and the water meter are located in front garden area.

### G4 Heating



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

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

2

There is no central heating to this property. The only fixed heating is a comfort cooling system which is located in the living room. The air source heat pump is located on the roof. This was in operation at time of inspection however, this system is fairly old and you should therefore budget for a new heating system.

#### **Living room**

This room has comfort cooling.

#### **Bath or Shower**

This room has a towel rail radiator.

### G5 Water heating

The LPG fired, combination boiler in the utility room provides hot water throughout the accommodation.

The boiler is at the end of its efficient lifespan and you may wish to consider replacing it with a modern appliance.

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.

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

2

## G

## Services (continued)

G6 Drainage	<p>There is no mains drainage. This property has a septic tank. Unlike a cesspool, a septic tank processes sewage by settling out and partially digesting the settled sewage using natural biological processes. It also discharges a liquid effluent into a soakaway system specially created for that purpose. As a result, it needs emptying much less often – typically once a year. <span style="float: right;">2</span></p> <p>The vendor mentioned that the tank has never been emptied, which is a concern and recommend further inspection by a drainage specialist to ensure the tank is water tight and emptied.</p> <p>Cost of associated remedial work detailed in Section C, R3.</p>
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

No items for consideration.

H2  
Permanent  
outbuildings  
and other  
Structures



There is a brick built shed to the rear of the property. This has a pitched roof with a covering of interlocking concrete tiles and appeared to be in reasonable condition. There is minor damp however, this is not considered a defect due to the nature of its use.

1



There is a brick outbuilding to the left-hand side of the property. This has a pitched roof with a covering of interlocking concrete tiles, double-glazed windows and appeared to be in reasonable condition.



The WC and wash hand basin are functional. The walls are fully tiled.



## Grounds (continued)



The utility room has a stone sink with a mixer tap and is functional. The walls are part tiled.

H3  
Other



Landscape to front.

1



Landscape to front.

## Grounds (continued)

---



Landscape to front.



Landscape to front.



Landscape to left hand side.



## Grounds (continued)



Landscape to right hand side.



Landscape to rear.



Landscape to rear.

## Grounds (continued)

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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.

## 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.

<b>I1 Regulation</b>	No items for consideration.
<b>I2 Guarantees</b>	No items for consideration.
<b>I3 Other Matters</b>	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.

Structural movement:  
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.

J2  
Risks to  
the  
grounds

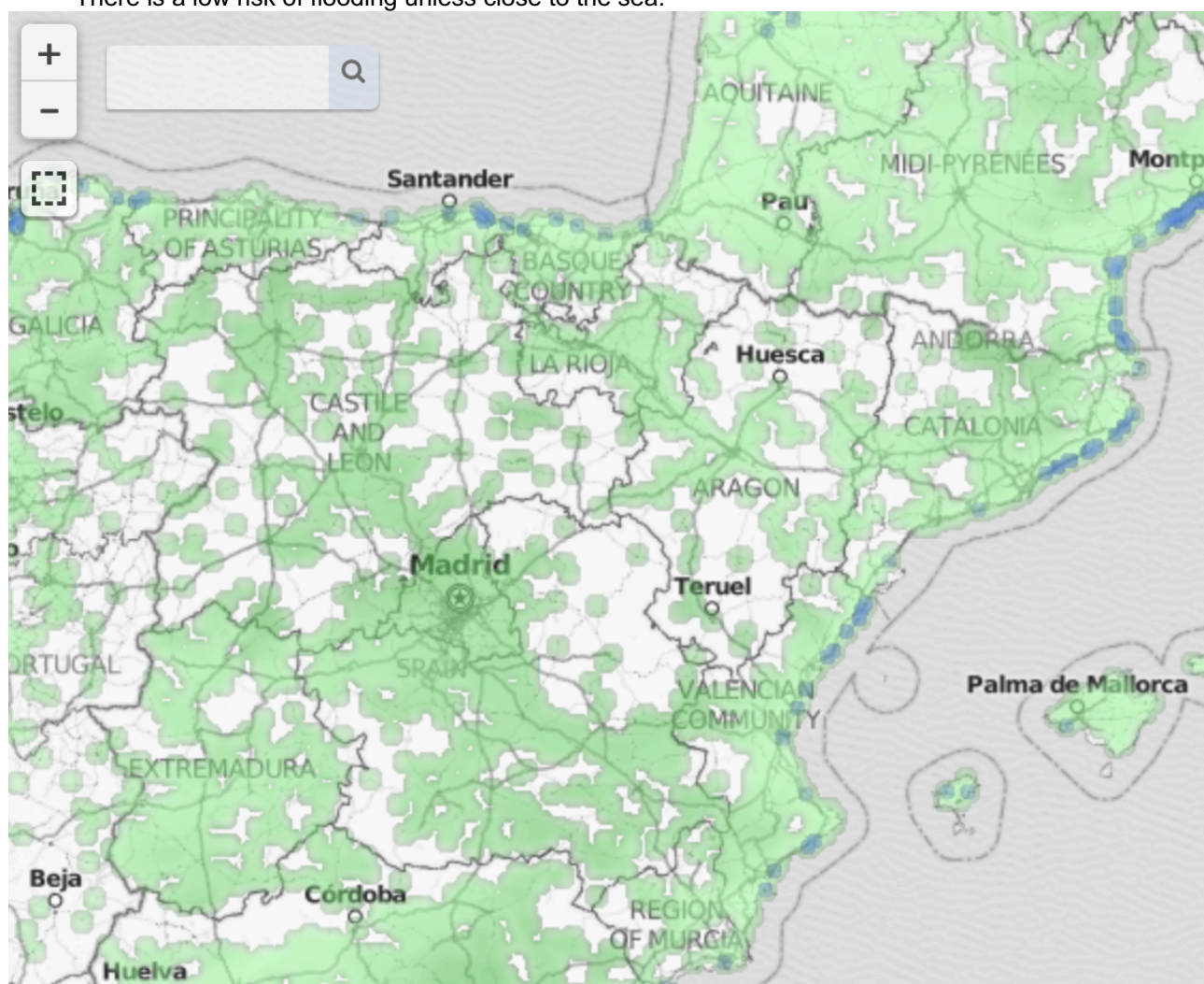
Contamination:

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.

## Risks (continued)

Flooding:

There is a low risk of flooding unless close to the sea.



J3  
Risks to  
people

Gas:  
None visible.

Electricity:  
None visible.

Contamination:  
None visible.

Fire:  
None visible.

J4  
Other

No items for consideration.



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property  
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worldwide

RICS  
**Building Survey...**

## 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.
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 high energy light bulbs installed.
K4 Ventilation	It is recommended that a mechanical air extraction fan be installed in the ground floor bathroom, as this would help to reduce condensation levels within the property.
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

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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;
- 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 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'); and

### 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

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

## Description (continued)

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.

### 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 advisors.

### 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.

the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will 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;
- schedules of works;
- re-inspection;
- detailed specific issue reports;
- market valuation and re-instatement cost; and
- negotiation.

**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** – 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 and report. The surveyor also carries out a desk-top study to understand the property better

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

**5 Cancelling this contract** – you 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
- (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.

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.

**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 an RICS-compliant complaints handling procedure and will give you a copy if you ask. **Note: These terms form part of the contract between you and the surveyor.**

**Complaints handling procedure** The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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

## Description (continued)

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and the surveyor.

# Typical house diagram

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

