



LEVEL 2

# Your survey report...

Property address

Client's name

Consultation date (if applicable)

Inspection date

Surveyor's RICS number

2

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# A

## About the inspection and report

This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

# About the inspection and report

**As agreed, this report will contain the following:**

- a physical inspection of the property (see 'The inspection' in section L) and
- a report based on the inspection (see 'The report' in section L).

## About the report

**We aim to give you professional advice to:**

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

## About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.



## Reminder

Please refer to your **Terms and Conditions** report received on the **Wed, 1 Feb 2023** for a full list of exclusions.



# About the inspection

**Surveyor's name**

**Surveyor's RICS number**

**Company name**

Able Surveyors Limited

**Date of the inspection**

**Report reference number**

ORD

**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**

Dry and overcast

**Status of the property when the inspection took place**

Vacant

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

### Important note

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

## Summary of condition ratings

### Overall opinion of property

This property is 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.

You should allow a contingency sum for any defects identified once you have become the homeowner to mitigate financial loss where defects are identified at a later date.

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 one-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.

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 roof areas by means of a drone or roofer. We can carry this out if required for £350.00 inclusive of VAT.

Asbestos sampling is recommended for this property.  
We can carry this out if required for £400.00 inclusive of VAT



## Summary of condition ratings

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



### Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
F2, F4, F5	Seek an up to date Gas Safety service certificate	
F1	Seek an up to date electricity service certificate	
E5	Seek an up to date smoke test certificate	
H1	Seek regulation listed in Section H1	
H2	Seek guarantees listed in Section H2	



### Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
E2	Ceilings	
E3	Walls and partitions	
E5	Fireplaces, chimney breasts and flues	
F1	Electricity	
F4	Heating	
F5	Water heating	

## Summary of condition ratings

2

### Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
D9	Other	
E1	Roof structure	
E4	Floors	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
E9	Other	
G3	Other	

1

### Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D6	Outside doors	
D7	Conservatory and porches	
D8	Other joinery and finishes	
F3	Water	
F6	Drainage	
F7	Common services	

## Summary of condition ratings



### Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities

# About the property

## Type of property

One bedroom flat

## Approximate year the property was built

Circa 1900

## Approximate year the property was extended

N/A

## Approximate year the property was converted

Circa 1980

## Information relevant to flats and maisonettes

Floor level 1st

## Construction

This property occupies the first floor of a converted Victorian semi-detached building. The building is a two storey solid brick construction, built out to the rear left hand side. The main roof is a pitched style construction. There is a full bay with a flat roof to the front elevation and a recessed porch to the front entrance.

There are suspended timber floors throughout.

The flat is accessed via a communal entrance hall.

## Accommodation

	Lower ground	Ground	First	Second	Third	Other	Roof spaces
Bedroom	0	0	1	0	0	0	0
Hall	0	1	1	0	0	0	0
Kitchen	0	0	1	0	0	0	0
Living Room	0	0	1	0	0	0	0
Shower Room	0	0	1	0	0	0	0

## Energy efficiency

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

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

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

### Energy efficiency rating

Currently 44 with potential to reach 79 with energy improvements.

### Issues relating to the energy efficiency rating

#### An average household produces

6 tonnes of CO<sub>2</sub>

#### This property produces

4.4 tonnes of CO<sub>2</sub>

#### This property's potential production

2.5 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

### Main services

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

☐

Gas

☒

Electric

☒

Water

☒

Drainage

### Central heating

☐

Gas

☐

Electric

☐

Solid fuel

☐

Oil

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

No items for consideration.

### Other energy matters

No items for consideration.

## Location and facilities

### Grounds

The building occupies a regular shaped plot. The front of the property has concrete hardstandings.

### 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 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.

# D

## Outside the property



## Outside the property

### Limitations on the inspection

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



### D1 Chimney stacks

The chimney stack was inspected with the aid of binoculars. There is one chimney stack visible to the right hand side of the roof. This is rendered brick construction laid in cement mortar and has lead flashing.

2



(Condition Rating 2)

The render is in poor condition and we recommend the chimney stack be re-rendered.

This work would be the responsibility of the Freeholder / Managing agent. Depending on the terms of your lease you may be liable to pay a proportion of the repair costs.

As there is a chimney breast in the rear room of the property, it can be assumed that there is a chimney stack to the rear roof area. There were no views of this, and we recommend further investigation with a drone or by a roofer to ascertain whether any repairs are required.

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. Disused flues should be ventilated from inside the property to the outside, as the through draught will avoid a build-up of condensation that can cause dampness. The flaunching should be checked when annual maintenance is carried out and any pointing be done to prevent damp ingress to the chimney. Annual maintenance is likely to have an impact on your budget and we therefore recommend you budget a sum with this in mind.

## Outside the property

### D2 Roof coverings

The roof areas were inspected with the aid of binoculars.

1

The main roof is a pitched style construction and has a covering of interlocking concrete tiles laid on timber battens over roofing felt, including half round ridge tiles bed in cement mortar. The roof covering is suitable for the roof slopes.

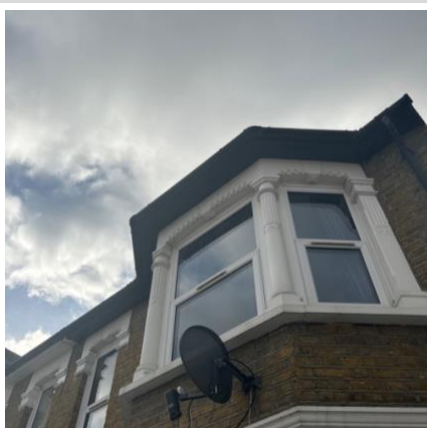
There were limited views of the high roof areas, and we recommend further inspection with a drone or by a roofer to ascertain whether any repairs are required.

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

### D3 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 the front and rear elevations. There appeared to be adequate downpipes.

2



(Condition Rating 2)

There is evidence of leaking gutters to the front and rear.

This work would be the responsibility of the Freeholder / Managing agent. Depending on the terms of your lease you may be liable to pay a proportion of the repair costs.

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.

## Outside the property

### D4 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 appeared to have been added to the walls since the property was built.

2

The walls mainly are face brickwork laid in cement mortar and finished in Flemish bond, with stonework and soldier course detailing. The right-hand side elevation is finished in render. Render is a sand, lime and cement external coating applied in two or three coats or layers to provide a weather tight seal.



(Condition Rating 2)

The cement mortar has worn away from the face brickwork and this needs to be replaced to ensure the brickwork remains weather tight. This is known as pointing.

This work would be the responsibility of the Freeholder / Managing agent. Depending on the terms of your lease you may be liable to pay a proportion of the repair costs.



(Condition Rating 2)

The render is in poor condition on the right hand side elevation.

The external render appears to have bridged the damp proof course. The damp proof course is not visible and further investigation is required to ascertain whether there actually is one. Lack of damp proof course or a bridged damp proof course can contribute to damp issues and needs to be rectified.

This work would be the responsibility of the Freeholder / Managing agent. Depending on the terms of your lease you may be liable to pay a proportion of the repair costs.

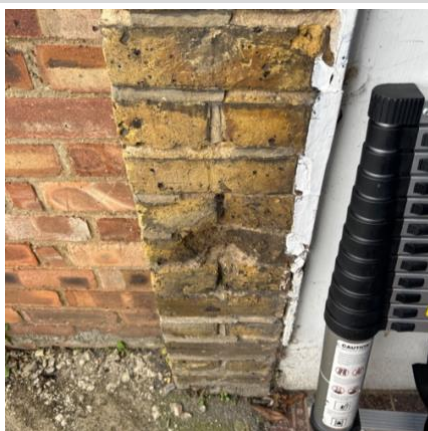
## Outside the property



(Condition Rating 2)

The stonework to the window is in poor condition and we recommend this be repaired.

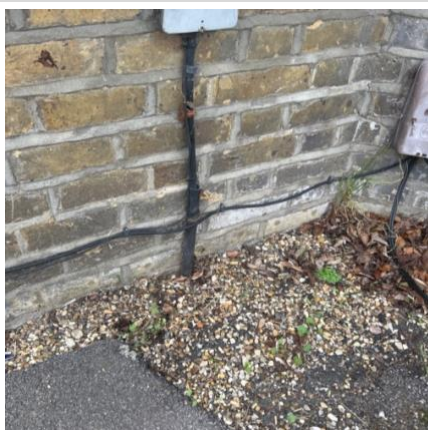
This work would be the responsibility of the Freeholder / Managing agent. Depending on the terms of your lease you may be liable to pay a proportion of the repair costs.



(Condition Rating 2)

There are areas of the wall that would benefit from being made good.

This work would be the responsibility of the Freeholder / Managing agent. Depending on the terms of your lease you may be liable to pay a proportion of the repair costs.



There is evidence of damp proofing work to the external walls in the form of chemical injection drill holes.

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.

## Outside the property

### D5 Windows

This property has double-glazed uPVC casement windows. The windows have locking handles.

2



(Condition Rating 2)

All windows would benefit from being serviced due to age, wear and tear. Allow to service the windows including removing, lubricating, replacing defective seals, gaskets, mastic, trickle vents and handles; and refitting furniture.

This work would be the responsibility of the Freeholder / Managing agent. Depending on the terms of your lease you may be liable to pay a proportion of the repair costs.

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.

Sealed units are prone to failure and misting, and condensation can occur. Due to the weather conditions, faulty units may not be apparent and future replacement should be anticipated. Ask your legal adviser to establish whether guarantees are available for the windows.

### D6 Outside doors (including patio doors)

The communal entrance has a single-glazed timber door in a timber doorframe with side screens and borrowed light. The door has a dead lock.

1

The timber door and frame have been reasonably well maintained. These will require regular maintenance and decoration approximately every five years to provide on-going weather protection.

The entrance to the flat has a timber door with a dead lock.

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.



## Outside the property

### D7 Conservatory and porches

There is a recessed porch to the front entrance. This has a tiled floor and painted pebbledash walls that appeared to be in reasonable condition.

1

### D8 Other joinery and finishes

The property has timber (assumed) fascia and soffits to the front and rear elevations.

1

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

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

### D9 Other



(Condition Rating 2)

2

External decorations are starting to deteriorate and would benefit from re-decoration. It is inevitable that some repairs and making good will be required when preparing to decorate, including isolated timber and masonry repairs.

This work would be the responsibility of the Freeholder / Managing agent. Depending on the terms of your lease you may be liable to pay a proportion of the repair costs.

# E

## Inside the property

# Inside the property

## Limitations on the inspection

The floors could not be fully inspected due to floor coverings. Not all areas could be inspected due to fitted furniture and other items. We cannot rule out that some defects may come to light once fitted / 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.

No access to the main roof structure.



## E1 Roof structure



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

The loft has been boarded. Mineral fibre quilt loft insulation has been laid between the ceiling joists to a depth of about 100mm. 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. The boarding will have to be removed to achieve this however or the roof can be insulated at rafter level.





## Inside the property



(Condition Rating 2)

The insulation has been disturbed and would benefit from being re-laid flat.

### E2 Ceilings

The ceilings in the property are assumed to be plasterboard construction and are plastered to either a smooth or a textured coating finish. These generally appeared to be in poor condition.

3

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.

Note: The textured ceiling coatings may contain asbestos, but only a detailed laboratory test can confirm this. In the meantime, the material should not be disturbed, sanded or drilled without taking suitable safety precautions. You can obtain further information from your local authority Environmental Health department. Whilst we found no serious disrepair, there is public concern about the presence of any asbestos in a property. This could affect future resale values, particularly if the material has to be removed by a specialist contractor. It would be sensible therefore to make enquiries now about the cost of replacing the material.



(Condition Rating 3)

The ceilings are poorly finished and would benefit from being taken down, plaster boarded and skimmed.

## Inside the property

### Kitchen



(Condition Rating 3)

Flaking textured coating: We recommend this is sampled by an asbestos surveyor / company and sent for analysis.

### E3 Walls and partitions

The walls in the property are mainly solid and plasterboard and are plastered to either a smooth or a textured coating finish. These generally appeared to be in poor condition.

3

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

It is not uncommon to have defective plaster in a property of this age and you can expect plastering once decorating commences. A number of the internal walls are the original mortar and consequently there are areas of blown and hollow internal plasterwork that will require renewal. It appeared 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.

Note: The condition has been commented on only for areas that were visually accessible. You should therefore budget a provisional sum for repairs accordingly.

Note: The textured walls coatings may contain asbestos, but only a detailed laboratory test can confirm this. In the meantime, the material should not be disturbed, sanded or drilled without taking suitable safety precautions. You can obtain further information from your local authority Environmental Health department. Whilst we found no serious disrepair, there is public concern about the presence of any asbestos in a property. This could affect future resale values, particularly if the material has to be removed by a specialist contractor. It would be sensible therefore to make enquiries now about the cost of replacing the material.

## Inside the property



(Condition Rating 3)

There is defective plaster throughout the property that would benefit from being re-plastered.

### Bedroom



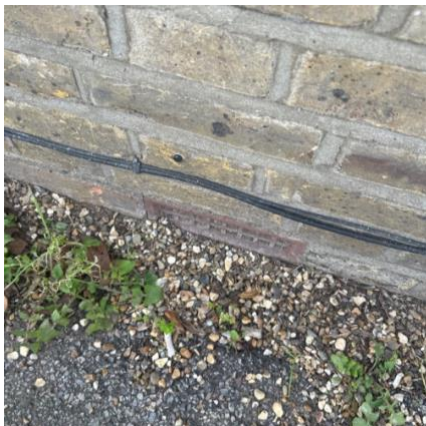
(Condition Rating 3)

Flaking textured coating: We recommend this is sampled by an asbestos surveyor / company and sent for analysis.

## E4 Floors

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

2



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

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

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. We are therefore unable to

## Inside the property

report that any such part of the floors are free from defect. You should budget a provisional sum accordingly for repairs.



(Condition Rating 2)

The floors in general 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 and further investigation is recommended.

### E5 Fireplaces, chimney breasts and flues

There are three chimney breasts to the property.

3

#### Kitchen



The chimney breast has an opening for a solid fuel fire.

There was no up to date Smoke Test certificate visible at the time of inspection and therefore a Condition Rating 3 has been applied.

## Inside the property

### Living Room

The chimney breast has a flush blocked finish.



(Condition Rating 2)

No ventilation to chimney breast. We recommend this be vented with a plaster vent.

### Bedroom

The chimney breast has a flush blocked finish.



(Condition Rating 2)

No ventilation to chimney breast. We recommend this be vented with a plaster vent.

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. Note: The condition has been commented on what can be seen only due to limitations. You should therefore budget a provisional sum for repairs accordingly.

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

## Inside the property

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

#### Kitchen

2



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

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



(Condition Rating 2)

The mastic between the wall and work surface is in poor condition and we recommend new pointed mastic.

## Inside the property

### E7 Woodwork (for example, staircase joinery)

Internal joinery include 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. This property benefits from profiled architrave and skirting. The internal doors are panelled doors with door handles.

2

Note: The condition has been commented on what can be seen only due to limitations. You should therefore budget a provisional sum for repairs accordingly.

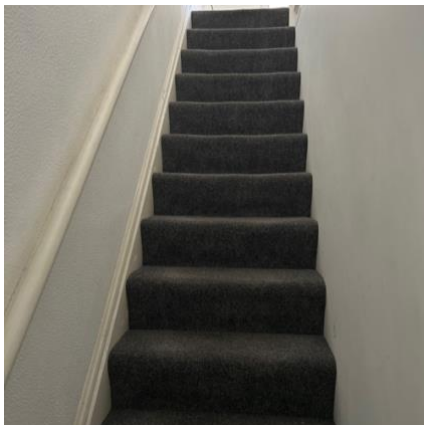
#### Main Hall



The staircase runs from the entrance hall to the main hall and consists of timber treads and risers covered with a closely fitted carpet.

You should be aware that older staircases in particular can be prone to problems such as loosening of stair treads and occasional maintenance may be required.

The staircase has an open balustrade with lathed spindles and timber handrails.



(Condition Rating 2)

The staircase has loose treads.



## Inside the property

### E8 Bathroom fittings

#### Shower Room

2



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

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



(Condition Rating 2)

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

We recommend that the mastic joints be monitored to ensure these do not let water penetrate outside the wet areas.



## Inside the property

### E9 Other



(Condition Rating 2)

2

This property would benefit from internal decorations.

General note on condensation: 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.

# F

## Services

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

## Limitations on the 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.



## F1 Electricity

**Safety warning:** Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.

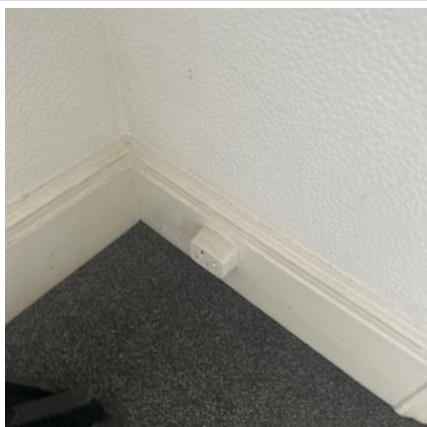


There is a mains supply and the electricity was on when we inspected. The consumer board and electric meter are located in the communal hall. The consumer unit is a relatively modern unit with miniature circuit breakers and RCDs.

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

There was no up to date Electrical Installation Condition Report for the electrics at the time of inspection and therefore a Condition Rating 3 has been applied.

3



(Condition Rating 3)

Old electrical fittings.

We recommend an EICR is carried out for this property. Getting an EICR, or Electrical Installation Condition Report, carried out on a property you are either buying or selling is the best and most efficient way of ensuring safe electrics. A professional and qualified electrician must carry out the report. It is a very thorough inspection that takes several hours to complete but is really worth considering. The most important thing to remember is that just because the electrics work, it does not mean that they are safe.

## Services

### Shower Room



This area has an electric fan heater.

### Main Hall



This area has a battery operated smoke alarm.

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.

### F2 Gas/oil

**Safety warning:** All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

No items for consideration.

## Services

### F3 Water



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

There is no visibility of the water main coming in to the property. Further investigation is recommended, as this may be run in lead pipe. If found to be lead, we recommend its replacement.

1

### F4 Heating



This property benefits from panel heaters and these have temperature control.

There was no up to date Electrical Installation Condition Report for the electric heating at the time of inspection and therefore a Condition Rating 3 has been applied.

3

### F5 Water heating



Water heating is by electric immersion. Water is heated and stored in the hot water cylinder located in the hall cupboard. Water heats up overnight on cheaper rate electricity subject to agreement with the service provider.

There was no up to date Electrical Installation Condition Report for the electrics at the time of inspection and therefore a Condition Rating 3 has been applied.

3

## Services

### F6 Drainage

The property has an underground foul and storm drain with a plastic soil and vent pipe. This appeared to be functional when inspected but was not tested.

1



Inspection chambers are located to the front of the property.

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

Due to the nature of the drainage system, there is a likelihood that drainage defects will have developed. It should be appreciated that an inspection of accessible inspection chambers cannot conclusively confirm that other hidden areas are free from defect. This can only be established by a detailed drains test.

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

### F7 Common services

There are the following common services: communal lighting.

1

# G

## **Grounds (including shared areas for flats)**

# Grounds (including shared areas for flats)

## Limitations on the 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.



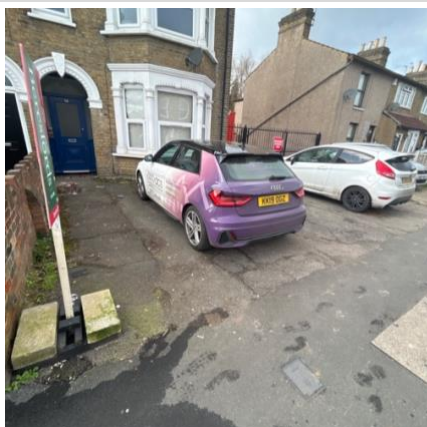
### G1 Garage

No items for consideration.

### G2 Permanent outbuildings and other structures

No items for consideration.

### G3 Other



Landscape to front.

2



## Grounds (including shared areas for flats)



Landscape to front.



(Condition Rating 2)

The hard standing to the front is uneven and needs to be re-landscaped.

This work would be the responsibility of the Freeholder / Managing agent. Depending on the terms of your lease you may be liable to pay a proportion of the repair costs.



(Condition Rating 2)

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

This work would be the responsibility of the Freeholder / Managing agent. Depending on the terms of your lease you may be liable to pay a proportion of the repair costs.

## Grounds (including shared areas for flats)



Landscape to right hand side.

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

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.

# H

## Issues for your legal advisers

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

# Issues for your legal advisers

## H1 Regulation

### Conversion To Flats:

You should ask your legal advisor to confirm that there was Building Regulation and planning approval for the original property conversion in to flats.

### Windows and Doors:

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

### Sewers:

By legislation that came into force in 2011, many private sewers that run within property boundaries were transferred from private to public ownership. As a result, many of the sewers (foul drainage / surface water / lateral drains) that run within the boundaries of the property will or may be public sewers operated and maintained by the Water Authority. It is important to note that because they were previously private some of these public sewers may not show up on the public sewer maps and so may not be revealed by the Water Authority Search.

Any proposed building works within three metres of any such public sewers will need to have the prior written consent of the Water Authority (called a 'Build Over Agreement'). If you intend to extend the property in any way or carry out building works, you will first need to contact the Water Authority to check (if not revealed by the search) whether there are any public sewers within the boundaries and if so to obtain, if possible, their approval by way of a Build Over Agreement.

## H2 Guarantees

### Windows and Doors:

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

### Damp Proofing:

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

### Flat Roof Covering:

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

## H3 Other matters

We have been told by agent that the property is Leasehold. Your attention is drawn to the attached Leasehold properties advice (LPA) document. You are advised to ask your legal advisers to supply the information set out in this document.



## Risks

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

# Risks

## I1 Risks to the building

### 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.

## I2 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:

#### Surface water

#### Low risk

#### What this information means

Surface water flooding, sometimes known as flash flooding:

- Happens when heavy rain cannot drain away
- Is difficult to predict as it depends on rainfall volume and location
- Can happen up hills and away from rivers and other bodies of water
- Is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is Havering council.

#### Rivers and the sea

#### Very low risk

#### What this information means

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

## I3 Risks to people

### Electricity:

No electrical safety report seen.

### Carbon Monoxide Poisoning:

Solid fuel fires pose a risk of carbon monoxide poisoning if not adequately ventilated.

### Fire:

No fire door to kitchen. Consideration should be given to installing fire door with adequate smoke seals and doorstep.

Old electrical wiring that may cause a fire.

# I

## Risks

Allow for an adequate fire break between the two flats, as we suspect the ground floor ceilings / first floor floors have no fire protection. Allow for supply and fitting fire lined plaster boards to stairwell wall adjacent to ground floor flat entrance and ceilings to the ground floor, including all associated plastering and decorations. Projected costs £3000.

Contamination –

Suspect Asbestos Visible:

Possible asbestos in the textured ceiling finishes and textured wall finishes. Suspect asbestos materials should be sampled and send off to a laboratory for analysis before any works are carried out in conjunction with suspect materials. They will need to be removed and disposed of by a competent and licensed contractor if found to contain asbestos.

It is not possible to say other than where specifically stated, whether asbestos based products have been used in the original construction or subsequent alterations and improvements because asbestos materials are often very difficult to identify, particularly if covered or painted. Asbestos has been incorporated into many building products which include textured ceiling coatings, plastic floor tiles, water cisterns, internal and external pipe work, building board, parts of sanitary fittings and insulation material.

You should be aware of the health hazard associated with this material and, once it is identified, the need for extreme care in operations involving its disturbance or removal which should never be undertaken on a DIY basis. There is not known to be a risk from asbestos cement based products that are left undisturbed, but they should not be abraded, cut or broken up as this could release potentially dangerous and harmful fibres. Rigid surfaces should be sealed by paint. Before materials containing asbestos are removed or disposed of you should consult the Environmental Health Department of the Local Authority.

Asbestos is considered a health hazard in certain circumstances and although commonly used in building in the past, its use now is severely curtailed and is only permitted in specialised and controlled conditions. Its use in asbestos cement products is not considered hazardous if the products are left undisturbed. However, workmen including decorators who carry out repairs and renovations should be advised of its presence so they may take appropriate safety precautions. Similarly, safety precautions should also be taken when carrying out any DIY work. Further advice on this safety topic may be obtained from the Environmental Health office of your Local Council.

Normally the removal of asbestos products from buildings has to be carried out by specially licensed firms operating to stringent safety standards, which can prove an expensive exercise. However, small quantities of asbestos cement products may be removed without using a specialist's expensive facilities. Safety precautions must be taken to prevent the creation of dust and the spread and inhalation of dust by all persons within the building, either during the operations or afterwards. The removed material must be disposed of to an appropriately licensed tip, the location of which can be ascertained from your local council. Asbestos cement products used for roof coverings are fragile and should not be walked upon without appropriate safety precautions and the provision of adequately sized crawler boards that are properly supported.

Paintwork:

It is possible that the layers of paintwork may contain lead. Removal of lead based paint can pose a health risk unless correct procedures are followed. Urgent action is not required but should removal be planned, advice should be obtained from the Health and Safety Executive at [www.directgov.co.uk](http://www.directgov.co.uk).

Safety:

Trip hazards to the external areas.

# Risks

## I4 Other risks or hazards

No items for consideration.



# J

## Surveyor's declaration

# Surveyor's declaration

**Surveyor's RICS number**

**Phone number**

020 7164 6628

**Company**

Able Surveyors Limited

**Surveyor's address**

14 Waterhouse Business Centre  
2 Cromar Way  
Chelmsford  
Essex  
CM1 2QE

**Qualifications**

ARICS

**Email**

info@ablesurveyors.co.uk

**Website**

www.ablesurveyors.com

**Property address**

**Client's name**

**Date this report was produced**

**I confirm that I have inspected the property and prepared this report.**

**Signature**

# K

## What to do now

## Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

### Getting quotations

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

You should also:

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

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

### Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

### Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.



## **Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement**

# Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

## The service

The RICS Home Survey – Level 2 (survey only) service includes:

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

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

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

## The inspection

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

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

The surveyor will enter the roof space and visually inspect the roof structure. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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

# Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

## Services to the property

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

## Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

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

## Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

## Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within *The Control of Asbestos Regulations 2012* ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

# Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

## The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## Condition ratings

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

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

## Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).



## Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

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

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

### Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

### Standard terms of engagement

1. **The service** – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
  - costing of repairs
  - schedules of works
  - supervision of works
  - re-inspection
  - detailed specific issue reports and
  - market valuation and reinstatement costs.
2. **The surveyor** – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.
3. **Before the inspection** – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).
4. **Terms of payment** – You agree to pay the surveyor's fee and any other charges agreed in writing.
5. **Cancelling this contract** – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.



## Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

6. **Liability** – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.

### Complaints handling procedure

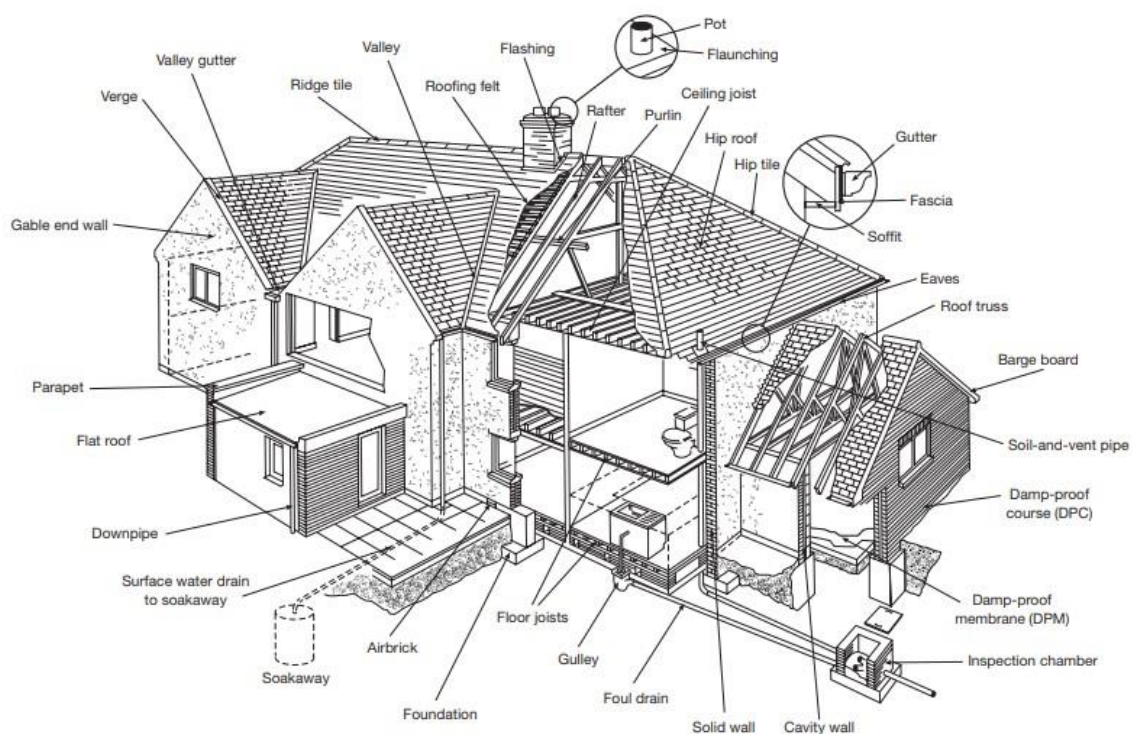
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

# M

## Typical house diagram

## Typical house diagram

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



# RICS disclaimer



## You should know...

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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.

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