

LEVEL 3

Your survey report...

Property address

Client's name

Consultation date (if applicable)

Inspection date

Surveyor's RICS number

3

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A

About the inspection

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

About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.



Reminder

Please refer to your **Terms and Conditions** report received on the 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 sunny

Status of the property when the inspection took place

Occupied

B

Overall opinion

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

Important note

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

Summary of condition ratings

Overall opinion of property

The property would benefit from refurbishment including internal and external decorations.

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 four-bedroom property.

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
F1	Seek an up to date Electrical Installation Condition Report	
F2, F4, F5	Seek an up to date Gas Safety service certificate	
H1	Seek regulation documents 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)
D2	Roof coverings	
D4	Main walls	
E2	Ceilings	
E3	Walls and partitions	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F5	Water heating	
F6	Drainage	

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	
D5	Windows	
D6	Outside doors	
D7	Conservatory and porches	
D9	Other	
E1	Roof structure	
E4	Floors	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
E9	Other	
G2	Permanent outbuildings and other structures	
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)
D3	Rainwater pipes and gutters	
D8	Other joinery and finishes	
E5	Fireplaces, chimney breasts and flues	
F3	Water	

Summary of condition ratings



Elements not inspected

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

Element no.	Element name

Summary of condition ratings

Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)
R1 - 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.	£2000
R2 - Budget to demolish outbuilding.	£300
R3 - Allow provisional sum to fully refurbish the bathroom including services, tiling, heated towel rail, flooring and decoration.	£7000
R4 - Electrical Installation Condition Report: Electrical Installation Condition Report to be carried out on this property to ensure property has 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.	£500
R5 - Allow provisional sum to fully refurbish the kitchen including services, tiling, flooring and decoration.	£10000
R6 - Allow for internal decorations throughout. (Provisional sum).	£2000
R7 - Service Casement Window: Allow to service the windows including removing, lubricating, replacing defective seals, gaskets, mastic, trickle vents and handles; and refitting furniture.	£500
R8 - New Door(s): Supply and fix uPVC door comprising frame, sill, mullions and transom filled in with any number of fixed or opening lights complete with beads and/or gaskets as applicable and all necessary cover mouldings trims and boards, beading and ironmongery and bedding and/or pointing in mastic and glazing with double glazed units and making good all work disturbed.	£700
R9 - Stonework: Renew precast concrete window sections in length (concrete sill / jambs / mullions head / lintel) by taking out existing and replacing with precast concrete (C20P) of similar section to the existing, weathered and throated with stooped ends as necessary finished fair on exposed surfaces and bedded and pointed in gauged mortar, to include all necessary formwork, including all necessary scaffolding.	£500
R10 - Budget to make good concrete to canopy.	£500
R11 - Budget to extend soil and vent pipe.	£200
R12 - Brick pointing and spalled brickwork to chimney stacks: Rake out existing joints of brickwork minimum of 12mm and repoint brickwork in mortar to match existing, renovate spalled brickwork including scaffolding.	£2500

Summary of condition ratings

<p>R13 - Loose / Creaking Floors: Take up creaking floorboards in area including de-nail joists, clear debris, punch in nails, level wall plates and girders, make good including extra noggins as required and relay floorboards.</p> <p>Floor Not Level: Allow for further investigation under the floor due to this not being level. This may simply be the result of poor workmanship.</p>	£200
<p>R14 - Penetrating Damp: Budget for further investigation to remedy the leak, as seen on the ceiling.</p>	£500
<p>R15 - Plastering Back To Brick: Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.</p>	£1000
<p>R16 - Loose / Creaking Floors: Take up creaking floorboards in area including de-nail joists, clear debris, punch in nails, level wall plates and girders, make good including extra noggins as required and relay floorboards.</p> <p>Floor Not Level: Allow for further investigation under the floor due to this not being level. This may simply be the result of poor workmanship.</p>	£200
<p>R17 - Plastering Back To Brick: Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.</p>	£1000
<p>R18 - Loose / Creaking Floors: Take up creaking floorboards in area including de-nail joists, clear debris, punch in nails, level wall plates and girders, make good including extra noggins as required and relay floorboards.</p> <p>Floor Not Level: Allow for further investigation under the floor due to this not being level. This may simply be the result of poor workmanship.</p>	£200
<p>R19 - Door furniture: Allow to replace faulty door furniture.</p>	£100
<p>R20 - Penetrating Damp: Budget for further investigation to remedy the leak, as seen on the ceiling.</p>	£500
<p>R21 - Replace Failed Glazing: Double-Glazed Unit x two: Re-glaze defective double-glazed unit with hermetically sealed 4mm clear or obscure float glass flush edge unit, hack out glass and glaze new unit to wood, metal or uPVC frames.</p>	£1000
<p>R22 - Renew Standard Door: Renew internal door of any size by taking off existing and replacing with FLUSH door of similar pattern to existing including renewing furniture, ironmongery, adjusting rebate as necessary and making</p>	£500

Summary of condition ratings

good existing lining where old ironmongery removed excluding any piecing in of frame other than where old ironmongery removed. Painted or stained and leave in full working order.	
<p>R23 - Replace Ceiling: Take down plasterboard or lath and plaster ceiling, de-nail, prepare, Supply, cut and fix 12.5mm plasterboard, scrim joints and apply 3mm skim plaster to ceiling including additional support battens, noggins etc. to joists including all labours.</p>	£1000
<p>R24 - Loose / Creaking Floors: Take up creaking floorboards in area including de-nail joists, clear debris, punch in nails, level wall plates and girders, make good including extra noggins as required and relay floorboards.</p> <p>Floor Not Level: Allow for further investigation under the floor due to this not being level. This may simply be the result of poor workmanship.</p>	£200
<p>R25 - Loose / Creaking Floors: Take up creaking floorboards in area including de-nail joists, clear debris, punch in nails, level wall plates and girders, make good including extra noggins as required and relay floorboards.</p> <p>Floor Not Level: Allow for further investigation under the floor due to this not being level. This may simply be the result of poor workmanship.</p>	£200
<p>R26 - Secure Loose Tread: Secure creaking softwood tread to staircase housed into strings, including all wedges and blocks, glued and screwed.</p>	£100
<p>R27 - Skim plastering: Prepare, scrim cracks and apply 3mm skim plaster to walls including all labours.</p>	£500
<p>R28 - Chemical damp proofing: Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.</p>	£1500
<p>R29 - Chemical damp proofing: Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.</p>	£1500
<p>R30 - Loose / Creaking Floors: Take up creaking floorboards in area including de-nail joists, clear debris, punch in nails, level wall plates and girders, make good including extra noggins as required and relay floorboards.</p> <p>Floor Not Level: Allow for further investigation under the floor due to this not being level. This may simply be the result of poor workmanship.</p>	£200

Summary of condition ratings

R31 - Ease and Adjust; Allow to ease and adjust internal door including removing, lubricating and refitting of doors, refitting door stop or replacing, furniture or replacing for new and making good holes where necessary to frames and doors.	£100
R32 - Skim Ceiling: Prepare, scrim cracks and apply 3mm skim plaster to ceiling including all labours.	£500
R33 - Plastering Back To Brick: Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.	£1000
R34 - Skim Ceiling: Prepare, scrim cracks and apply 3mm skim plaster to ceiling including all labours.	£500
R35 - Fire door: Renew internal door of any size by taking off existing and replacing with HALF HOUR FIRE CHECK DOOR of similar pattern to existing including renewing furniture, ironmongery, adjusting rebate as necessary and making good existing lining where old ironmongery removed excluding any piecing in of frame other than where old ironmongery removed Painted or stained and leave in full working order.	£600
R36 - Chemical damp proofing: Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.	£3000
R37 - Replace Ceiling: Take down plasterboard or lath and plaster ceiling, de-nail, prepare, Supply, cut and fix 12.5mm plasterboard, scrim joints and apply 3mm skim plaster to ceiling including additional support battens, noggins etc. to joists including all labours.	£1000
R38 - Chemical damp proofing: Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.	£1500
R39 - Brick arch: Support work over and cut out defective brickwork. Provide new lintel of size and type and bed in cement mortar (1:3). Make good brickwork and/or blockwork and all other work disturbed, including all necessary scaffolding.	£500
R40 - Storage: Budget for removing storage from the loft space.	£200
R41 - Skim Ceiling: Prepare, scrim cracks and apply 3mm skim plaster to ceiling including	£500

Summary of condition ratings

all labours.	
<p>R42 - Replace Ceiling: Take down plasterboard or lath and plaster ceiling, de-nail, prepare, Supply, cut and fix 12.5mm plasterboard, scrim joints and apply 3mm skim plaster to ceiling including additional support battens, noggins etc. to joists including all labours.</p>	£1000
<p>R43 - Chemical damp proofing: Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.</p>	£1500
<p>R44 - Plastering Back To Brick: Remove defective plaster from wall, prepare existing background to provide a good key, re-plaster (bonding coat and skim) to match existing. Including all necessary angle beads and plaster stops.</p>	£1000
<p>R45 - Service Door(s): The door would benefit from a general service and being eased and adjusted. Allow to ease and adjust door including removing, lubricating and refitting of doors, refitting door stop or gaskets; or replacing, furniture or replacing for new and making good holes where necessary to frames and doors.</p>	£100
<p>R46 - Monitoring: Allow a provisional sum for monitoring.</p>	£1000
R47 - Budget to render gully to ensure this is watertight.	£300
<p>R48 - Chemical damp proofing: Allow provisional sum to prepare internal and external walls including all enabling works for a chemical damp proof to be installed. Install chemical damp proof course including all associated internal plastering, external pointing and decorations.</p>	£1500
<p>R49 - Overhaul tile roof: Re-fix loose tiles, renew tiles to match existing, redress, re-wedge, repoint all flashings, aprons, chimney, gutters etc., renew flashings with lead flashings, repoint ridges etc.</p>	£1000
R50 - Allow to make good external walls	£1000
<p>R51 - Overhaul tile roofs: Re-fix loose tiles, renew tiles to match existing, redress, re-wedge, repoint all flashings, aprons, chimney, gutters etc., renew fillets with lead flashings, repoint ridges etc.</p>	£500
<p>R52 - General render: Renew external rendering to front elevation by hacking off the existing, raking out joints, hacking for key, and rendering in cement, lime and sand, 15mm. thick in two coats with steel trowelled surface, including flush joints including all necessary beads and scaffolding.</p>	£2000
<p>R53 - Fencing: Allow to replace rear fencing. Allow to remove defective fencing and</p>	£500

Summary of condition ratings

erect interwoven/overlap fencing complete with 1.8x1.8m panels fixed to 100x100 Precast concrete posts. Allow for all excavation, concrete, backfill and remove surplus.	
R54 - Bellcast: Renew bellcast to render above damp course, hack off, fix bellcast bead and form bellcast externally. Smooth render below to the plinth up to the bellcast leaving a 3mm gap between the bellcast.	£500
R55 - Landscape: Allow to landscape front and rear. Excavate 150mm below finished level, remove spoil, lay 75mm stone blinding and bed 900 x 600 x 50mm Precast concrete paving flags on 25mm mortar bed (1:4) including point joints, cutting and dishing to gullies etc.	£4000
R56 - General render: Renew external rendering to back elevation by hacking off the existing, raking out joints, hacking for key, and rendering in cement, lime and sand, 15mm. thick in two coats with steel trowelled surface, including flush joints including all necessary beads and scaffolding.	£2000
R57 - Brick pointing: Rake out existing joints of brickwork minimum of 12mm and repoint brickwork in mortar to match existing.	£500
R58 - Render plinth: Renew external rendering to plinth by hacking off the existing, raking out joints, hacking for key, and rendering in cement and sand, 15mm thick in two coats with steel trowelled surface, including flush joints including all necessary beads.	£500

Summary of condition ratings

Further investigations

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

Ensure that the building is capable of being insured 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.

Further investigation is recommended 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 the chimney stacks by means of a drone or roofer. We can offer a drone survey service for £350.00 inclusive of VAT.

Further investigation is required when the floorboards have been removed to ascertain why the floor is uneven in areas to all floors.

We recommend the cracks to the rear elevation be monitored to ascertain if they are progressive.

We recommend the distortion to the front bay and internal walls and floors be monitored to ascertain if this is progressive.

It is recommended that an arboriculturist (Tree Specialist) be engaged to assess whether the front elevation tree poses a risk to the property footings.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

Four-bedroom mid terraced property

Approximate year the property was built

Circa 1900

Approximate year the property was extended

No items for consideration.

Approximate year the property was converted

No items for consideration.

Information relevant to flats and maisonettes

No items for consideration.

Construction

This property is a two-storey solid brick construction, built out to the rear right hand side. The main roof is a pitched style construction with parapet walls. There is a full bay with a hipped roof to the front elevation.

There are suspended timber floors apart from to the utility room, as this has a solid floor construction.

Accommodation

	Lower ground	Ground	First	Second	Third	Other	Roof spaces
Bathroom	0	0	1	0	0	0	0
Bedroom	0	0	4	0	0	0	0
Landing	0	0	1	0	0	0	0
Dining Room	0	1	0	0	0	0	0
Hall	0	1	0	0	0	0	0
Kitchen	0	1	0	0	0	0	0
Living Room	0	1	0	0	0	0	0
Utility	0	1	0	0	0	0	0



About the property

Means of escape

Means of escape is available via the external doors.

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 65 with potential to reach 85 with energy improvements.

Issues relating to the energy efficiency rating

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 5.1 tonnes of CO₂

This property's potential production 2.0 tonnes of CO₂

By making the recommended changes, you could reduce this property's CO₂ emissions by 3.1 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.



Energy efficiency

Other energy matters

No items for consideration.

Location and facilities

Grounds

The property occupies a regular shaped plot. The front of the property has concrete and tiled hardstandings and plant beds. The rear garden has concrete hardstandings, with lawn areas and plant beds.

Location

The property is close to the coast, as such will be exposed to higher levels of degradation from the elements. This means it is more important to maintain and weather proof the exterior of the property.

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.

Other local factors

The property is close to a railway line and as such will be subject to noise and vibrations from passing trains.

D

Outside the property

Outside the property

Limitations on the inspection

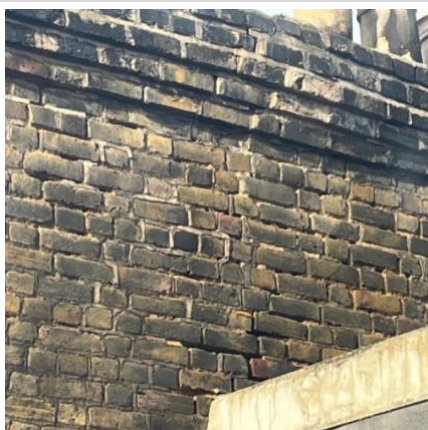
There were limited views of the roof areas and chimney stack.



D1 Chimney stacks

The chimney stacks were inspected with the aid of binoculars. There are two party chimney stacks visible; one to the left hand side of the front roof ridge and one to the right hand side of the rear roof area. These are face brickwork construction laid in mortar, with oversailing brickwork, clay pots to the top of the flues and lead flashing.

2



(Condition Rating 2)

The cement mortar has worn away from patches of the brickwork and this needs to be replaced to ensure the chimney stacks remains secure and watertight. This is known as pointing.

Several bricks around the chimney stacks are weathered and have spalled (delaminated) and lost their faces.

Cost of associated remedial work detailed in Section B, R12

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

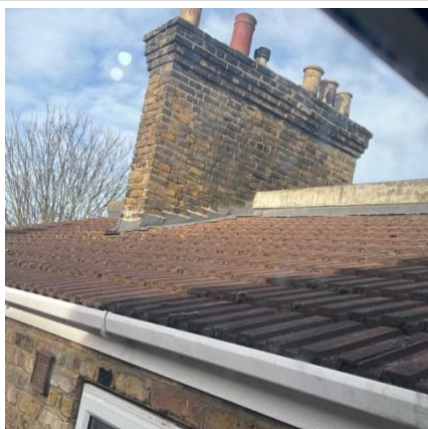
D2 Roof coverings

3

The main roof was inspected with the aid of binoculars. The roof is a pitched style construction with parapet walls 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 is sealed to the wall with lead flashing. The roof covering is suitable for the roof slopes.

The front bay roof was inspected with the aid of binoculars. The roof is a hipped style construction and has a covering of interlocking concrete tiles laid on timber battens, including half round ridge tiles bed in cement mortar. Lead flashings are visible. The roof covering is suitable for the roof slopes.

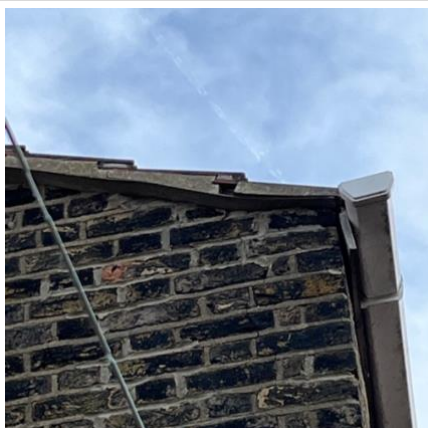
The rear roof was inspected with the aid of higher-level vantage points. The roof is a pitched style construction and has a covering of interlocking concrete tiles laid on timber battens.



(Condition Rating 3)

The flashing to the roof is defective, as there is evidence of penetrating damp to the ceilings below. The roof needs to be overhauled.

Cost of associated remedial work detailed in Section B, R49



(Condition Rating 2)

There is defective pointing to the verge.

Cost of associated remedial work detailed in Section B, R51

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.

Outside the property

D3 Rainwater pipes and gutters

The gutters are of a uPVC variety, with half round and square guttering discharging rainwater from the main roof into uPVC downpipes on the front and rear elevations. There appeared to be adequate downpipes.

1

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.

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.

3

The walls mainly are face brickwork laid in cement mortar and finished in Flemish bond, with stonework and soldier course detailing. The walls are part 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.

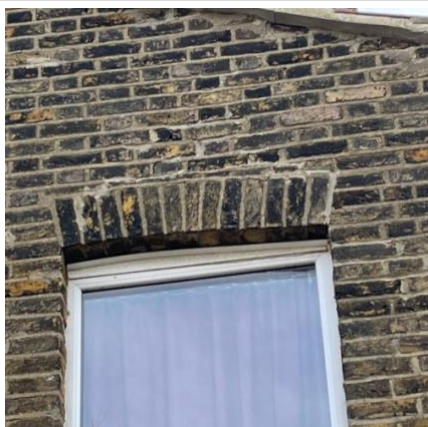


(Condition Rating 3)

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

Cost of associated remedial work detailed in Section B, R9

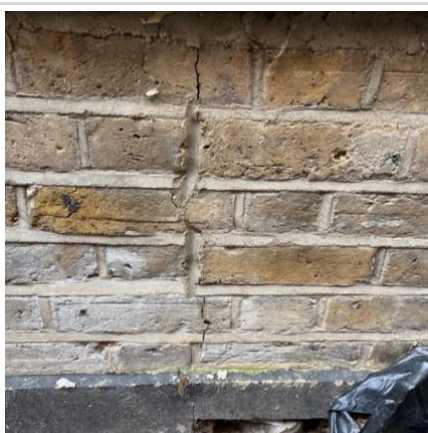
Outside the property



(Condition Rating 3)

Signs of distortion and distress, with localised cracking, were noted to the external brick arch.

Cost of associated remedial work detailed in Section B, R39



(Condition Rating 3)

There is evidence of movement in the form of vertical cracks to the rear elevation and we recommend this be monitored with a digital calliper to ensure this is not progressive.

As per BRE digest 251, the crack has a category of damage rating 1.

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

Cost of associated remedial work detailed in Section B, R46



(Condition Rating 2)

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

Cost of associated remedial work detailed in Section B, R50

Outside the property



(Condition Rating 2)

The render has blown on the front elevation. When it is blown it means that the render is not sticking to the wall in places. Blown render can be caused by dampness getting underneath or by deteriorating older render that is literally falling off the walls.

Cost of associated remedial work detailed in Section B, R52



(Condition Rating 2)

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.

Cost of associated remedial work detailed in Section B, R54

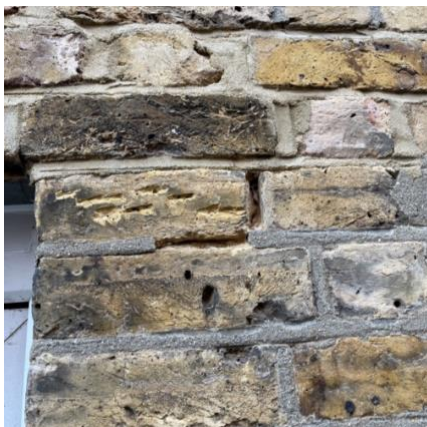


(Condition Rating 2)

The render has been poorly applied on the rear elevation.

Cost of associated remedial work detailed in Section B, R56

Outside the property



(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.

Cost of associated remedial work detailed in Section B, R57



(Condition Rating 2)

There is a traditional sand and cement plinth to the base of the external walls. This has blown on the rear elevation.

Cost of associated remedial work detailed in Section B, R58

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.

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.

Cost of associated remedial work detailed in Section B, R7

Bedroom 4

The windows to this area are double-glazed uPVC casement windows with locking handles. The windows require re-glazing.



(Condition Rating 2)

Failed double-glazed units that needs replacing. A failed double-glazed unit is when the unit's seal has broken down allowing moisture in between the two panes of glass. This is very visible.

Cost of associated remedial work detailed in Section B, R21

Bedroom 1

The windows to this area are double-glazed uPVC casement windows with locking handles.

Bedroom 2

The windows to this area are double-glazed uPVC casement windows with locking handles.

Bedroom 3

The windows to this area are double-glazed uPVC casement windows with locking handles.

Bathroom

The windows to this area are double-glazed uPVC casement windows with locking handles.

Outside the property

Living Room

The windows to this area are double-glazed uPVC casement windows with locking handles.

Dining Room

The windows to this area are double-glazed uPVC casement windows with locking handles.

Kitchen

The windows to this area are double-glazed uPVC casement windows with locking handles.

Utility

The windows to this area are double-glazed uPVC casement windows with locking handles.

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.

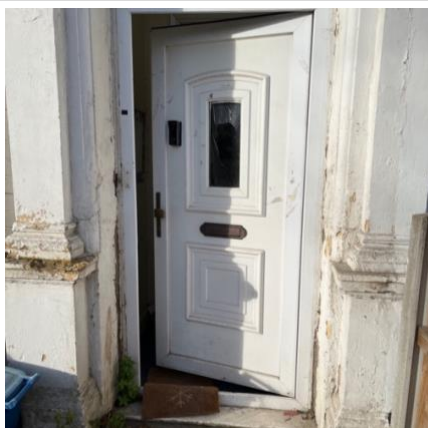
Since 2002, double-glazing should have either building regulation approval or should have been installed by a contractor registered with FENSA (a government approved trade association). If the double-glazing was installed before April 2002, enforceable guarantees for the installation should be available. 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 main entrance has a double-glazed uPVC door with a euro lock.

2



(Condition Rating 2)

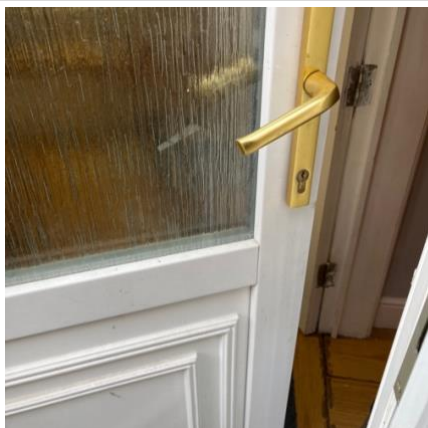
Although functional, the door is generally at the end of its life cycle and would benefit from full replacement.

Cost of associated remedial work detailed in Section B, R8

The inner entrance door is a timber door with a night latch and dead lock.

Outside the property

The rear has a double-glazed uPVC door with a euro lock.



(Condition Rating 2)

The door would benefit from a general service and being eased and adjusted. Allow to ease and adjust door including removing, lubricating and refitting of doors, refitting door stop or gaskets; or replacing, furniture or replacing for new and making good holes where necessary to frames and doors.

Cost of associated remedial work detailed in Section B, R45

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.

D7 Conservatory and porches

There is a concrete canopy to the front entrance.

2



(Condition Rating 2)

The concrete to the canopy is in poor condition and we recommend this is made good.

Cost of associated remedial work detailed in Section B, R10

D8 Other joinery and finishes

The property has uPVC fascia and soffits to the front and rear elevations. These have been maintained in reasonable condition.

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. These generally require cleaning on an annual basis. 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

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.

Cost of associated remedial work detailed in Section B, R1

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.

Further investigation is required to ascertain the condition of the roof space when there is in adequate access.

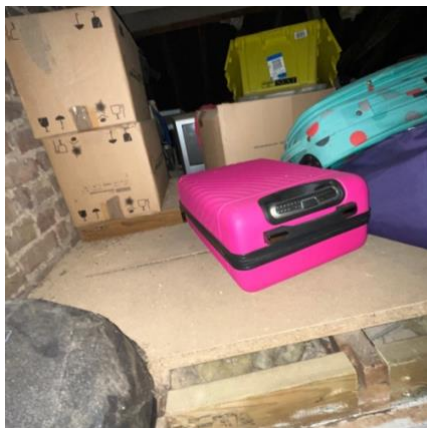


E1 Roof structure



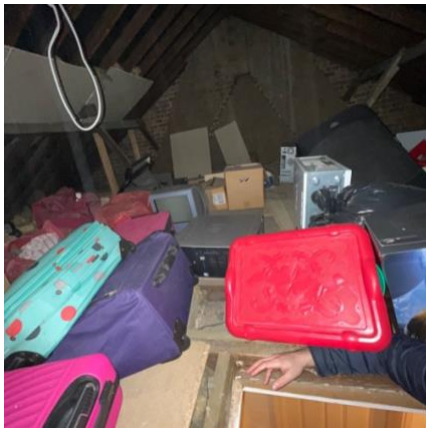
The main roof space is accessed via a loft hatch on the landing. There is no fixed loft ladder. The roof is a cut and pitched timber construction. The roof appeared to be generally secure with no signs of thrust, deflection or water ingress.

2



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 loft space is being used for storage and there is a risk of over loading causing distortion to the timbers and ceilings below.

Cost of associated remedial work detailed in Section B, R40

You should allow a provisional sum for repairs subject to the further investigation we recommend due to the limited visibility.

Potential defects include:

Damage or poor alterations to the timber roof structure

Damage to the roof felt

Defects to the brick party wall

Poor loft insulation

E2 Ceilings

The ceilings in the property are assumed to be plasterboard construction.

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.

Bedroom 1

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



(Condition Rating 3)

There is penetrating damp to the ceiling that requires further investigation.

Cost of associated remedial work detailed in Section B, R14

Inside the property



(Condition Rating 3)

There is evidence of staining to the ceiling and left-hand side party wall, however we were not able to take a damp reading due to furniture in the way. Given there is damp to this room we have assumed this area is also damp.

Bedroom 2

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



There is staining to the ceiling however this was found dry at time of inspection. This can be rectified within internal decorations.



(Condition Rating 2)

The ceiling is poorly finished and would benefit from being skimmed.

Cost of associated remedial work detailed in Section B, R41

Inside the property

Bedroom 3

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



(Condition Rating 3)

There is penetrating damp to the ceiling that requires further investigation.

Cost of associated remedial work detailed in Section B, R20



(Condition Rating 2)

The ceiling is poorly finished and would benefit from being taken down, plaster boarded and skimmed.

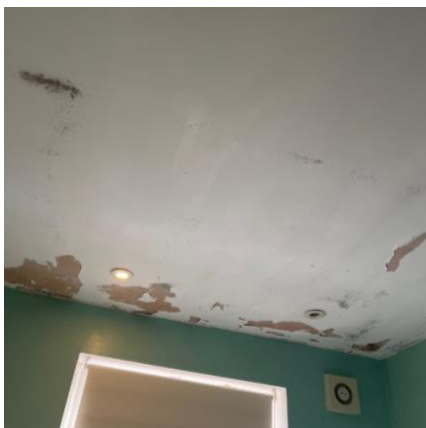
Cost of associated remedial work detailed in Section B, R42

Bedroom 4

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

Bathroom

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



(Condition Rating 2)

The ceiling is poorly finished and would benefit from being taken down, plaster boarded and skimmed.

Cost of associated remedial work detailed in Section B, R23

Inside the property

Landing

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



There is evidence of staining to the ceiling however this was found dry at time of inspection. It his can be rectified within internal decorations.

Hall

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



(Condition Rating 2)

The ceiling is poorly finished and would benefit from being skimmed.

Cost of associated remedial work detailed in Section B, R34

Living Room

The ceiling is plasterboard construction, plastered to a smooth finish and decorated. There is cornicing to this ceiling.

Inside the property

Dining Room

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



(Condition Rating 2)

The ceiling is poorly finished and would benefit from being skimmed.

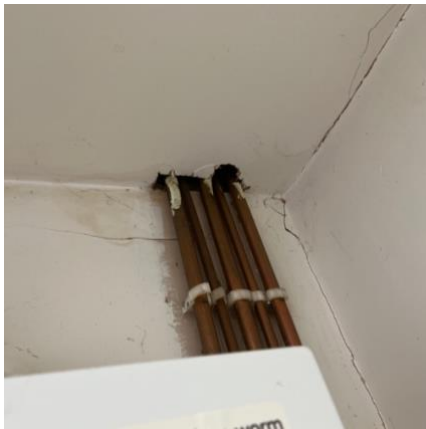
Cost of associated remedial work detailed in Section B, R32

Kitchen

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

Utility

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



(Condition Rating 2)

The ceiling is poorly finished and would benefit from being taken down, plaster boarded and skimmed.

Cost of associated remedial work detailed in Section B, R37

Inside the property

E3 Walls and partitions

The walls in the property are mainly solid and plaster board construction.

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.

Bedroom 1

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



(Condition Rating 3)

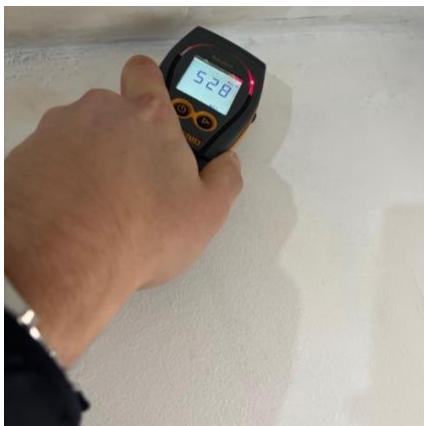
Tests carried out to the right-hand side party wall with a damp meter revealed readings as per the attached photograph. This appeared to be caused by penetrating damp.

A reading above 20% relative moisture level is a cause for concern.

Cost of associated remedial work detailed in Section B, R15

Bedroom 2

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



(Condition Rating 3)

Tests carried out to the left-hand side party wall with a damp meter revealed readings as per the attached photograph. This appeared to be caused by penetrating damp.

A reading above 20% relative moisture level is a cause for concern.

Cost of associated remedial work detailed in Section B, R17

Inside the property

Bedroom 3

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

Bedroom 4

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

Bathroom

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

Hall

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



(Condition Rating 3)

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

A reading above 20% relative moisture level is a cause for concern and is likely caused by rising damp. Rising damp may require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

Cost of associated remedial work detailed in Section B, R28

Living Room

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



(Condition Rating 3)

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

A reading above 20% relative moisture level is a cause for concern and is likely caused by rising damp. Rising damp may require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

Cost of associated remedial work detailed in Section B, R29

Inside the property

Dining Room

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



(Condition Rating 3)

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

A reading above 20% relative moisture level is a cause for concern and is likely caused by rising damp. Rising damp may require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

Damp proofing work to this area also requires a Party Wall Notice.

Cost of associated remedial work detailed in Section B, R43



(Condition Rating 3)

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

A reading above 20% relative moisture level is a cause for concern and is likely caused by rising damp. Rising damp may require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

Cost of associated remedial work detailed in Section B, R48



(Condition Rating 2)

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

Cost of associated remedial work detailed in Section B, R33

Inside the property

Kitchen

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



(Condition Rating 3)

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

A reading above 20% relative moisture level is a cause for concern and is likely caused by rising damp. Rising damp may require a chemical damp proof course injection. Note: there may be further defects including wet rot under the floor as a result of the damp and further investigation is recommended.

Damp proofing work to this area also requires a Party Wall Notice.

Cost of associated remedial work detailed in Section B, R36



(Condition Rating 3)

Tests carried out to the external walls with a damp meter revealed readings as per the attached photograph. This appeared to be caused by penetrating damp.

A reading above 20% relative moisture level is a cause for concern.

Cost of associated remedial work detailed in Section B, R44

Utility

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



(Condition Rating 3)

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

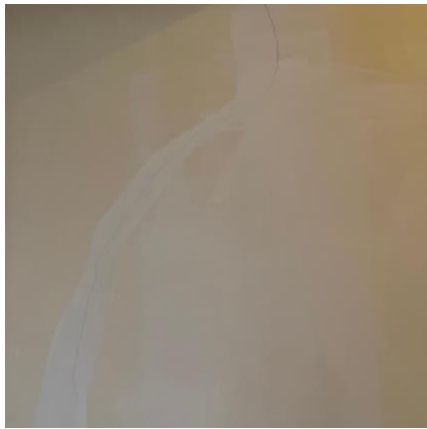
A reading above 20% relative moisture level is a cause for concern and is likely caused by rising damp. Rising damp may require a chemical damp proof course injection.

Cost of associated remedial work detailed in Section B, R38

Inside the property

Landing

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



(Condition Rating 2)

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

Cost of associated remedial work detailed in Section B, R27

E4 Floors

The ground floor structure appeared to be solid concrete to the utility room, which was fairly level and undisturbed. The rest of 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.

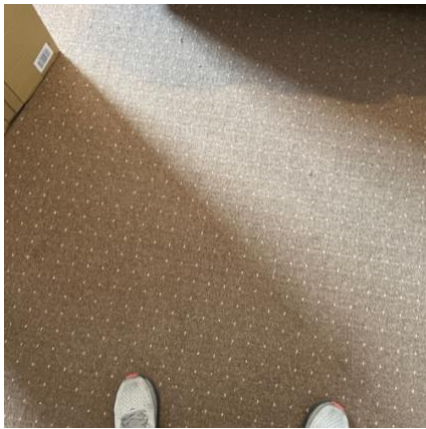
Whilst every effort is made to check the floors, there are limitations to this survey as we are not at liberty or insured to remove furniture and floor coverings. We are therefore unable to report that any such part of the floors are free from defect. You should budget a provisional sum accordingly for repairs.

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

Inside the property

Bedroom 1

This area has a suspended timber floor.



(Condition Rating 2)

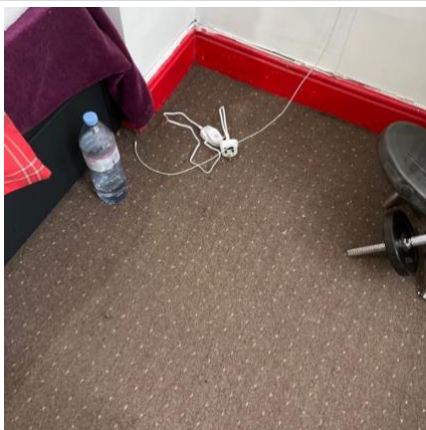
The floor would benefit from having the floorboards secured once floor coverings have been removed as there are loose floorboards resulting in creaking floors. This may simply be the result of poor workmanship.

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

Cost of associated remedial work detailed in Section B, R13

Bedroom 2

This area has a suspended timber floor.



(Condition Rating 2)

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

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

Cost of associated remedial work detailed in Section B, R16

Bedroom 3

This area has a suspended timber floor.



(Condition Rating 2)

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

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

Cost of associated remedial work detailed in Section B, R18

Inside the property

Bedroom 4

This area has a suspended timber floor.

Bathroom

This area has a suspended timber floor.



(Condition Rating 2)

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

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

Cost of associated remedial work detailed in Section B, R24

Landing

This area has a suspended timber floor.



(Condition Rating 2)

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

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

Cost of associated remedial work detailed in Section B, R25

Hall

This area has a suspended timber floor.

Living Room

This area has a suspended timber floor.

Inside the property

Dining Room

This area has a suspended timber floor.



(Condition Rating 2)

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

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

Cost of associated remedial work detailed in Section B, R30

Kitchen

This area has a suspended timber floor.

Utility

This area has a solid concrete floor.

E5 Fireplaces, chimney breasts and flues

There are three chimney breasts to the property.

1

Bedroom 1



The chimney breast has a flush blocked finish.

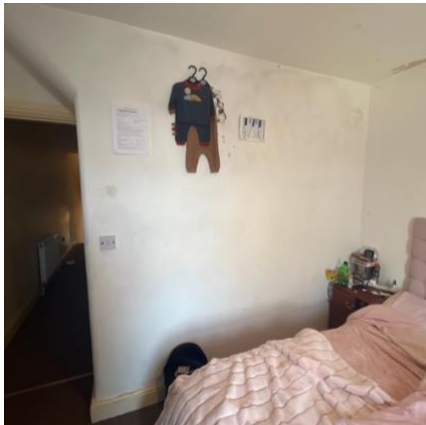
Inside the property

Bedroom 2



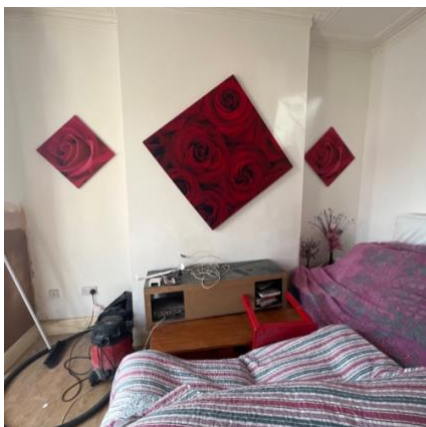
The chimney breast has a flush blocked finish.

Bedroom 3



The chimney breast has a flush blocked finish.

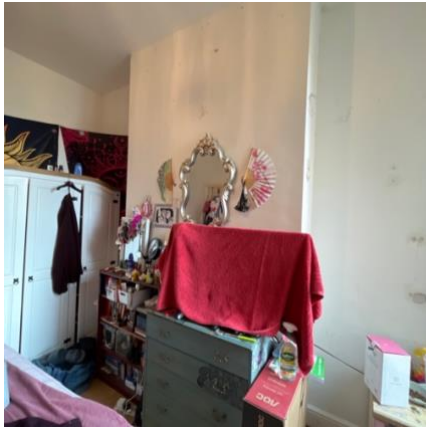
Living Room



The chimney breast has a flush blocked finish.

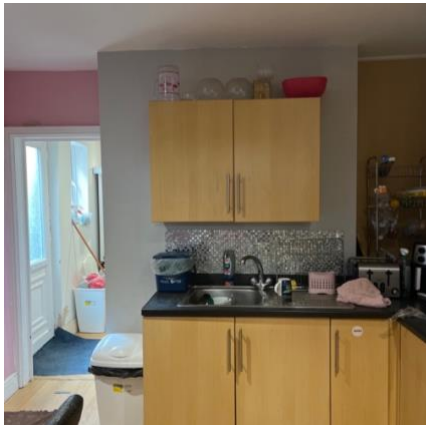
Inside the property

Dining Room



The chimney breast has a flush blocked finish.

Kitchen



The chimney breast has a flush blocked finish.

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



(Condition Rating 2)

The kitchen is in tired condition and full refurbishment is recommended.

Cost of associated remedial work detailed in Section B, R5

E7 Woodwork (for example, staircase joinery)

2

Internal joinery includes stair parts, doors, frames, architraves and skirting boards. Skirting board is a board covering the lower wall and is usually moulded. It covers the uneven edge of a floor by a wall and also protects it from kicks, knocks and furniture. Architrave is usually a plain or elaborate moulding used to frame a doorway, panel, niche or window. This property benefits from profiled architrave and skirting. The internal doors are a mixture of panelled and flush doors with door handles.

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.

Bedroom 1

The door is a panelled style with door handles.

Bedroom 2

The door is a panelled style with door handles.

Bedroom 3

The door is a panelled style with door handles.



(Condition Rating 2)

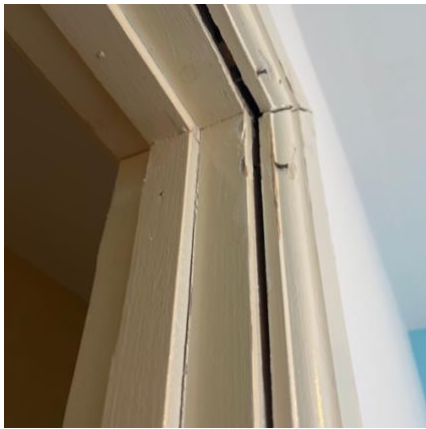
The door furniture is faulty.

Cost of associated remedial work detailed in Section B, R19

Inside the property

Bedroom 4

The door is a panelled style with door handles.



(Condition Rating 2)

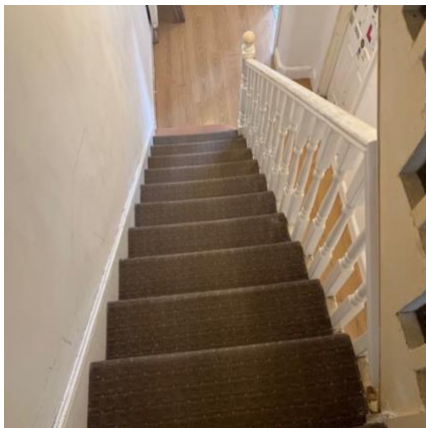
Poorly fitted door and in poor condition.

Cost of associated remedial work detailed in Section B, R22

Bathroom

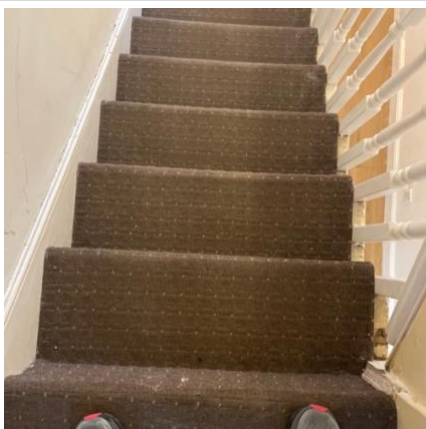
The door is a panelled style with door handles.

Landing



The staircase runs from the entrance hall to the first-floor landing 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 decorative spindles and timber handrails.



(Condition Rating 2)

The staircase has loose treads.

Cost of associated remedial work detailed in Section B, R26

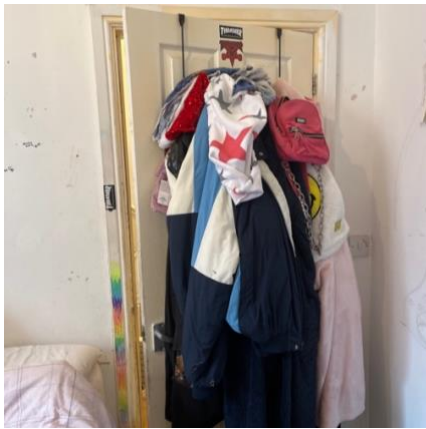
Living Room

The door is a panelled style with door handles.

Inside the property

Dining Room

The door is a panelled style with door handles.



(Condition Rating 2)

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

Cost of associated remedial work detailed in Section B, R31

Kitchen

The door is a flush style with door handles.



(Condition Rating 2)

Poorly fitted door and in poor condition.

Cost of associated remedial work detailed in Section B, R35

Utility

The door is a panelled style with door handles.

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.

Inside the property

E8 Bathroom fittings

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

2

Bathroom

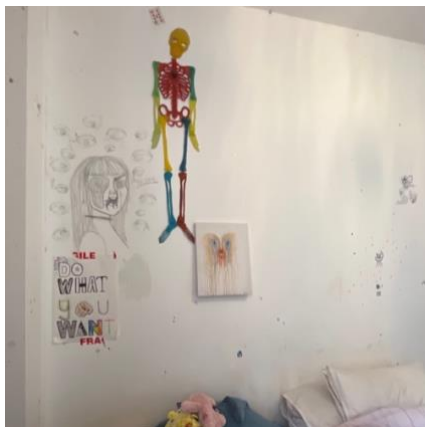


(Condition Rating 2)

This bathroom would benefit from complete refurbishment.

Cost of associated remedial work detailed in Section B, R3

E9 Other



(Condition Rating 2)

This property would benefit from internal decorations.

Cost of associated remedial work detailed in Section B, R6

General note about 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 the electricity meter are located in the cupboard under the stairs. The consumer unit is a relatively modern unit with miniature circuit breakers and RCDs.

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.

Please note: Although 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 an Electrical Installation Condition Report.

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

3

Bathroom

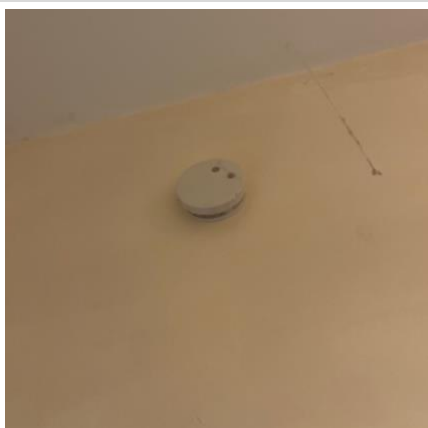
(Condition Rating 2)

Light fitting not working, but may be a blown bulb.

Cost of associated remedial work detailed in Section B, R4



This area has a mechanical fan.

Landing

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.

Hall



This area has a battery-operated smoke alarm.

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.



There is a mains gas supply to the property. The gas meter is located in a plastic housing externally.

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

3

Services

F3 Water



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

1

F4 Heating



The Glow worm gas fired, combination boiler in the utility room provides central heating throughout the accommodation. The central heating system was in operation at the time of inspection. The heating system has a fixed wall programmer. The flue for the boiler exits through the rear. This property benefits from a variety of single and double panel radiators.

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

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.

3

Services

F5 Water heating



The Glow worm gas-fired boiler also provides hot water. There is no hot water storage cylinder. Hot water is provided directly to water outlets on demand by heating water directly from the mains supply.

This makes it an economical solution, as it only heats the water that is used. As there is no need to store water, there is no need for a cold water tank or for space for a hot water cylinder. This makes it a good option for a smaller home where space is limited.

If more than one hot tap is used at the same time, the flow of hot water can be reduced, meaning combination boilers are not always suitable for larger homes with several bathrooms.

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

3

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.

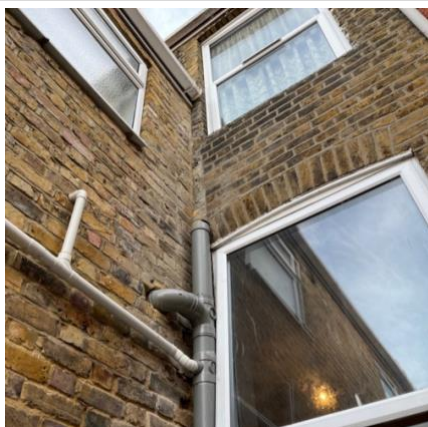


(Condition Rating 3)

The flaunching to the gully is in poor condition and could potentially allow discharging rainwater to penetrate the foundations of the building. We recommend this is repaired.

Cost of associated remedial work detailed in Section B, R47

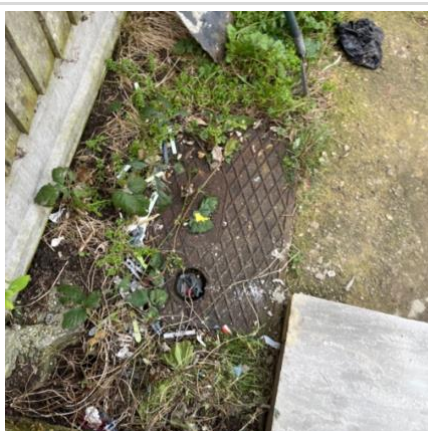
3



(Condition Rating 2)

The soil and vent pipe does not comply with current building regulations and should be 900mm above any window within three metres of the pipe.

Cost of associated remedial work detailed in Section B, R11



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

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

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

No items for consideration.

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



(Condition Rating 2)

The outbuilding is in poor condition and we recommend this is demolished.

Cost of associated remedial work detailed in Section B, R2

2

Grounds (including shared areas for flats)

G3 Other

2



Landscape to front.



Landscape to rear.



Landscape to rear.

Grounds (including shared areas for flats)



Rear elevation.



(Condition Rating 2)

The fencing is broken and needs to be replaced.

Cost of associated remedial work detailed in Section B, R53



(Condition Rating 2)

The hardstandings to the front and rear are uneven and need to be re-landscaped.

Cost of associated remedial work detailed in Section B, R55

Grounds (including shared areas for flats)



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

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

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

FENSA Certificate:

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

Heating System:

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

Replacement Windows and Doors:

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

H3 Other matters

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



Risks

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

I

Risks

I1 Risks to the building

Dampness:

Visible. The walls were tested with a damp meter and high readings were recorded that gave cause for concern, as detailed in Section E2&E3. 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). This will require further investigation as other elements may have suffered as a result such as sub floor timbers.

Loft Storage:

The loft space is being used for storage and there is a risk of overloading causing distortion to the timbers and ceilings below.

Structural movement:

There is evidence of movement in the form of vertical cracks to the rear, distortion to the front bay and internal walls and floors and we recommend this be monitored to ensure this is not progressive.

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

Window Arch Distortion:

There is a risk of collapse of the window arch.

Risk From Trees:

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

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:

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.

Surface water

Very 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

Risks

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

Your LLFA is Southend-on-Sea council.

I3 Risks to people

Gas Safety:

No gas safety certificate seen.

Electricity:

No electrical safety report seen.

Contamination (Pre-2000 property):

None visible.

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. These may be found in properties built up to the year 2000.

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.

Contamination:

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.

Contamination:

Mould is present in the property. This can affect the health of vulnerable people and should be treated and cleaned away.

I4 Other risks or hazards

No items for consideration.

J

Energy matters

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

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

Energy matters

J1 Insulation

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

The loft has approximately 100mm insulation that would benefit being topped up to 300mm.

J2 Heating

The controls for the gas central heating system are adequate to be able to have the heating on as and when needed.

Thermostatic radiator valves are installed to the radiators, which allow the temperature to be adjusted for each individual room.

J3 Lighting

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

J4 Ventilation

It is recommended that a mechanical air extraction fan be installed in the bathroom, as this would help to reduce condensation levels within the property.

Extractor fans should be used whilst cooking or bathing and for about half an hour afterwards to clear any moist air.

J5 General

No items for consideration.

K

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



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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

The inspection

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

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

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of

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

underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

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

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

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 the regulations), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

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

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

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

Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisers

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

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

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

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

Risks

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

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

Standard terms of engagement

1. **The service** – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
 - schedules of works
 - supervision of works
 - re-inspection
 - detailed specific issue reports
 - market valuation and re-instatement cost, and
 - negotiation.

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

2. **The surveyor** – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.
3. **Before the inspection** – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension). This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.
4. **Terms of payment** – You agree to pay the surveyor's fee and any other charges agreed in writing.
5. **Cancelling this contract** – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.
6. **Liability** – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.

Complaints handling procedure

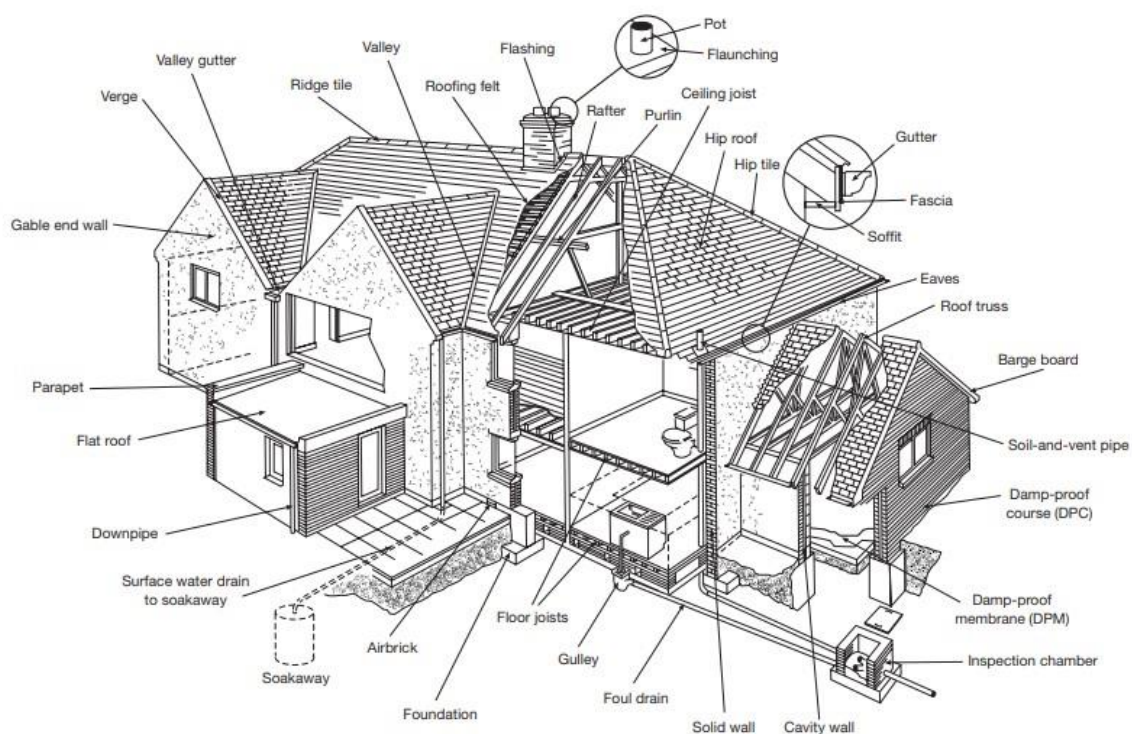
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

N

Typical house diagram

Typical house diagram

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



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