

watsons



LEVEL 2

# Your survey report

Property address

Client's name

Inspection Date

Surveyor's RICS number

# 2

## Contents

---

<b>A</b>	About the inspection and report
<b>B</b>	Overall opinion
<b>C</b>	About the property
<b>D</b>	Outside the property
<b>E</b>	Inside the property
<b>F</b>	Services
<b>G</b>	Grounds
<b>H</b>	Issues for your legal advisers
<b>I</b>	Risks
<b>J</b>	Surveyor's declaration
<b>K</b>	What to do now
<b>L</b>	Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement
<b>M</b>	Typical house diagram
	RICS disclaimer

---

# A

## About the inspection and report

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

# A

## About the inspection and report

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

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

### About the report

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

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

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

### About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the [redacted] of exclusions.

[redacted] for a full list

## About the inspection

**Surveyor's name**

**Surveyor's RICS number**

**Company name**

**Date of the inspection**

**Report reference number**

**Related party disclosure**

**Full address and postcode of the property**

**Weather conditions when the inspection took place**

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

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

### **Important note**

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

# B

## Condition ratings

### Overall opinion of the property

We are pleased to report that this property is considered to be a reasonable proposition for purchase if you are prepared to accept the cost and inconvenience of dealing with the various repair and improvement works reported. These deficiencies are quite common in properties of this age and type. If the necessary works are carried out to a satisfactory standard, we can see no reason why there should be any special difficulty on resale.

The property is of an age and type where a degree of ongoing maintenance should be anticipated. As with any property, it is vital that the main fabric of the building is maintained in a watertight condition and in order to achieve this all major structural elements will require regular overhaul and repair. Brickwork, stonework, jointing and render, where present, should be regularly inspected and repaired. Any flashings should be redressed, and defective or slipped roofing tiles or slates repaired or replaced, as necessary. Rainwater goods should be regularly cleaned, resealed and realigned and any external joinery will need to be redecorated frequently with decayed sections being cut out and replaced. Paintwork should be maintained in a good condition. It is also vital that all services serving the property are regularly maintained and upgraded in order to comply with current regulations.

# B

## 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.



### 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
E5	Fireplaces, chimney breast and flues
E7	Woodwork (for example, staircase and joinery)
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
F6	Drainage
G1	Garage



### 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
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D6	Outside doors (including patio doors)
E1	Roof structure

Element no.	Element name
E4	Floors
G3	Other



### 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
D4	Main walls
D5	Windows
D8	Other joinery and finishes
D9	Other
E2	Ceilings
E3	Walls and partitions
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings



### Elements not inspected

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

Element no.	Element name
E9	Other
G2	Permanent outbuildings and other structures

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities

# C

## About the property

### Type of property

The property is a four bedroom detached house with driveway parking and a single garage.

The property is believed to be freehold. Ask your legal adviser to:

- confirm that the property is freehold with absolute title and is free from any encumbrances.

### Approximate year the property was built

Based on my knowledge of the area and housing styles, I estimate that the property was built in approximately 1965.

### Approximate year the property was extended

The property has not been extended.

### Approximate year the property was converted

The property has not been converted.

### Information relevant to flats and maisonettes

The property is not a flat or a maisonette.

### Construction

The main walls are assumed to be of cavity masonry construction. The walls are finished in brick.

The main roof is pitched with a clay tiled covering.

The ground floor is of suspended timber construction. The first floor is of the same construction.

The windows are of PVCu construction with double glazed units. The doors are of PVCu and aluminium construction.

### Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2				1			
First		4	1					

## C

## 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.

### Energy efficiency rating

The property has been given an energy efficiency rating of D66.

### Issues relating to the energy efficiency rating

No discrepancies were noted in the available EPC and accordingly there are no implications to report regarding this property's energy efficiency.

### Mains services

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

Gas

Electric

Water

Drainage

### Central heating

Gas

Electric

Solid fuel

Oil

None

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

The surveyor is not aware of any other service or energy sources.

### Other energy matters

The surveyor is not aware of any other energy matters.

## Location and facilities

### Grounds

The property benefits from driveway parking, a single garage and gardens to the front and rear.

There are no permanent outbuildings associated with this property.

### Location

The property is situated in an established residential area with properties of a similar character and age.

We are unaware of any current or potential planning applications in relation to the subject property or the surrounding area. You should ask your legal adviser to:

- make further enquiries and advise you on the extent of any planning proposals or approved developments that may impact on the property and how this may affect you.

The road outside the property is believed to be adopted, that is maintained by the local authority at their cost, although you should ask your legal adviser to:

- confirm that the access road is adopted by the local authority.

### Facilities

The property is in a location convenient for all local amenities and transport facilities.

There are several schools in the immediate area.

### Local environment

Some properties in the area have been identified as being affected by radon gas emissions from the ground on which they are built, which could affect the health of occupants. Radon gas is a naturally occurring radioactive gas. It is not possible in the course of inspection/survey to determine whether radon gas is present in any given building as the gas is colourless and odourless. Tests can be carried out over a number of months to assess the level of radon in a building - at a small charge test instruments and results are available by post from the National Radiological Protection Board and other approved laboratories. Further advice can be obtained from the Health Protection Agency. The Agency may recommend works to reduce the concentration of radon by sealing points of entry and improving ventilation of sub-floor voids where present. Ask your legal adviser to:

- make further enquiries and advise you on the availability of Radon gas information from the present owner and/or the possibility of negotiating a Radon retention or bond, should this be thought necessary.

This is a risk to the grounds:

- high radon levels.

We are aware that mining activity has taken place in this area and your Legal Adviser should undertake a mining search prior to your purchase, and follow all recommendations within the mining report obtained. In

addition, some houses in the area may be built on contaminated or infilled land and an environmental search should also be undertaken prior to exchange of contracts. Ask your legal adviser to:

- make further enquiries and advise you on whether the property will be affected by mining works or has benefited from remedial works in the past as a result of mining excavations.

This is a risk to the grounds:

- past mining area.

We are not aware of the content of any environmental search, audit or investigation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination, infill land or the possibility of either. We are not aware of any factors which might suggest that the subject property has been affected by contamination, but we have not carried out any specific investigations into past or present uses, either of the property or of any neighbouring land on this matter. This report therefore assumes that no contamination exists. However, should it subsequently be established that contamination, seepage or pollution exists at the property or on adjoining land or that the property has ever been put to a contaminative use, this might have a material effect on the saleability and value of the property. Ask your legal adviser to:

- request an environmental search detailing past contamination issues in the area and advise accordingly.

We strongly advise that prior to exchange of contracts you should return to the property on a number of occasions, particularly in the evening and at weekends, in an attempt to establish who your neighbours are and to establish whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment, such that, if known to you prior to purchase, would lead you to reconsider your proposal to purchase the property.

We recommend that formal legal enquiries should be made of the Vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership. Ask your legal adviser to:

- make enquiries as to any issues with neighbours past and present.

We are not aware of instances of aircraft, rail, road or other noise unduly affecting this property. We recommend that your Legal Adviser makes formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution within the area that, if known to you at this time, would lead you to reconsider your purchase of the property. In addition, as part of pre-contract search enquiries, your Legal Adviser should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property.

We are not aware of any other environmental matters affecting the property but we have not had the benefit of seeing an environmental report. However, you should ask your legal adviser to:

- instruct a comprehensive environmental search to be carried out on the subject property, and advise you on the results and implications.

# D

## Outside the property

# D

## Full detail of elements inspected

### Limitations on the inspection

Not all of the windows have been opened. A selection of windows on each elevation, where possible, have been tested as part of this survey.

It was not raining at the time of our inspection therefore, we cannot comment upon the adequacy or water tightness of the rainwater goods.

Irrespective of the weather conditions at the date of inspection, water ingress may only become apparent following prolonged rainfall. We can only comment on the condition as found on the day of inspection, therefore should poor weather conditions persist it would be advisable to regularly monitor the situation in order to take corrective action should future water ingress occur.

Only a limited view of elements at upper level was available from the ground.

All measurements and dimensions mentioned are approximate or nominal only and should not be relied upon where accuracy is required.

Our inspection of the front roof railings was restricted because of there being no pedestrian access to this area.

Therefore, where condition ratings have been allocated, these have been based on a limited visual inspection. It is possible that defects may exist in this unseen area/in these unseen areas and unless the property is fully inspected before the exchange of contracts, there may well be additional repair costs which must be borne by you.



### D1 Chimney stacks

The property has one chimney stack built in brick. The flashings where visible are of lead. There is one chimney pot surmounting the stack. 2

From ground level it was not possible to see the condition of the flaunching, the area into which the chimney pots are set. The chimney appears to require a general programme of maintenance including repairs to the spalled and mortar jointing. This should be carried out soon.

The works identified are not considered to be urgent and should be undertaken when the next regular planned maintenance is undertaken. By planning similar works together, the costs associated with specialist access should be minimised.

Because of the location, height or position of the chimney, scaffolding or other means of safe access will be required to carry out repairs which will increase costs significantly and you should budget accordingly. Permission may also be needed from the neighbour to undertake these works.

There is an aerial attached to the stack - this should be regularly checked for the security of its fixings when safe access allows.

You should be aware that chimney stacks are by their very nature exposed to the elements and

regular inspections are recommended.

Some parts of the chimney are not visible or only partly visible from the ground and hidden defects may be present, for example to the flaunching and back gutter area. When safe access is possible to these areas, it would be advisable to carry out a closer inspection to check they are in an acceptable condition.



*Photo - 2 Chimney*

## D2 Roof Coverings

The main roof is formed from a pitched design with a clay tiled covering.

2

The front entrance and living room bay has a flat roof. This is covered with felt with felt flashings at the junction with the main wall of the property. The rear living room bay also has a flat roof covered with felt.

The mortar work below some verge tiles was noted to be missing, cracked and defective requiring raking out and renewal. Raking out and repointing may prove a short-term solution and it is likely to fail again. Ideally, the verge tiles should be lifted, the defective mortar renewed and the tiles re-bedded. This should be carried out by a competent roofing contractor.

The flashing between the front flat roof covering and the adjacent wall has shrunk away from the wall and is poorly secured. Some repairs to the flashing may involve disturbing the roof covering. This could lead to water ingress and should be repaired soon. No evidence of water ingress was noted at the time of our inspection however our inspection followed a period of dry weather and it was noted that recent redecoration has been carried out. Given the age of the covering, it may be more economical to replace the whole of the roof covering as well. This is a risk to the building:

- defective flashings.

The roof coverings otherwise appear to be generally fair for the age and type. No significant sagging or deflection could be seen from the limited inspection from ground level and there are no indications to suggest any weakness in the timbers making up the roof frame.

Flat roofs with bituminous felt coverings have a limited life depending on the standard to which they are constructed and the degree of exposure. The maximum lifespan is generally considered to be 10 - 15 years from new, although they can fail earlier. In this case there are no outward signs to suggest leakage, although minute leaks can occur which are absorbed into the fabric, taking time to appear, during which the roof timbers may deteriorate extensively.

Flat roofs of 'cold deck' construction should ideally be ventilated. It is important that adequate ventilation is provided to minimise the possibility of fungal decay above the ceilings in the flat roofed areas. An undetected leak could occur and without ventilation can encourage the growth of rot.

When you replace the flat felt roof, you should be aware that there are a number of modern alternatives to bitumen felt, such as single ply membranes, metal, fibreglass (GRP) or EDPM. Whilst these are generally more expensive, they do have a significantly greater life expectancy and we recommend you discuss the most suitable option with a range of competent flat roofing contractors.

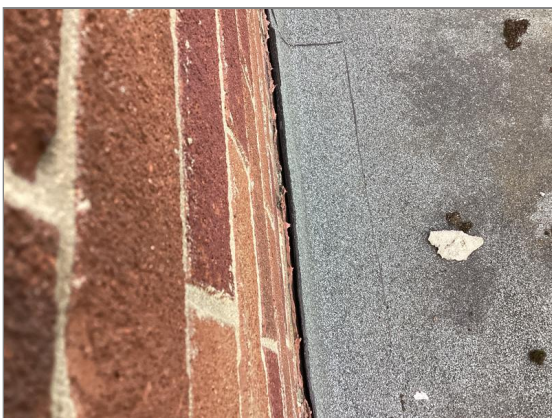
Scaffolding or other means of safe access will be required to carry out repairs which will increase the cost significantly and you should budget accordingly. Permission may be needed from the neighbour to undertake these works.

The roofs and any part of the roof structure should be maintained regularly to prevent water ingress and damage. We recommend the roof surfaces are inspected each autumn so that any repairs can be carried out before the winter begins.

The UK climate has been subject to various changes over recent years and whilst weather conditions will continue to be variable, we are expecting to see warmer and wetter winters, hotter and drier summers with more frequent and intense weather extremes.

Heavy rain can cause significant problems for roof coverings, affecting both their durability and lifespan. It can dislodge roof tiles leaving unexposed areas that allow water penetration into the fabric of the building and if combined with strong winds, this can also lead to the lifting of flashings. Keeping gutters and downpipes well-maintained is also crucial for the effective dispersal of rainwater in order to minimise the impact during periods of sustained bad weather.

Regular inspections of both the external coverings and the internal roof void are essential to spot potential issues early, and to address any problems before they escalate. Prolonged exposure to heavy rainfall can worsen existing issues if left untreated and although regular inspections can help identify potential problems before they become severe, prolonged spells of heavy or extreme rain fall can find weaknesses in even the most well-maintained roof coverings.



*Photo - 3 Front flat roof flashing junction (from above)*



*Photo - 4 Verge mortar*



*Photo - 5 Verge mortar*

### D3 Rainwater pipes and gutters

The rainwater goods are made up of PVCu gutters and downpipes.

2

Staining was noted to some gutter and down pipe joints suggesting localised leakage. General resealing and realignment of joints should be carried out.

From ground level the condition of the rainwater goods appeared to be generally satisfactory, although on closer inspection defects may become apparent. To prevent clogging, the gutters should be cleaned periodically and the gullies kept completely clear.

Gutters and down pipes carried many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damage externally and damp internally.



*Photo - 6 Staining to joints*

#### D4 Main walls

1

The main walls are assumed to be of cavity masonry construction. The walls are finished in brick.

There was a visible damp proof course (DPC) which appears to be bitumen felt.

Within the limitations of our inspection, the wall surfaces appeared to be in a generally satisfactory condition and no significant defects were noted. The pointing is generally satisfactory, but there are some loose areas which will require raking out and repointing during routine maintenance using a suitable mortar. We found no signs of significant past or present movement in the external structure of the building, although we would recommend that confirmation is sought from the Vendors as it can be difficult to identify after remedial works have been undertaken. We found no evidence of significant dampness within the scope of our inspection and report.

We understand that cavity wall insulation has been installed to the property. Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the cavity wall insulation.

Cavity walls are formed in two leaves of masonry, with metal ties between each leaf. The metal ties in properties built before the early 1980s, particularly with black ash mortar, are more prone to corrosion, and this process can occur before visible signs become apparent. If significant this could lead to structural movement and in severe cases costly repair is necessary. There are no outward or visible signs of corrosion of the ties at present at this property, but it is a progressive condition and you must accept the possibility of having to replace corroded wall ties as part of your long-term routine maintenance. If required specialist contractors can use cameras to inspect the cavities and assess the condition of the ties.

Mortar joints should be regularly inspected, and any cracks filled using matching mortar of an appropriate material to help prevent water penetration.

In a property of this age the damp proof course may be beginning to break down which can lead to rising dampness. The situation should therefore be carefully monitored for any signs of internal dampness when a specialist contractor should be consulted.

There are a number of sub-floor vents in the external walls. These often become blocked with leaves, debris, plant growth, etc. They should regularly checked and kept clear to allow sufficient through ventilation.

Cavity wall insulation is usually installed to improve the thermal performance of the property. However, it can cause problems if not properly installed, particularly when installed retrospectively. It can settle in certain areas leaving gaps in others which can lead to cold spots and condensation dampness internally. Some forms of insulating material can act as a sponge when penetrating dampness occurs within the cavity causing dampness internally. This can be very difficult to rectify. Whilst we did not notice any signs of problems at the time of our inspection, we have not carried out an intrusive survey of the cavity and cannot confirm the condition or the correct installation of the cavity wall insulation. Removal of cavity wall insulation can be expensive and disruptive.

The foundations are not visible. Your Legal Adviser should make enquiries and confirm that the property has not been underpinned as works may have been undertaken in the past, which are now not readily apparent. Older properties are likely to have limited foundations which are unlikely to comply with modern requirements.. Where foundations are limited, then the building is likely to be constructed upon a subsoil subject to seasonal shrinkage and expansion, which can cause structural movement.



*Photo - 7 Rear elevation*

## D5 Windows

The windows are of PVCu construction with double glazed units.

1

The windows appear serviceable but will need routine maintenance. The quality of double-glazed units can vary. Whilst the units in the property appear sound at present, no comments can be made about long term durability. Whilst no major defects were noted, the windows are however of considerable age, and they are generally less secure than more modern alternatives and have a limited life. You may consider it prudent to upgrade them and should budget accordingly.

PVCu windows need regular maintenance, including lubrication of the friction stay hinges, handles and locking mechanisms.

Double glazing has a limited life and is prone to deterioration at edge seals. This can sometimes be recognised by moisture between panes, but its presence is dependent upon atmospheric conditions, which are of course variable, therefore failure cannot always be diagnosed during a single inspection.

Since April 2002 replacement double glazing required either Building Regulation Approval or should have been installed by a contractor registered with an association such as FENSA, CERTASS or BM Trada, which are recognised by the Government under the 'Competent Person Scheme'. Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the double glazed windows.

Where replacement windows have been installed, we would have expected the supporting lintels to have been exposed and where necessary, to have been upgraded. Whilst there are no obvious indications to suggest serious defect without disruptive investigations, we are unable to confirm the adequacy of the lintels above the openings.

## D6 Outside doors (including patio doors)

The external front and rear doors are of aluminium construction. The doors are of considerable age and consequently serviceability must be suspect and the need for routine maintenance anticipated until eventually renewed. We would recommend you obtain a quotation for renewal prior to

2

exchange so that you are aware of your future liabilities.

General deterioration and decay was noted to some areas of the timber doorframes. A comprehensive overhaul of the joinery is now required, complete replacement of at least some sections should be anticipated.

The patio doors are of PVCu construction with double glazed units. These doors appeared to be stiff to operate and require easing. PVCu doors need regular maintenance, including lubrication of the friction stay hinges, handles and locking mechanisms.

The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

Please see comments at Section D5 - Windows, regarding the potential failure of sealed double-glazed units and the need for regulatory approval. Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the replacement double glazed doors.



*Photo - 8 Front door*

#### **D7 Conservatory and porches**

The property does not have a conservatory.

The property has a porch which was built at the same time as the main building, therefore, our comments on the structure are contained within the main body of the report.



#### **D8 Other joinery and finishes**

The fascia boarding is of PVCu construction. The soffit boarding is of the same construction.

The fascia and soffit boarding appeared to be in adequate condition from ground level.

Replacement PVCu fascias and soffits have been installed. We were unable to confirm whether the original timber joinery was fully removed as part of the replacement programme. If not, it is possible that decay may exist in concealed areas and the resultant fixings may be poor.

1

PVCu boarding needs regular cleaning and will discolour over time.

#### D9 Other

The property has balcony railings around the front bay roof. These are constructed from metal.

1

There is no pedestrian access onto the roof from the property and therefore we were unable to test these. However, from our limited inspection from the front windows, the railings appeared to be rusted but firm. No major repair is currently needed. These must be maintained in the normal way.

# E

## Inside the property

## Inside the property

### Limitations on the inspection

The property was fully furnished at the time of our inspection. In addition, built-in units were present and fitted floor coverings had been laid throughout all of the property with stored items in the cupboards and elsewhere. This placed some restrictions on our inspection. Where stored items are present, for example in built-in cupboards/wardrobes, we do not move these. It is possible defects exist to areas such as wall surfaces, ceilings, floors and chimney breasts in the areas concealed.

We do not inspect carpets, non-fitted furniture, other furnishings or appliances as these are outside the scope of this survey.

Our inspection of the roof void was limited - please see Section E1 for further details.

In older properties with suspended timber floors, these are often rotten in some areas to both floor and sub-floor timbers. However, it was not possible to access the sub-floor to confirm this. You should therefore anticipate some repairs and replacements especially if dampness has been identified and sub-floor ventilation is limited. You should budget accordingly.

Irrespective of the weather conditions at the date of inspection, water ingress may only become apparent following prolonged rainfall. We can only comment on the condition as found on the day of inspection, therefore should poor weather conditions persist it would be advisable to regularly monitor the situation in order to take corrective action should future water ingress occur.

Therefore, where condition ratings have been allocated, these have been based on a limited visual inspection. It is possible that defects may exist in this unseen areas/in these unseen areas and unless the property is fully inspected before the exchange of contracts, there may well be additional repair costs which must be borne by you.



### E1 Roof structure

The roof void is accessed via a hatch on the landing.

2

The roof is of traditional construction comprising timber rafters which are supported along their span by timber beams or "purlins" which in turn support the roof covering. The rafters sit on the outer walls on top of timber wall plates to which they are secured. Timber ceiling joists support the ceilings to the internal rooms but also secure the rafter feet together thus preventing outward movement of the roof (roof spread). This is typical of properties of this age and type.

The roof lining is an older type of sarking felt, commonly used in this situation and becomes brittle with age. It has a tendency to rot at the eaves if not properly supported and the rear of the fascia and top side of the soffit boarding will become damp and provide conditions for wet rot to occur. The roofing felt is now deteriorating with several holes present. The material has limited life and will continue to deteriorate. Roofing contractors will often encourage homeowners to have the entire roof covering renewed if the sarking felt under the tiles deteriorates. This is generally unnecessary as it is possible to remove a section of tiles and simply patch the affected felt rather than completely stripping the roof and renewing.

The visible roof timbers appeared to be in a reasonable condition for their age and type and where visible no significant defects were noted.

The roof structure is of typical design for a property of this age and type and timbers appear to be of adequate size and spacings to carry normal loads likely to be imposed upon them. The loft should only be used, if at all, for light storage and most importantly none of the timbers should be cut as this could considerably reduce the structural strength.

A thick layer of insulation was noted throughout most of the roof void which is considered adequate by modern standards. A level of 300mm is recommended. The eaves in the roof void should be kept clear of insulating or other material to allow through ventilation.



*Photo - 9 Damage to sarking felt*

## E2 Ceilings

The ceilings appear to be of plasterboard construction. The plasterboard ceilings appear to be in a generally satisfactory condition and no significant defects were noted. Ongoing maintenance may be required to include making good cracks particularly at plasterboard joints. 1

There are a number of superficial cracks present in the ceilings. Cracking in plaster often occurs due to ageing of plaster or normal shrinkage. The cracking is not considered serious or significant. If repaired and filled, the cracking may re-occur from time to time.

The ceilings should be inspected regularly and maintained in a good condition.

There are recessed spotlights installed within some ceilings. These should be checked to ensure they are shrouded and provide half hour fire resistance.

## E3 Walls and partitions

Fixtures, fittings, furnishings and stored items prevented a full inspection of all of the internal wall surfaces. 1

The internal walls are formed from solid and lightweight construction.

The Surveyor is not aware that any internal structural alterations have been made to the property. However, alterations can be carried out which are not possible to identify without intrusive investigations. Your legal adviser should confirm that no such works have been carried out. Where

it is subsequently found that structural alterations have been carried out to the property, you should not assume that the works were carried out to a satisfactory standard. Only the full exposure of the areas concerned will establish the quality and adequacy of the works undertaken. You should specifically request that your legal adviser confirms that all structural works undertaken to the property in the past were carried out in accordance with any appropriate planning and/or Building Regulation requirements.

The wall surfaces were noted to be in a reasonable condition apart from some minor cracking, which will require filling and making good prior to redecoration.

Tests were taken with a moisture meter at regular intervals in a structured methodical manner to internal wall, floor and other surfaces. No signs of any significant dampness was detected, although you should be aware that there were limitations which restricted our ability to test all areas, for example bathroom and kitchen units, wall tiles, furniture and floor coverings.

#### E4 Floors

Our inspection of floors was restricted by floor coverings and furniture and we cannot categorically confirm that they are all free from defect.

2

The ground floor is of suspended timber construction. The first floor is of the same construction.

The floorboards were creaking in some areas, for example on the landing. Localised repairs, re-fixing or replacement should be expected during routine maintenance.

The floors were otherwise found to be generally level and firm and there are no indications to suggest serious defect. However, when coverings or boards are lifted defects may become apparent.

The ceramic tiles in the kitchen have been laid on a timber floor and unless the floor has been prepared correctly these brittle finishes can deform and crack when the floor flexes. Cracking was noted to the tiles. Further cracking may occur in the future. The repairs needed are not serious or urgent and are considered to be part of normal maintenance work of the property and should be dealt with after taking ownership or when annual maintenance is next carried out.

In a property of this age some timber defects are likely to be present unless previous repairs or remedial works have been properly carried out and you should budget accordingly.



Photo - 10 Cracking to tiles

### E5 Fireplaces, chimney breasts and flues

There is a gas fire present at the property.

3

We have not arranged for a specialist test of the gas fires and are unable to comment in detail. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. You should have any gas fires (along with the entire gas installation - see also Section F2) tested by a competent 'Gas Safe' registered engineer before using any fires.

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

The property has fitted cupboards in the bedrooms. The property also has fitted units and cupboards in the kitchen.

1

The general condition of the built-in fittings was satisfactory.

None of the kitchen appliances have been tested.

All seals to kitchen fittings should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers.

Kitchens can be particularly prone to condensation and mould growth. To help prevent this, a balance between background heating, insulation and permanent ventilation is required. Mechanical ventilation is recommended in kitchens, although additional measures may be necessary following specialist advice. The mechanical vents should be cleaned regularly.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls.



Photo - 11 Kitchen

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

Our inspection of the staircase was limited as there were stored items within the downstairs cupboard.

3

The property has timber doors, stairs and skirting boards.

Some internal doors catch on the floor coverings. Adjustments and repairs will be required.

The general condition of the internal joinery was satisfactory. You should anticipate ongoing maintenance and replacements may be required. The property appears to have been fully redecorated recently. It is possible that new decorative finishes may be concealing defects in the underlying walls and plasterwork.

Woodwork requires regular maintenance and decoration to help protect it against rot and deterioration.

The treads to the staircase are creaking and repairs are required.

Glazing to internal front door does not appear to comprise safety glass and there are obvious safety and security implications. We strongly urge you to replace the glass with toughened safety glass carrying the BS Kitemark. This is a risk to people:

- possible unsafe glazing.

Given the age of the property, it is likely that some rot may become apparent on further investigation to skirting boards or floor timbers, especially where dampness has been noted. Whilst we have been as thorough as possible in our inspection, hidden fungal decay and woodworm could be present in areas which we were unable to inspect. Unless all timbers have been treated hidden outbreaks might exist.

Prior to the 1970s, paint with a high lead content was in common use. You should be aware that lead dust can accumulate on floors and can be created by sanding or removing areas of lead paint. Inhalation of lead dust, especially by young children, can be dangerous. As a consequence, you may be advised to take suitable precautions when preparing existing finishes for redecoration.



Photo - 12 Internal door

## E8 Bathroom fittings

The property has bathroom fittings in the family bathroom. These are of a modern style.

1

The general condition of the sanitary fittings was satisfactory.

All seals to sanitary fittings should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers.

You should be aware that particular attention is required to shower trays and their seals. They should be regularly checked and repairs will undoubtedly be required from time to time. Leaks

often occur which may not be readily apparent.

Bathrooms are particularly prone to condensation and mould growth. To help prevent this, a balance between background heating, insulation and permanent ventilation is required. Mechanical ventilation is recommended in bathrooms, although additional measures may be necessary following specialist advice. The mechanical vents should be cleaned regularly.

Showers generate significant amounts of steam which will in turn cause condensation. Even with a good mechanical ventilation system mould can be problematic and you will need to remain vigilant and take action at its onset.



*Photo - 13 Bathroom*

## E9 Other

The property has battery powered smoke detectors. We cannot confirm the satisfactory operation of the alarms. These should be tested regularly.

NI

We would recommend the installation of mains operated smoke and carbon monoxide detecting systems, if not already installed. We would always recommend that this sort of detection is kept up to date with current regulations.

Properties can suffer from condensation when heating and ventilation are not balanced effectively. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation will occur. This could eventually result in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is poor heating. The situation can be exacerbated by the amount of normal day-to-day activities which produce excessive amounts of water into the atmosphere. Seasonal climate conditions and periods when the property is left unoccupied will also increase the likelihood of condensation. To reduce this risk you should ensure that there is sufficient heating and ventilation at all times and that both are carefully monitored and balanced appropriately. Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation together with improving the fabric of the building will stop condensation and mould occurring.

In addition to any other comments in the report regarding the possible presence of asbestos in certain locations, properties of this age and type are likely to contain other asbestos based materials in one form or another. It is outside the scope of this survey to provide an exhaustive list of possible locations. Many building components contain asbestos but these can be difficult to identify particularly if encapsulated, and its presence can only be confirmed by laboratory testing.

The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. There are significant health hazards associated within ingesting dust containing asbestos fibres. Once asbestos containing materials have been identified, care should be taken to avoid disturbance or damage to these areas. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos. Such work must be undertaken by a licensed asbestos contractor and this can be very costly - you should budget accordingly. When instructing a specialist asbestos survey this should cover the entire property, and should not be limited to any possible locations mentioned in this report.

# 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.

## Services

### Limitations on the inspection

The heating was off at the time of inspection.

The heating was not tested. Specialist testing is required.

Therefore, where condition ratings have been allocated, these may have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

As with all properties, elements of the service are hidden by the fixtures and fittings. Some pipes and cables will be installed below flooring or wall finishes which will make it difficult to detect any potential leaks. Our comments are based on visual inspection only and no tests have been applied. We are not specialists in this field and would therefore recommend that you seek specialist advice from suitably qualified contractors where necessary. The details given are not to be construed as a full and complete assessment of any problems which may exist and should be regarded as being for general information purposes.

Where an element has been assigned Condition Rating 3, it is because we are not suitably qualified to comment on the operational condition of the installation.



### F1 Electricity

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

Electricity is supplied from the mains via a meter and consumer unit both located in the understairs cupboard. 3

We have not arranged for a specialist test of the electrical installation and are unable to comment upon it in detail. We are not aware of any current test certificate for the electrical installation. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. This is a risk to the building and to people:

- no certificate.

Your legal adviser should check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the electrical installation.

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

Whilst the visible wiring appears satisfactory, if there is no record of an electrical test having been

recently undertaken, it is recommended that the installation be tested by a competent electrician (NICEIC/ECA registered) prior to exchange of contracts to confirm its safe operation and so that you are aware of any likely future costs. All recommendations should be implemented. Thereafter, the installation should be re-tested as recommended by the electrician. However, we would strongly recommend an inspection of the electrical system on change of ownership regardless.

Any alterations that have been undertaken to the electrical installation within the property since 1st January 2005 must now follow certain Building Regulation principals (BS 7671), such work being undertaken and/or certified by a suitably accredited electrician. You would be advised to request that your Legal Adviser makes appropriate enquiries in this respect to confirm that any such works undertaken to the property do have appropriate approval. Alterations are often undertaken to the electrical system which are then hidden from view. These may be a hazard especially when carried out by a property owner. Consequently, we would always recommend a test by a competent qualified electrician prior to exchange.

It is recommended that fire resistant shrouds are installed above any ceiling spotlights offering half hour fire protection.

## 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.*

Mains gas is connected via a meter located in the understairs cupboard.

3

We have not arranged for a specialist test of the gas installation and are unable to comment upon it in detail. We understand that there is a current certificate for the gas installation.

Your legal adviser should check the validity of any test certification for:

- the gas installation.

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

The installation, including any gas appliances and flues, must be tested by a 'Gas Safe' registered contractor prior to exchange of contracts to confirm its safe operation and so that you are aware of any likely future costs. All recommendations should be implemented. Thereafter, the installation should be retested annually.

Any alterations that have been undertaken to the gas installation within the property should have been undertaken by a 'Gas Safe' registered contractor and this should be confirmed by your legal adviser prior to purchase where applicable. It is often impossible to tell from a visual inspection whether alterations have been carried out, therefore enquiries should be made.

## F3 Water

Cold water is supplied from the mains via an external stopcock located in the driveway and an internal stopcock within the cupboard under the kitchen sink.

3

We cannot comment on the condition of the water service pipe into the building. It should be

appreciated that leaks can occur for some time before signs are apparent on the surface.

In a property of this age, unless the main has been recently replaced you should budget for its replacement.

With older properties such as this it is quite common for the water supply pipe from the mains to serve more than one property, often with a shared stopcock, and you should be aware of this should you decide to turn off the supply for any reason. A shared service pipe may also lead to inadequate flow pressure at peak times. Your Legal Adviser should make specific enquiries in this respect.

Water is assumed to be provided directly from the mains to the property as we were unable to locate a cold water storage tank. If the water supply is interrupted then services and appliances will cease to operate.

The distribution plumbing, where visible, comprises copper and plastic pipework. Our inspection of the pipework was very limited as most is concealed in areas such as ducts and floors.

Whilst no evidence of significant leakage was found, the pipework is of considerable age. It would be prudent to arrange an inspection by a qualified plumber prior to exchange of contracts so that you are aware of your future liabilities and at least partial re-plumbing may be recommended. Increased repairs should be expected until such time as the pipework is replaced, and you should budget accordingly.

Legionnaires disease can develop from inhaling droplets of water or steam that contain the bacteria, and risk is increased where hot water is stored at temperatures between 20-45 degrees for longer periods of time, for example if the property has been vacant. Certain groups of people are more vulnerable to the disease. We would recommend that showers and taps that are used infrequently are periodically flushed through with cold water, water tanks should be fitted with a cover to prevent access by pests and remove any unnecessary pipework within the system where water sits stagnant. If you are at all concerned, or if the property has been empty for some time, we would recommend an inspection by a specialist who can carry out a legionella risk assessment.

The main supply pipe into the property may be in lead. Such material does represent a health hazard and should be replaced with more modern pipework. You should arrange for an inspection by a specialist and obtain a quotation prior to exchange of contracts.

#### F4 Heating

Central heating is provided by means of a gas fired combination boiler located in the garage serving radiators within the property. The pipework serving the heating system is of copper, plastic and steel. 3

At the time of the inspection the central heating was turned off. Without a specialist report from a heating engineer it is not possible to say whether the system is completely effective or functions satisfactorily.

Our limited inspection of the system revealed no evidence to suggest any serious defects, but we would nevertheless recommend that a test and overhaul of the installation be undertaken prior to purchase and that a regular maintenance contract be placed with an approved heating engineer.

You should be aware that boilers and systems of this type require regular maintenance and any servicing or replacing of components must be carried out only by approved installers. You should ensure that you are familiar with the instruction manual for the system and we always recommend

that the system is checked to ensure that it complies with all current regulations. Following that, we would recommend a regular maintenance contract be placed with an approved heating engineer. Your Legal Adviser should find out from the seller about the maintenance record for the installation.

We were informed that there is a current certificate for the boiler/heating system. Your legal adviser should check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the heating system.

If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all heating appliances must be carried out before use.

We have not made any calculations to check that the radiators are of adequate size and will provide sufficient heat for the property and therefore cannot comment upon the efficiency of the system. A specialist should confirm this following the aforementioned tests.



*Photo - 14 Boiler*

## F5 Water heating

Hot water is provided by the boiler directly to outlets. Please refer to Section F4 - Heating regarding recommended inspection and testing of the boiler by a registered heating engineer prior to exchange of contracts.

3

As mentioned in Section F4 heating, we were informed that there is a current certificate for the boiler/heating system. Your legal adviser should check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the heating system.

If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all heating appliances must be carried out before use.

## F6 Drainage

The property is presumed to drain to the mains sewer via drain lines. Your legal adviser should, however, confirm that the property is connected to the main. They should also advise you on your liability in respect of the drains to the property.

3

The drainage system may be combined with that of the adjoining property. Your legal adviser should advise you as to your rights and liabilities in this regard.

The cover to an accessible inspection chamber within the boundaries of the plot was lifted and the underlying chamber was found to be free from obvious defect, however without extensive exposure work we cannot confirm the type, layout or condition of the underground drainage system in the areas that cannot be seen.

In a property of this age, unless the underground drains have been more recently replaced then you should anticipate replacements. This can be expensive and you should budget accordingly.

The soil and vent stack is of cast iron construction and is located on the rear elevation. A PVCu or wire cage should be fitted to the open end of the soil and vent stack to prevent the entry of birds and vermin.

It is crucial that drainage system is maintained in good condition to efficiently and safely remove water and waste away from the property. Even minor leaks can cause serious structural damage to a property over a period of time. We would recommend the drains are regularly inspected by a specialist. Gullies should be kept in good condition and cleaned regularly to assist with the rapid disposal of water away from the property.

Much of the internal drainage pipework is concealed in areas such as ducting, floor voids etc, and defects may be present in these unseen areas.

The rear bathroom waste pipes discharge into a cast-iron downpipe which is rusted and of considerable age. You should budget for some repairs and replacements.



*Photo - 15 Rear waste pipe*

### **F7 Common services**

We are not aware of any shared services at the property (unless already covered earlier within Section F - Services).



# G

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

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

The boundary walls and fences have not been inspected in detail.


Our inspection of the garage was limited. Please see Section G1 - Garage for further details.

Whilst we have been as thorough as possible in our inspection, hidden fungal decay and woodworm could be present in areas which we were unable to inspect. Unless all timbers have been treated hidden outbreaks might exist.

Therefore, where condition ratings have been allocated, these may have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.



### G1 Garage

The property has an integral single garage. The garage is accessed via a roller shutter vehicular door. The garage contained stored items which significantly limited our inspection. 

The ceiling to the integral garage should be of a fireproof construction and may need to be upgraded. Further investigations are required. This is a risk to the building and to people:

- inadequate fire separation.

The garage has one timber window with single glazing to the side. The timber frame is badly rotten and requires repair. The glazing does not appear to comprise safety glass and there are obvious safety and security implications. We strongly urge you to replace the glass with toughened safety glass carrying the BS Kitemark. The external timber window is badly weathered and rotten in places and repairs or replacements are required. This is a risk to people:

- unsafe glazing.

The garage is otherwise in acceptable condition for its purpose and no significant defects were noted, although you should check that it is sufficient in size for your intended use. The remaining structure of the garage is included within the main sections of the report.



Photo - 16 Garage ceiling



Photo - 17 Garage window

## G2 Permanent outbuildings and other structures

There is a timber shed to the rear, however this is considered to be a temporary structure and therefore falls outside the scope of this survey.

NI

## G3 Other

The property benefits from driveway parking and gardens to the front and rear.

2

The boundaries are generally defined by timber fencing and brick walling. The timber boundary fences are deteriorating in places. Any loose, damaged or missing sections should be repaired or replaced and the fences treated with preservative.

Ongoing maintenance can be anticipated. Your legal adviser should establish who owns the boundaries and who is responsible for maintaining them. You should make sure that these are sufficient for your security and insurers requirements. Ask your legal adviser to:

- make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries.

The driveway is laid using block paving. The driveway is uneven and requires some re-laying.

Where the drive crosses the public pavement, there is a dropped kerb to the roadway. Ask your legal adviser to:

- make further enquiries and advise you on whether the dropped kerb and parking on the property has received planning and highway approval.

We have not carried out a specialist inspection for Japanese Knotweed, Himalayan Balsam or other invasive species. Whilst no evidence of such plants was present at the time of inspection, we cannot rule out their presence. For example, it could be that the vendor has removed all visible signs prior to inspection. Consequently we recommend that you obtain a report from an accredited member of an industry recognised trade association such as the Property Care Association ([www.property-care.org/invasive-species](http://www.property-care.org/invasive-species)) or the Invasive Non-Native Specialists Association ([www.innsa.org/](http://www.innsa.org/)) to confirm that it is not present, is not hidden below the surface or has re-emerged since our visual inspection as part of our valuation of the property. You should be aware that these plants can cause damage to buildings, and where identified, the value of the property is

likely to be affected and mortgage lending is unlikely to be available until treatment, eradication and a suitable guarantee are provided.

We did not notice any significantly wet ground at the date of our inspection, however if wet ground conditions become evident in time, we would recommend an inspection by a specialist and that additional land drainage is provided as recommended. We cannot comment on the below-ground conditions within the confines of this report.



*Photo - 18 Uneven driveway*



*Photo - 19 Timber fencing*

# 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

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the cavity wall insulation.
- the double glazed windows.
- the replacement double glazed doors.
- the electrical installation.
- the gas installation.
- the heating system.

They should also confirm that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

## H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- the cavity wall insulation.
- the double glazed windows.
- the replacement double glazed doors.
- the electrical installation.
- the gas installation.
- the heating system.

These should be assigned to you as the new owner of the property. The extent of any work should also be confirmed.

## H3 Other matters

Ask your legal adviser to:

- confirm that the property is freehold with absolute title and is free from any encumbrances.
- make further enquiries and advise you on the extent of any planning proposals or approved developments that may impact on the property and how this may affect you.
- confirm that the access road is adopted by the local authority.
- make further enquiries and advise you on the availability of Radon gas information from the present owner and/or the possibility of negotiating a Radon retention or bond, should this be thought necessary.
- make further enquiries and advise you on whether the property will be affected by mining works or has benefited from remedial works in the past as a result of mining excavations.
- request an environmental search detailing past contamination issues in the area and advise accordingly.
- make enquiries as to any issues with neighbours past and present.
- instruct a comprehensive environmental search to be carried out on the subject property, and advise you on the results and implications.
- make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries.
- make further enquiries and advise you on whether the dropped kerb and parking on the property has received planning and highway approval.



## Risks

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

# Risks

## I1 Risks to the building

D2: Roof coverings - defective flashings.

F1: Electricity - no certificate.

G1: Garage - inadequate fire separation

## I2 Risks to the grounds

Location - high radon levels.

Location - past mining area.

## I3 Risks to people

E7: Woodwork - possible unsafe glazing.

F1: Electricity - no certificate.

G1: Garage - inadequate fire separation and unsafe glazing.

## I4 Other risks or hazards

None

# J

## Surveyor's declaration

## Surveyor's declaration

Surveyor's RICS number

Qualifications

Company

Watsons Property Group Limited

Address

18 Meridian Way, Norwich, Norfolk, NR7 0TA

Phone number

01603 751577

Email

surveyadmin@watsons-property.co.uk

Website

www.watsons-property.co.uk

Property address

Client's name Date the report was produced

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

Signature

# K

## What to do now

# K

## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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



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

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

### The service

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

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

**The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:**

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

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

### The inspection

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

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

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

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

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

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

## Services to the property

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

## Outside the property

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

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

## Flats

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

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

## Dangerous materials, contamination and environmental issues

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

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

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

## 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## Condition ratings

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

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

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

## Energy

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

## Issues for legal advisers

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

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

## Standard terms of engagement

**1 The service** – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs

**2 The surveyor** – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

**3 Before the inspection** – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

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

**5 Cancelling this contract** – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

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

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

This report is for use in the UK.

## Complaints handling procedure

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

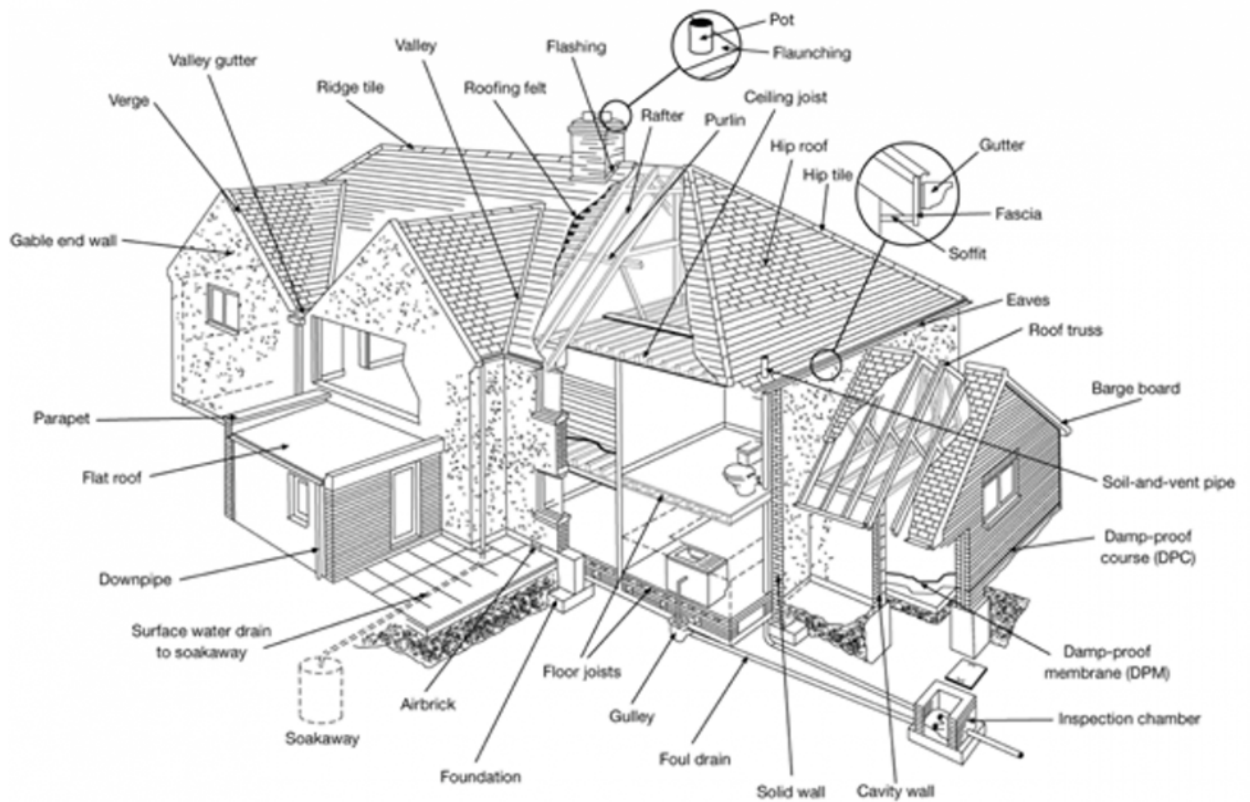
# M

## Typical house diagram

# M

## Typical house diagram

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



## RICS disclaimer

### You should know...

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.

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

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