

watsons



LEVEL 3

Your survey report

Property address

Client's name

Inspection Date

Surveyor's RICS number

3

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A

About the inspection and report

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.

A

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 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 reasonable efforts 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**, that were sent to you at the point you confirmed your instruction to us Watsons Property Group Limited, for a full list of exclusions.

A

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

Where information has been relied upon in this report from third parties, the source of that information has been stated and must be verified by your Legal Adviser.

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.

B

Condition ratings

Overall opinion of property

The property is generally considered a typical example of a terraced house within the locality, and is constructed of materials considered appropriate for its age and type. It is generally considered to be a satisfactory purchase, although there are one or two general defects identified which will require some expenditure prior to occupation. Provided that the works identified are undertaken to a satisfactory standard then we would not anticipate any particular difficulties upon resale in normal market conditions. Regular ongoing maintenance will however be required to ensure that the property remains in satisfactory condition.

The survey inspection revealed a number of defects, some of which are of a serious nature and which require immediate further investigation. You are strongly recommended not to proceed to purchase until all recommended further investigations have been undertaken and you have been made fully aware of your immediate and longer-term liabilities. You should now seek further advice from a suitably qualified contractor prior to a commitment to purchase in order to establish the extent of the work required and also the financial implications. You are advised that if you should decide to legally commit yourself to the purchase without obtaining the above information, you will have to accept the risk that adverse factors might come to light in the future.

It is important that the report is considered in its entirety before proceeding with the purchase. If there are any points which require clarification or on which you require further advice, please do not hesitate to contact us.

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
D3	Rainwater pipes and gutters
E5	Fireplaces, chimney breasts and flues
E7	Woodwork (for example, staircase joinery)
F1	Electricity
F4	Heating
F5	Water heating
G3	Other



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
D4	Main walls



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
D1	Chimney stacks

Element no.	Element name
D2	Roof coverings
D5	Windows
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
E9	Other
F3	Water



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
D7	Conservatory and porches
D9	Other
E1	Roof structure
F2	Gas/oil
F6	Drainage
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

Summary of repairs and cost guidance (optional)

The following repairs are suggested.
 Formal quotations should be obtained prior to making a legal commitment to purchase the property. Any cost provided is optional and for guidance purposes only.

Further Investigations

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

Further specialist investigation or advice is also recommended in the following areas:

- obtain advice on potential woodworm activity .
- obtain advice on the stone retaining walls.
- arrange for stone retaining walls to be inspected by a Chartered Structural Engineer prior to exchange of contracts to establish the cause and likely cost of repairs required.
- advice and testing of all services present.

Please be aware that some of the works required are likely to be intrusive and it is recommended that you obtain quotes from at least three suitably qualified contractors prior to exchange of contracts in order to ascertain the amount of works required and the indicative cost.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

The property is a two bedroom end-terraced house with no off-street parking.

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 our knowledge of the area and housing styles, we estimate that the property was built in approximately 1860.

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 maisonette.

Construction

The property is of traditional construction.

The main walls are of solid stone construction.

The main roof is pitched with a stone slate covering.

The ground floor is of solid construction.

The upper floors are of timber construction.

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

It is assumed that there are no hazardous substances or deleterious materials used in the construction of the property. Where potential asbestos containing materials have been identified, these are mentioned within the main body of the report.

A pitched roof is usually a simple inclined beam structure, on a timber frame. The structure supports loads imposed on the roof from the weight of the materials and external elements such as wind and snow. These loads are transferred to the support point on the load bearing walls.

Walls are typically conventional load bearing masonry which transfer loads to the foundations. Solid walls rely on the thickness of the material to prevent weather penetration. The principle is that weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement, the water will evaporate away before it penetrates completely through to the wall. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness.

Where there are openings in the walls, either brick arches, beams or lintels should transfer the weight from above and around the openings to the support point. The thrust created at the support point is resisted by the weight of the masonry on each side of the opening.

Dependent upon the orientation of the elevations, different parts of the building can be more prone to external factors. For example, warm and wet winds typically come from the west and south-west, which are likely to create the potential for weathering and penetrating dampness and rot. North and north-eastern elevations tend to be more cold and relatively dry, although can be more prone to the weathering effect from frost damage or condensation. Moss build-up on roofs, which can wash off into gutters, is also likely to be more pronounced on north and north-eastern elevations. South and south-westerly elevations are generally more exposed to high temperatures during the day and weathering, such as expansion or cracking in masonry or paint finishes, is a possibility.

Accommodation

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

Means of escape

Means of escape in case of fire is relevant to all occupiers of domestic property, and the requirements are covered in the current Building Regulations by Approved Document B. Older properties built before the introduction of Building Regulations, by definition, can never have complied with regulations and these are not retrospectively enforced.

Mains powered heat and smoke detectors are installed, although these have not been seen in operation and therefore we are unable to comment specifically in this regard. These should be regularly tested and serviced in accordance with the manufacturer's specific instructions.

In three storey family homes the escape route should be via a protected staircase to the front door. This is normally designed to provide 30 minutes protection for escape from the second floor. Fire rated doors are normally provided on both storeys. Self closing doors are no longer required for most houses. Mains powered fire alarms will be required. Your Legal Adviser should check that the property complies with Fire Regulations as part of the Building Regulations approval.

It is important that all external windows and doors provide a suitable level of protection against unwanted entry into the property.

You should ensure that the locks to doors and windows comply with the requirements of your insurers. We would always recommend that locks are changed when a property changes hands.

It is recommended that windows at first floor level should not be locked in order to aid escape.

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.

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

Energy efficiency rating

The property has been given an energy efficiency rating of 50-E.

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 a front garden, a side garden and a rear yard.

There is no off-street parking included with the property that we are aware of.

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.

We understand that the property is in a designated conservation area. This has legal implications and planning consent will be required for some repairs. Your Legal Adviser should obtain confirmation and full details and be asked to advise you on the legal obligations imposed. Ask your legal adviser to:

- confirm the property is in a conservation area.

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 some schools in the immediate area.

You should familiarise yourself with the locality and amenities before purchase.

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 people:

- 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.

Other local factors

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.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Where possible the windows have been opened and tested. However not all of the windows were accessible and therefore were not 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.

Our inspection was carried out from ground level only, within the boundaries of the subject property and accessible public areas only. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible and in the absence of any further evidence it is assumed that any such areas are free from significant defects.

Owing to the age of the property, parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage.

Our report reflects the age and condition of the property at the time of our inspection although it is possible that defects could arise between the date of the survey and the date upon which you take occupation. You must therefore accept that comment can only be made on what is visible and reasonably accessible to the surveyor at the time of inspection.

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 elevation was restricted because of the height of the building .

Foundations have not been exposed as part of our inspection and therefore you must accept the risk of unseen defects.

We have not carried out an invasive site investigation and therefore cannot confirm the nature or characteristics of the underlying subsoil. Site history should be confirmed as part of the usual pre-purchase due diligence and if instructed, we will advise further in this regard.

Therefore, where condition ratings have been allocated, these have been based on a limited visual inspection. It is possible that defects may exist 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

From ground level it was not possible to see the condition of the flaunching, the area into which the chimney pots are set.

1

The property has two chimney stacks built in stone. The flashings where visible are of lead.

There are three chimney pots and flue terminals surmounting the stacks.

From ground level the stacks appear structurally sound and straight to the eye with no signs of any significant bulging, lean or outward movement noted. A closer inspection may reveal latent defects to parts such as flashings, flaunching and pointing. You should, however, be aware that chimney stacks are by their very nature exposed to the elements and regular inspections are recommended.

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

The property is in a conservation area. You should seek advice before carrying out repairs and replacements to roof coverings as restrictions are likely to be in place and permission may be required. Your legal adviser should advise you accordingly.

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.

Chimneys and flues are subjected to intense heating and cooling cycles, condensation and aggressive chemical reactions caused by hot flue gases. Above the roof line the chimney stack is exposed to the full force of the weather. To withstand such conditions, maintenance and repairs need to be of the highest standard, and it is important that design elements of such significance are conserved properly.

There are three likely routes by which rain can enter the structure: simply down the flue and into the building; around defective flashings between the chimney and the roof; or through the wall of the chimney stack itself where the fabric is too thin or too porous to prevent penetrating rain from getting around the flashings.

Rain can usually be prevented from coming down the flue by introducing a fairly discreet capping. Types are available for flues which are no longer in use (providing ventilation only) and for flues still in use. If it is still in use, the draught may be affected by the capping, causing the fire to smoke, so some experimentation may be required. When a flue has been re-lined, rainwater which had previously been soaked up by the old parging may run down the new flue as if it were a drainpipe. Rainwater in the fireplace may be a problem after a flue has been re-lined.

D2 Roof Coverings

The front roof could not be inspected due to the height of the building. You must accept the risk of defects unless an inspection is arranged prior to exchange of contracts when safe access is available.

1

The main roof is formed from a pitched design with a stone slate covering.

There are stone tiles to the ridge.

The roof coverings 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. However, on closer inspection defects may become apparent, for example to ridge tiles and roof tiles and their fixings.

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 roof is covered with traditional stone slates which normally have good durability but do require regular maintenance. It is important to regularly clean the roof slopes and, traditionally, it was usual for these roofs to be scraped annually. If the slopes are kept reasonably clear of moss growth and any slippage or breakages promptly dealt with, the life of the slates will be maximised.

The property is in a Conservation Area. You should seek advice before carrying out repairs and replacements to roof coverings as restrictions are likely to be in place and permission may be required.

It is strongly advised against pressure washing the roof to remove any moss or debris. High-pressure cleaning can dislodge or damage roof tiles, strip protective surface coatings, and force water into laps or beneath coverings, potentially leading to internal dampness. It may also accelerate wear to older coverings. If moss removal is considered necessary, this should be carried out using gentler, manual methods or by a specialist contractor using appropriate low-impact techniques

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.

D3 Rainwater pipes and gutters

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

3

A downpipe discharges onto the roof of a neighbouring property. Permission will be needed for access should blockage occur. Ask your legal adviser to:

- confirm suitable rights and provisions in place for any shared rainwater goods, and where downpipes from the subject property discharge onto a neighbouring property and vice versa.

The weather was dry at the time of inspection and we are therefore unable to comment upon the adequacy of the rainwater goods in removing water away from the property efficiently, having sufficient falls (slope), having enough outlets and being able to cope with heavy rainfall.

At present the downpipe to the rear discharges directly onto the ground. This is inappropriate as it can lead to damp penetration and even subsidence eventually. The downpipes should be extended to discharge directly into the below ground surface water disposal system, or to soakaways, preferably via open gullies with grilles that can be visually inspected and maintained easily.

The works identified should be undertaken soon.

This is a risk to the building:

- defective.

Gutters and down pipes carry 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.

The property is in a Conservation Area. You should seek advice before carrying out repairs and replacements to rainwater goods as restrictions are likely to be in place and permission may be required.

There are a number of large trees and plants located within close proximity, and it is therefore recommended that the rainwater goods are inspected regularly and any blockages removed as soon as possible.

The rainwater goods should now be water tested in order to establish their current condition and any repairs identified undertaken as soon as possible.



Photo - 2



Photo - 3

D4 Main walls

The main walls are of solid stone construction.

The rear walls are finished in render.

A damp proof course (DPC) was not visible and we cannot confirm whether one is present or not. It may be that it is concealed by mortar pointing. However, given the age of the property, it is possible that a DPC may not be present. If dampness is an issue, or becomes one, in some cases a retrospective damp proof course may be required to at least some areas of the property and you

2

should budget accordingly. These are often not reliable and can be inappropriate for older properties in many cases. Specialist advice from a contractor experienced in working with older buildings should be sought in that event.

Some areas of render were noted to be cracked and hollow in places. We recommend that a comprehensive inspection of all wall surfaces be undertaken prior to purchase and that all loose and defective render be hacked off and made good to match. The integrity of the render is vital. Once water penetrates the external surface then dampness is likely to occur internally and the render itself will continue to deteriorate.

Our inspection of the main walls revealed some signs of movement, particularly to the front walls. The movement noted appears to be an established feature and unlikely to be progressive, but we cannot categorically rule out further movement occurring. Based on our single inspection, we consider that this type of defect is common in buildings of this age and locality and that the extent of movement is within acceptable limits.

There is plant growth to the rear elevation. The roots of the plants can penetrate the mortar joints and masonry causing damage, allowing water penetration and dampness internally. The removal of the plant growth will also show the extent of the damage to the masonry and jointing which may need repairs.

The works identified should be undertaken soon.

This is a risk to the building:

- facings in disrepair.

Solid walls have to be carefully maintained to prevent dampness. Repointing and repairs to masonry are important to help prevent against water ingress. It is also imperative that solid walls must be able to 'breathe'. Therefore, modern impermeable materials such as cement-based mortars, renders and gypsum plasters are inappropriate as they can lead to moisture becoming trapped within the wall, and breathable lime-based materials should be used instead. If works are required in the future, a contractor experienced in working with old solid-walled buildings should be consulted.

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

Where walls are rendered, we cannot comment on the condition of walling beneath and it is possible that the rendering may be concealing distortions to brickwork or other defects. It is recommended that the render is regularly coated with a good quality masonry paint. The integrity of the render is vital. Once water penetrates the external surface then dampness is likely to occur internally and the render itself will continue to deteriorate so it is essential it is maintained in good condition.

Owing to the presence of drylining, cupboards, etc. there may be hidden dampness. If you are at all concerned about the adequacy or otherwise of the present damp proofing arrangements you should arrange for a specialist contractor to carry out a full inspection of the property, including a disruptive inspection behind the wall linings on order that the full extent of any concealed liability can be made known to you.

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.

The property is in a Conservation Area. You should seek advice before carrying out repairs and replacements to the exterior of the property as restrictions are likely to be in place and permission may be required.



Photo - 4



Photo - 5

D5 Windows

The windows are of PVCu construction with double glazed units.

1

The windows appear serviceable with no signs of any obvious defects noted, although some general age and occupational related markings are evident to the external framework and the internal reveals. They will need routine maintenance.

Unplasticised Poly Vinyl Chloride (PVCu) is commonly used in the manufacturing of window and door frames, although the quality of the material itself can vary as a result of variations within the manufacturing process. Load bearing sections are typically strengthened with metal although, where present, this is concealed within the construction of the unit and therefore we are unable to comment further in this regard. 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'. Your Legal Adviser should also make further enquiries in respect of any manufacturer's warranty which may be available in respect of the installation, although if this has now expired, then the remaining economic life of the installation may be limited. Ask your legal adviser to check whether Local Authority notifications, approvals, completion certificates and guarantees have been obtained, if necessary, for:

- the double glazed windows.

Where the windows abut the external wall finish, gaps between the window frame and finish often exist. The mastic that is used to seal these areas does have a limited life, after which it becomes

brittle. Consequently, the mastic should be inspected on a periodic basis and replaced with a suitable external grade mastic suitable for the location. Where the windows abut the external wall finish, gaps between the window frame and finish often exist. The mastic that is used to seal these areas does have a limited life, after which it becomes brittle. Consequently, the mastic should be inspected on a periodic basis and replaced with a suitable external grade mastic suitable for the location.

The property is in a Conservation Area. You should seek advice from the local authority before carrying out repairs and replacements to windows as restrictions are likely to be in place and permission may be required. It is likely replacement windows will have to be timber and meet strict design standards.

D6 Outside doors (including patio doors)

The external doors are of PVCu double glazed construction.

1

The doors appeared to be in reasonable condition but will need routine maintenance.

The quality of double-glazed units can vary. Whilst the units in the doors appear sound at present, no comments can be made about long term durability.

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

Please see comments at Section D5 - Windows, regarding the potential failure of sealed doubleglazed 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.

Where the doors abut the external wall finish, gaps between the door frame and finish often exist. The mastic that is used to seal these areas does have a limited life, after which it becomes brittle. Consequently, the mastic should be inspected on a periodic basis and replaced with a suitable external grade mastic suitable for the location.

The property is in a Conservation Area. You should seek advice from the local authority before carrying out repairs and replacements to external doors as restrictions are likely to be in place and permission may be required. It is likely replacement external doors will have to be timber and meet strict design standards.

D7 Conservatory and porches

The property does not have a conservatory or porch.

NI

D8 Other joinery and finishes

The fascia boarding is of PVCu and timber construction.

1

The fascias appeared to be in adequate condition from ground level.

It is possible that some deterioration could be identified on closer inspection, for example wet rot

behind the guttering.

Replacement PVCu joinery has been installed since the property's original construction and we are 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. It is also possible that some sections may be formed in fibre cement, and these areas may contain asbestos. If any work is to be undertaken to the joinery, care should be taken when disturbing materials that may contain asbestos, and specialist advice or testing should be sought prior to any intrusive works. Where older timber remains in place, this should be inspected and replaced if found to be decayed or inadequately fixed.

Timber elements at eaves level are vulnerable to water damage, especially if gutters are leaking or poorly maintained. Regular redecoration and prompt repair of minor defects are essential to prolong their life and prevent more extensive decay. Any future replacement should be carried out using durable, treated timber and installed with suitable ventilation to the eaves to minimise condensation and rot risk.

Plastic joinery is generally low-maintenance but not completely maintenance-free. These elements can become brittle with age and are prone to discolouration due to prolonged exposure to UV light. Regular cleaning is recommended to maintain appearance and prevent the build-up of debris, particularly at eaves and gutter junctions. We recommend periodic inspections to ensure that fixings remain secure, seals are intact, and no concealed timber decay is present behind the plastic boarding.

In older properties there is often a timber wall plate visible between the top of the external walls and the roof. These timbers have been exposed to the elements for a considerable period of time. Rot and wood-boring insect activity is inevitable and some repairs and replacements will be required. You should budget accordingly.



Photo - 6



Photo - 7

D9 Other

We found no other matters concerning the exterior that require comment.



E

Inside the property

Inside the property

Limitations on the inspection

The property was unfurnished at the time of our inspection. However, built-in units were present and fitted floor coverings had been laid throughout most of the property. This placed some restrictions on our inspection.

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

There was no access to the roof void therefore we are unable to comment upon this area - please see Section E1 for further details.

Therefore, where condition ratings have been allocated, these have been based on a limited visual inspection. It is possible that defects may exist 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

We were unable to gain access to the main loft area due to the lack of hatch to this void and we are unable to comment on the condition of the roof timbers or the level of insulation or ventilation present. You must accept the risk of defects being present unless you arrange for an inspection of this area/these areas prior to exchange of contracts.

NI

E2 Ceilings

The ceilings appear to be of plasterboard construction.

1

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.

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

Most modern ceilings are formed in plasterboard which is then either nailed or screwed into position. Joints between sheets of plasterboard are usually taped together prior to application of the final plaster skim finish. It is common for cracks to occur at these junctions, usually the result of some minor shrinkage or disturbance and although unsightly, cracking of this nature is rarely a major cause for concern.

E3 Walls and partitions

Fixtures and fittings 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 internal wall surfaces were found to be in a generally satisfactory condition and no significant defects were noted.

Buildings of this age and type, which do not incorporate more modern means of damp prevention, are inherently vulnerable and generally costlier to maintain. In extreme cases rotting timber may need to be replaced from time to time. If the degree of dampness is not too severe and does not significantly impair inhabitability, it might be regarded as part of the character and charm, integral to the decision to choose an older house with some character in preference to something more modern. It is unlikely to be cost effective to consider trying to fully eradicate the damp, although advice from an independent conservation specialist who is experienced in working with older solid-walled buildings, and who has no commercial interest in the extent of works required, could be sought.

Damp problems within an older solid-walled property will be minimised in the vast majority of cases by getting the building to work as originally intended. Modern buildings tend to be designed to work by moisture exclusion, however properties of solid wall construction tend to work by moisture management (usually ensuring it escapes before it is noticeable or causes damage), in other words, they rely on a high level of ventilation and breathability. In the past this was never a problem due to single glazed draughty windows, gaps in floorboards and the use of breathable lime-based plasters and renders. Nowadays, often the most common causes of damp in older properties are high ground levels, blocked airbricks, and other means of breathability being restricted, for example the use of dense cement based mortar for repointing and/or rendering leading to trapped moisture within the walls.

The internal faces of the external walls have been lined with plasterboard, commonly referred to as 'dry lining'. This is where sheets of plasterboard are fixed to either timber battens or dabs of plaster and then subject to a decorated finish. This creates a gap between the plasterboard and the wall surface which makes it difficult to screw directly into the walls, although a number of proprietary fixing products are now available. Dry lining is often provided retrospectively to older properties to mask dampness or condensation problems which may have caused timber decay behind the surface. Such closed conditions may also potentially encourage rot to concealed timbers. Whilst there are no indications to suggest such defects, you should be aware that without disruptive investigations, we cannot comment on the condition of the concealed surfaces or on the adequacy of the present damp proofing arrangements. Dry lining should incorporate vapour barriers behind the lining material but we cannot confirm whether these have been installed in this case. Without them condensation problems can arise which may lead, in extreme cases, to fungal decay.

E4 Floors

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

1

The ground floor is of solid construction.

The upper floors are of suspended timber construction.

The floors were 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.

Fixed floor coverings are presented in generally satisfactory condition throughout, and no doubt you will have your own ideas in this regard.

The floors should be checked periodically and finishes examined for any ageing or disrepair. They should be maintained in the normal way.

Whilst the solid floors appeared generally level, they may still be prone to a degree of movement as a result of deficiencies in the materials or ground below. However, without further invasive investigations we are unable to comment specifically regarding the sub-floor ground conditions.

Ground floors comprise a finish of quarry tiles laid directly onto the soil below and as a result will be more prone to the effects of damp. They rely on moisture gradually passing through the floor and evaporating harmlessly in a well-ventilated property and therefore, you should not use any impervious coverings such as vinyl sheeting or ceramic tiles which will prevent the natural evaporation of moisture. You should ensure that the property remains well ventilated or this could lead to problems with condensation and dampness on external walls.

E5 Fireplaces, chimney breasts and flues

There is a solid fuel burner present at the property.

3

The fireplace appears in satisfactory condition but we cannot comment on their serviceability please refer to comments in Section F.

Carbon monoxide detectors should be fitted in rooms which contain solid fuel and gas burning appliances, as well as open fires, and manufacturers recommendations should be followed.

You should have any solid fuel-burning appliances and open fireplaces checked prior to use. A qualified solid fuel engineer (such as a HETAS registered installer) or similar should be instructed to inspect the installation, sweep the flue, carry out a smoke spillage test and ensure that the installation is safe to use in terms of potentially inadequate ventilation and harmful flue gas leakage by complying with all relevant Statutory and Building Regulations.

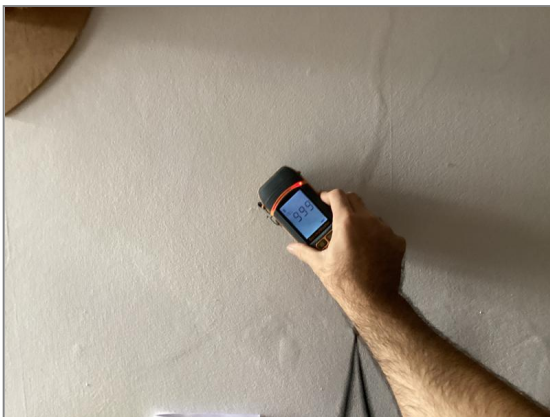


Photo - 8



Photo - 9

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

The property has fitted units in the kitchen.

1

The general condition of the built-in fittings was satisfactory. Cupboard doors and drawers appeared to be generally well adjusted and those randomly selected for testing operated smoothly.

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

E7 Woodwork (for example, staircase joinery)

The property has timber doors, stairs and skirting boards.

3

Our inspection of the visible timbers revealed scattered evidence of wood-boring beetle infestation to some areas, for example the electric meter cupboard. There is a possibility that the infestation noted may be active and as a result may require specialist treatment.

We recommend that further specialist investigation is obtained in the following area:

- obtain advice on potential woodworm activity.

The works identified are considered to be urgent and should be undertaken soon.

This is a risk to the building:

- woodworm present.

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.

Given the age of the property, it is likely that some rot may become apparent on further investigation to skirting boards or floor timbers. 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.

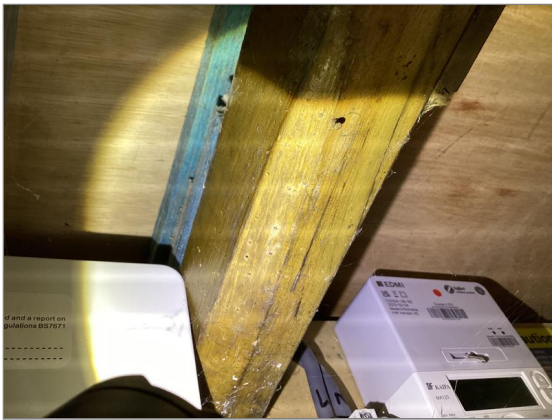


Photo - 10



Photo - 11

E8 Bathroom fittings

The property has a range of sanitary fittings in the 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.

Where showers are sited over acrylic baths the additional point loading on the bath can lead to distortion or even cracking of the bath. It is important to check and maintain the seals around the bath and check that no cracking has occurred in order to prevent water damage to floors and ceilings below. Leaks often occur which may not be readily apparent.

Tiled walls are a common source of water penetration which if left un-remedied, can result in hidden defects and decay. No obvious defects were noted during our inspection although you should ensure that the finishes and grouting are maintained in good condition and any repairs identified as soon as practically possible.

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 - 12



Photo - 13

E9 Other

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

1

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.

The property is three storeys in height. Whilst opening window lights were noted to the second floor bedrooms and landing, evacuation during a fire from the second floor will be more difficult. A protected escape route must therefore be provided which will protect persons from fire and smoke if the property needs to be evacuated. This can be achieved by upgrading doors, partitions, frames and the staircase to current fire and smoke resisting standards. These works may however be disruptive and costly and therefore, you should obtain quotations prior to exchange of contracts. Building Regulation Approval may also be required for any works undertaken.

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.

We were unable to locate the external stopcock - see Section F3 - Water for further details.

We were unable to locate a drainage inspection chamber within the site and therefore, we cannot comment on any aspect of the underground drainage system.

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 kitchen .

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.

Earthing is used to protect people from the risk of electric shock. If the earthing arrangements within the electrical installation are defective or inadequate, then you could receive an electric shock from the equipment or appliance metal casing. The purpose of earthing is to provide a path for any electrical fault current to flow safely to earth to enable the circuit breaker or fuse to operate. Bonding the connection of the incoming metal gas and water pipes is vital for protection from electric shocks and in a correctly earthed installation, any appliance or equipment developing a fault to the metal casing will be quickly disconnected by the operation of the circuit fuse or circuit breaker, and we would again emphasize the need for testing of the installation by a suitably qualified contractor prior to exchange of contracts.

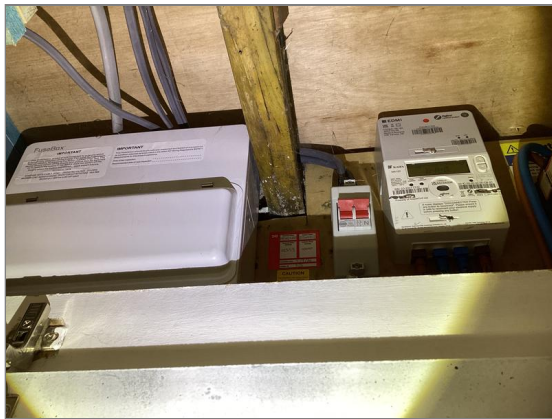


Photo - 14

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 no mains gas supply to the property.

NI

F3 Water

Cold water is supplied via an internal stopcock which is located in the kitchen . We were unable to locate the external stopcock and enquiries should be made of the vendor and the water provider.

1

Where visible the water installation appeared in satisfactory condition with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability of all of its components.

We believe that a water meter has been fitted.

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.

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.

It is generally commonplace for the pipework linking the water main in the street to the stop valve outside the property to be owned and managed by the water company. The section of pipework leading from the external stop valve to the point at which it enters into the property is the responsibility of the homeowner, along with all of the internal plumbing.

Stop valves are used to control the flow of water through the pipework, with most properties usually having two such valves. One is typically located externally outside of the boundaries and is used to isolate the building from the main supply. The other is typically located internally at the point where the supply enters the property.

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.

F4 Heating

Central heating is provided by means of an electric conventional boiler located in the wc serving radiators within the property.

3

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 do not know of any current test certificate for the boiler or heating system. 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 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.

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.

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 - 15

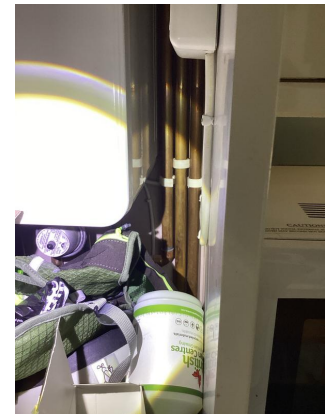


Photo - 16

F5 Water heating

The water heating system was turned off at the time of our inspection and therefore, we cannot comment upon the operation or efficiency of the system.

3

There is a modern pressurised hot water cylinder located in the wc . We recommend this is tested prior to use and annually thereafter to confirm safe operation.



Photo - 17

F6 Drainage

We were unable to locate any inspection chambers within the curtilage of the site and we are therefore unable to comment on any aspect of the below ground drainage system. Whilst we have no reason to necessarily believe that there is a problem, we would always recommend that a suitable contractor ensures that the drainage lines are clear and free from obvious defect. We would recommend that an inspection chamber is installed where possible to give an access point to the drainage system for the clearing of blockages and to allow regular inspection. This could be disruptive and costly - you may wish to obtain a quotation prior to exchange.

NI

Waste water usually comprises of foul waste (from bathrooms and kitchens) and surface water (rainwater run-off from paths, driveways etc).

In older properties a combined system of foul and surface drainage was commonplace with all of the waste discharged into the sewer system. Although this is now not permitted under current regulations, these are not retrospectively enforced.

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:

- make further enquiries and advise you on your rights and liabilities for the drainage pipes that not only serve this property but which also serve neighbouring properties. If some of these drainpipes are now designated as 'Public Sewers' under legislation passed in 2011 and are within your boundary, your right to build over these drains may be restricted.

The soil and vent stack is of PVCu construction and is located on the rear elevation. The external drainage pipework is similarly run in PVCu. 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. Where visible, pipework appeared in satisfactory condition.

Rainwater is assumed to be taken to soakaways or the mains drainage system as far as we can tell, but we are unable to confirm that proper connections have been made. You should be aware that soakaways do silt up from time to time but there was no evidence of this at the time of inspection.

It is crucial that the 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.

Although there are no obvious defects, the drainage is old and therefore it would be prudent to commission a camera inspection of the drains. This should be carried out by a reputable and experienced contractor, see the 'What to do now' page in this report.

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.



Photo - 18



Photo - 19

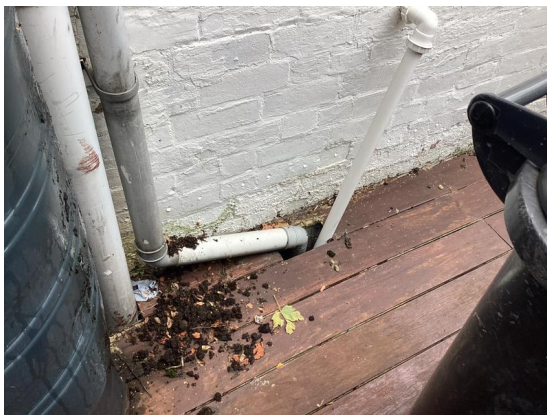


Photo - 20



Photo - 21

F7 Common services

There are no common services apparent.

NI

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.

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 does not have a garage.

NI

G2 Permanent outbuildings and other structures

There are no permanent outbuildings at the property.

NI

G3 Other

The boundaries were partly concealed by vegetation growth which significantly limited our inspection.

3

The property benefits from gardens to the front, side and rear.

The boundaries are generally defined by stone walling. 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.

There is a patio area to the rear of the property, this has a paving slab finish.

There is a shared access to the property. Your legal adviser should confirm adequate rights and provisions are in place for the use and maintenance of this access. Ask your legal adviser to:

- make further enquiries and advise you on your rights and responsibilities in respect of the shared access.

The retaining wall to the side and rear is deteriorating and affected by poor pointing and bulging. Repairs are required at least; however, some re-building may be necessary. Retaining walls are significant structures and repairs can be very costly. You should not proceed to purchase until inspected by a reputable builder familiar with walls of this type, or a Chartered Structural Engineer,

so that you are aware of the extent of required works and the likely cost.

There are trees in close proximity to the property and there is a risk that the building could be damaged. It would be prudent to obtain advice from a suitably qualified arboricultural consultant as to the extent of risk the tree may pose, along with any appropriate management or removal works.

We recommend that further advice is obtained in the following area:

- obtain advice on the stone retaining walls.

You should:

- arrange for stone retaining walls to be inspected by a Chartered Structural Engineer prior to exchange of contracts to establish the cause and likely cost of repairs required.

The works identified are considered to be urgent and should be undertaken soon.

This is a risk to the building:

- retaining wall(s) unstable.

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) or the Invasive Non-Native Specialists Association (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.

Some of the walls around the curtilage of the site are substantial retaining structures. Such walls do represent a major repair and financial liability and it is vital that they are inspected on a regular basis and maintained in good condition. Adequate drainage is required for retaining walls and some improvement may be required in the future.



Photo - 10



Photo - 11



Photo - 12

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 double glazed windows.
- the replacement double glazed doors.
- the electrical 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 double glazed windows.
- the replacement double glazed doors.
- the electrical 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 the property is in a conservation area.

- 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.
- confirm suitable rights and provisions in place for any shared rainwater goods, and where downpipes from the subject property discharge onto a neighbouring property and vice versa.
- make further enquiries and advise you on your rights and liabilities for the drainage pipes that not only serve this property but which also serve neighbouring properties. If some of these drainpipes are now designated as 'Public Sewers' under legislation passed in 2011 and are within your boundary, your right to build over these drains may be restricted.
- 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 your rights and responsibilities in respect of the shared access.



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

D3: Rainwater pipes and gutters - defective.

D4: Main walls - facings in disrepair.

E7: Woodwork (for example, staircase joinery) - woodworm present.

F1: Electricity - no certificate.

F4: Heating - no certificate.

G3: Other - retaining wall(s) unstable.

I2 Risks to the grounds

Local environment - past mining area.

I3 Risks to people

Local environment - high radon levels.

F1: Electricity - no certificate.

F4: Heating - no certificate.

I4 Other risks or hazards

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

Standards for the thermal insulation of domestic properties are constantly changing and as a result, only the most modern of properties will fully comply with current regulations. Standards cannot however be retrospectively enforced and in any event, retro-fitting of insulation may not always be a practical option. The Energy Performance Certificate (EPC) contains a number of potential improvements although again some of these may not be practical/desirable. Should you wish to implement any of the suggestions included within the EPC, then we recommend that you obtain quotes from a reputable contractor in order to establish the cost and scope of any works.

Walls of solid masonry construction have lower thermal insulation qualities than cavity built structures and are generally prone to higher levels of heat loss as well as increased risk of damp penetration.

The thermal performance of solid walls can be increased, for example by providing an external cladded insulation system or internally, with a dry-lining system. However, the application of such systems can be both expensive and disruptive and in the case of external solutions, can also detract from the overall character of the building. You should also ensure that works are undertaken by a suitably qualified and experienced contractor as poor installations can cause additional issues such as excessive condensation.

Given the age of the property, it is unlikely that the solid floors will contain any insulation and as a result, will be a source of additional heat loss. Whilst floors can retrospectively be insulated it is an expensive and disruptive undertaking and is generally not considered necessary in a property of this age.

J2 Heating

The central heating system has been previously described, and we would reiterate our comments in respect of previous servicing and maintenance records.

As previously mentioned the heating system appears to be modern and in terms of overall energy efficiency is likely to be adequate.

J3 Lighting

The provision of natural lighting throughout the property is generally considered satisfactory.

J4 Ventilation

It is important that properties are adequately ventilated in order to reduce the risk of condensation, which can lead to dampness and mould growth. Ventilation is usually achieved in a number of different ways, including continual background ventilation via open fireplaces and window vents, or intermittently through the opening of windows. Mechanical ventilation can also be used by using electrical extractors in high moisture environments such as bathrooms and kitchens.

The control of condensation is of importance and the following notes are provided for assistance:

- ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the window shows signs of misting.
- restrict the drying of clothes indoors, only to rooms with opening windows and keep internal doors closed.
- avoid the use of flueless oil and gas heaters.

- adequate insulation should be provided to help prevent the occurrence of condensation on cold internal surfaces.
- adequate ventilation will help remove to the outside air the water vapour being produced, particularly in kitchens and bathroom areas and the installation of electrical extractor fans, possibly incorporating a humidistat is recommended.
- internal walls and ceiling surfaces should be made as airtight as possible to reduce the passage of water vapour into the walls and roof spaces.

Ventilation is provided by a number of means including openable windows and doors and mechanical extractor fans in the kitchen and bathroom and is considered satisfactory for a property of this size.

J5 General

The overall thermal performance of the property is detailed within the Energy Performance Certificate (EPC), a copy of which can be obtained at www.epcregister.com.

The EPC will show the current energy efficiency of the property as well as a number of recommendations for improving overall energy efficiency. The EPC is based on a number of standard assumptions in respect of occupancy and energy use and may not therefore accurately reflect how energy is used by individual occupiers.

Given the age of the property, it is generally more likely to suffer from excessive heat loss and, as a result, condensation may still be an issue despite adequate heating and ventilation control.

In general, the overall energy performance of the property is generally considered satisfactory and you may wish to consider implementing some of the recommendations contained within the EPC. We would recommend that quotes are obtained from suitably qualified contractors prior to commitment to any works.

Whilst a number of recommendations are included within the EPC, please be aware that not all of these will be practical or cost effective and careful consideration prior to commencement of any improvement works.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

Qualifications

Company

Address

Phone number

Email

Website

Property address

Client's name **Date the report was produced**

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

Signature

L

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 the contractors 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 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 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.

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 present the 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 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.

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. 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

RICS disclaimer

You should know...

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