LEVEL 2

Your survey report

Property address

THIS IS A SAMPLE REPORT

Client's name

SAMPLE REPORT

Inspection Date

1st July 2025

Surveyor's RICS number

6557192

2

Contents

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A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

Reminder

Please refer to your **Terms and Conditions** report sent on the 1st July 2025 for a full list of exclusions.

A About the inspection

Surveyor's name

Amy Williams AssocRICS

Surveyor's RICS number

6557192

Company name

Watsons Property Group Limited

Date of the inspection

1st July 2025

Report reference number

EWS-000000

Related party disclosure

We are not aware of any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct and have no links with this transaction.

Full address and postcode of the property

THIS IS A SAMPLE REPORT

Weather conditions when the inspection took place

When I inspected the property, the weather was dry and sunny following a period of prolonged dry weather.

Status of the property when the inspection took place

The property was unoccupied and fully furnished. There were fully fitted floor coverings in all rooms.

Externally, not every single defect may be visible to us to report upon at the time of our inspection within the scope of the survey, as undertaken from ground level, along with any further limitations as described below. We carefully and thoroughly inspect the property using reasonable efforts to see as much of it as is physically accessible.

B

Overall opinion

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

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

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

B

Condition ratings

Overall opinion of the property

THIS IS A SAMPLE REPORT

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

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

B

Condition ratings

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

R

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.

3

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
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings
E1	Roof structure
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings
G3	Other

1

Elements with no current issues

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

Element no.	Element name
D3	Rainwater pipes and gutters
D4	Main walls
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)
F3	Water
F6	Drainage
G1	Garage

NI

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
D1	Chimney stacks
D7	Conservatory and porches
D9	Other
E5	Fireplaces, chimney breast and flues
E9	Other
F7	Common services
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

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

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

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

Approximate year the property was built

The property was built in 1986.

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 main walls are assumed to be of cavity masonry construction. The main roof is pitched with a concrete tiled covering. The ground floor is of solid construction. The first floor is of timber construction. The windows and doors are of PVCu construction with double glazed units.

Accommodation

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

C

Energy efficiency

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

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

Energy efficiency rating

The property has been given an energy efficiency rating of A90

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.

- [x] Gas
- [x] Electric
- [x] Water
- [x] Drainage

Central heating

- [x] 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.

C

Location and facilities

Grounds

The property benefits from driveway parking, a single garage and gardens to the front and rear. There are no permanent outbuildings associated with this property.

Location

The property is situated in an established residential area with properties of a similar character and age. The property is close to a local primary school and the road may be busy at pick up and drop off times.

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

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

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

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

Facilities

The property is in a location convenient for all local amenities and transport facilities. There are schools in the immediate area.

Local environment

We are not aware of any environmental matters affecting the property but we have not had sight of an environmental report. Ask your legal adviser to:

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

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.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

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.

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

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.

1 2 3 NI

D1 Chimney stacks

There are no chimney stacks to this property.

NI

D2 Roof Coverings

2

The main roof and the front single storey roof are formed from a pitched design with a concrete tiled covering. There are lead flashings at the abutment between this roof and the adjoining wall.

The mortar pointing to the lead flashing where the single storey roof abuts the adjoining wall has come loose. This could lead to water ingress and this should be repointed.

The roof coverings otherwise appear to be generally fair for the age and type. No significant sagging or deflection could be seen from the limited inspection from ground level and there are no indications to suggest any weakness in the timbers making up the roof frame. However, on closer inspection defects may become apparent, for example to ridge tiles and roof tiles and their fixings.

The valley gutters between different roof slopes appear to be lined with lead and from ground level look to be in reasonable condition. Pitched valley gutters are vulnerable to blockage and deterioration and are a frequent source of damp penetration, which in turn can lead to timber defects. It will be essential to regularly inspect, clean and overhaul the gutter lining materials.

The roofs and any part of the roof structure should be maintained regularly to prevent water ingress and damage. We recommend the roof surfaces are inspected each autumn so that any repairs can be carried out before the winter begins. The UK climate has been subject to various changes over recent years and whilst weather conditions will continue to be variable, we are expecting to see warmer and wetter winters, hotter and drier summers with more frequent and intense weather extremes.

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

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

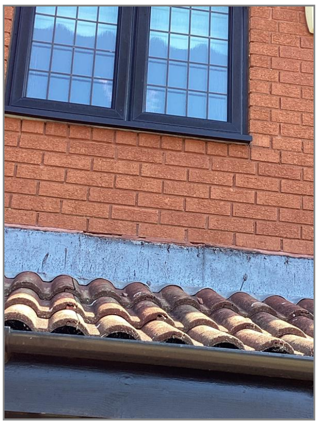


Photo - 1 Mortar pointing missing to flashing

D3 Rainwater pipes and gutters

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

1

From ground level the condition of the rainwater goods appeared to be generally satisfactory, although on closer inspection defects may become apparent. To prevent clogging, the gutters should be cleaned periodically and the gullies kept completely clear. PVCu fittings do tend to expand and contract in the sunlight, which can result in joints opening up, in which case re-sealing will be required which comprises of normal maintenance.

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

D4 Main walls

The main walls are assumed to be of cavity masonry construction. The walls are finished in brick. There was a visible damp proof course (DPC) which appears to be plastic.

1

Within the limitations of our inspection, the wall surfaces appeared to be in a generally satisfactory condition and no significant defects were noted. We found no signs of significant past or present movement in the external structure of the building, although we would recommend that confirmation is sought from the vendors as to whether any structural repairs have been undertaken as it can be difficult to identify after remedial works have been undertaken. We found no evidence of significant dampness within the scope of our inspection and report. Mortar joints should be regularly inspected, and any cracks filled using matching mortar of an appropriate material to help prevent water penetration.

Some white staining can be seen to the property, particularly to the lower course of brickwork. This is normally caused by efflorescence (salt staining) and although unsightly is of no structural significance. It can normally be cleaned off but may return.

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

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

- the cavity wall insulation.

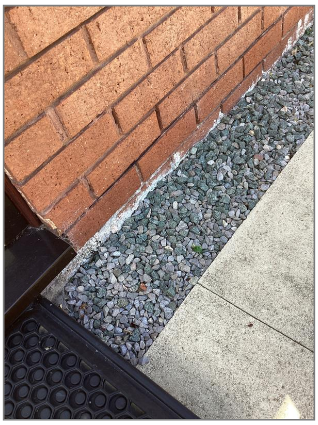


Photo - 2 Efflorescence to wall

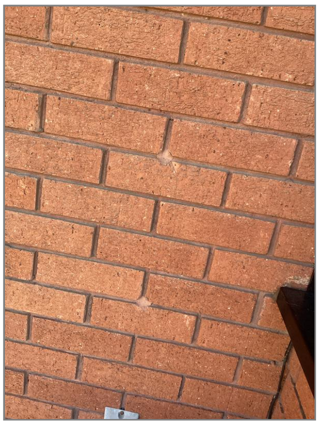


Photo - 3 Cavity insulation drill holes

D5 Windows

1

The windows are of PVCu construction with double glazed units.

Whilst no significant defects were evident to the windows, some handles are loose and the hinges of the bathroom window drop slightly when opened. Routine maintenance is required in the meantime to prolong their serviceable life.

The windows are otherwise in satisfactory condition. The quality of double-glazed units can vary. Whilst the units in the property appear sound at present, no comments can be made about long term durability. 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.

D6 Outside doors (including patio doors)

The external doors are of PVCu construction.

1

The external 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 double-glazed units and the need for regulatory approval. Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the replacement double glazed doors.

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.

D7 Conservatory and porches

The property does not have a conservatory or porch.

NI

D8 Other joinery and finishes

The fascias, soffits and bargeboards are of timber construction.

1

The joinery appeared to be in adequate condition from ground level. Ongoing maintenance will be required to resolve slight deterioration and other minor defects, and to prevent further deterioration. It is possible that some deterioration could be identified on closer inspection, for example wet rot behind the guttering.

External timbers at eaves level require regular maintenance to help prevent against rot.

Photo - 4 Slightly weathered joinery

D9 Other

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

NI

E

Inside the property

E

Inside the property

Limitations on the inspection

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

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

The loft space could not be fully inspected due to insulation, the layout of the roof trusses and the water tank position.

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

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

1 2 3 NI

E1 Roof structure

2

The roof void is accessed via a hatch on the landing. The roof is formed from pre-formed timber trusses overlaid with waterproof roofing felt beneath the main roof covering. Timber bracing was present within the roof structure, which provides additional strengthening and reduces the risk of movement to the roof trusses. The roof lining is an older type of sarking felt.

Insulation is present in the roof void, although this amount is considered inadequate by modern day standards. We recommend a minimum thickness of 300mm of fibreglass quilt or similar insulating material is provided over all areas with the exception of the eaves, below cold water storage and expansion tanks and around electrical cabling, which should be kept clear. The insulation should be increased as soon as possible to reduce heat loss from this property.

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

Roof timbers should be regularly inspected and maintained in good condition. The older style sarking felt generally becomes brittle with age. It has a tendency to rot at the eaves if not properly supported and the rear of the fascia and top side of the soffit boarding will become damp and provide conditions for wet rot to occur.

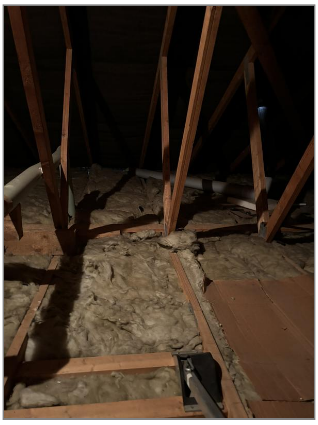


Photo - 5 Insulation minimal

Photo - 6 Roof space

E2 Ceilings

1

The ceilings are of plasterboard construction.

The 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 textured ceiling finishes may contain asbestos but only a laboratory test can confirm this. In the meantime the material should not be disturbed, sanded or drilled, without taking suitable safety precautions. This is a risk to people:

- possible asbestos.

E3 Walls and partitions

1

The internal walls are formed from solid and lightweight construction. Fixtures, fittings, furnishings and stored items prevented a full inspection of all of the internal wall surfaces. Some wall surfaces are covered with a papered finish and tiling. This prevented an inspection of the walls in these areas and we are unable to comment on the construction of the wall or the condition of the underlying plasterwork where this is present.

The wall surfaces were noted to be in a reasonable condition apart from some minor cracking, which will require filling and making good prior to redecoration. Tests were taken with a moisture meter at regular intervals in a structured methodical manner to internal wall, floor and other surfaces. No signs of any significant dampness was detected, although you should be aware that there were limitations which restricted our ability to test all areas, for example bathroom and kitchen units, wall tiles, furniture and floor coverings.

The wallpaper may hide defects such as cracked, loose and defective plaster. Removal of these coverings could reveal damage and may cause some disturbance to the finishes. If this is your intention, some repairs or even replastering may be required.

E4 Floors

1

The ground floor is of solid construction. The first floor is of suspended timber construction. Our inspection of floors was restricted by floor coverings, fittings, furniture and stored items and we cannot categorically confirm that they are all free from defect.

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

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

E5 Fireplaces, chimney breasts and flues

NI

There are no open fireplaces, solid fuel-burning stoves or chimney breasts at the property.

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

1

The property has fitted units and cupboards in the kitchen.

The general condition of the built-in fittings was satisfactory. However, they are dated and you should anticipate increased ongoing maintenance. You may wish to obtain a quotation for their replacement prior to exchange of contracts. You may consider replacing the doors and worktops whilst reusing the existing carcass as a more cost-effective means of updating this.

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.

Photo - 7

E7 Woodwork (for example, staircase joinery)

2

The property has timber doors, stairs and skirting boards. Our inspection of the staircase was limited as there were stored items within the understairs cupboard.

Some internal doors catch on the door frames and adjustments and repairs will be required.

The general condition of the internal joinery was otherwise satisfactory. However, some areas are displaying signs of wear and tear. You should anticipate ongoing maintenance and replacements may be required. Internal decorations are generally satisfactory but you may wish to redecorate to your own taste. Some repairs may prove necessary to the wall and ceiling plasterwork as part of the redecoration process. The staircase is in reasonable condition, easy to ascend and descend and no significant defects were evident.

Woodwork requires regular maintenance and decoration to help protect it against rot and deterioration. Some repairs to the joinery may well be needed when the present occupier removes furniture and fittings.

E8 Bathroom fittings

2

The property has bathroom fittings in the downstairs cloakroom, bathroom and en-suite. These are of a modern style.

No extractor fans have been fitted in the bathrooms. Bathrooms are particularly prone to condensation and mould growth. To help prevent this, a balance between background heating, insulation and permanent ventilation is required. Mechanical ventilation is recommended in bathrooms, although additional measures may be necessary following specialist advice. The mechanical vents should be cleaned regularly.

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.

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 - 8

E9 Other

NI

The property has battery powered smoke detectors. A battery powered carbon monoxide detector was present. We cannot confirm the satisfactory operation of the alarms. These should be tested regularly.

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.

Photo - 9

Photo - 10

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.

F Services

Limitations on the inspection

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.

The property appears to have been empty for sometime and the services do not appear to have been used. Any leaks may have dried up and may not be evident until the property is re-occupied and the services are back in regular use. All the services should be tested either before or on occupation.

The heating was off at the time of inspection. The heating was not tested. Specialist testing is required.

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

1 2 3 NI

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.*

3

Electricity is supplied from the mains via a meter located on the external front wall of the property and a consumer unit located in the garage.

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.

Photo - 11 Consumer unit

F2 Gas/oil

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

Mains gas is connected via a meter located on the external left hand side wall of the property.

3

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

- no certificate.

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

- the gas installation.

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

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

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

F3 Water

1

Cold water is supplied from the mains via an external stopcock located in the pavement and an internal stopcock within the kitchen. The distribution plumbing, where visible, comprises copper pipework. Our inspection of the pipework was very limited as most is concealed in areas such as ducts and floors. Cold water is stored in a plastic storage tank located in the roof space. It has been provided with a lid and an insulation jacket.

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 any of its components. 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.

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.

Photo - 12 Stopcock

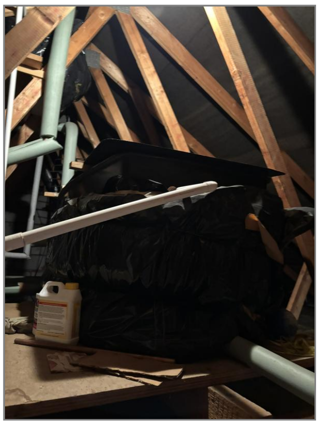


Photo - 13 Water tank

F4 Heating

3

Central heating is provided by means of a gas fired conventional boiler located in the garage serving radiators within the property. The pipework serving the heating system is of copper.

At the time of the inspection the central heating was turned off. Without a specialist report from a heating engineer it is not possible to say whether the system is completely effective or functions satisfactorily. Our limited inspection of the system revealed no evidence to suggest any serious defects, but we would nevertheless recommend that a test and overhaul of the installation be undertaken prior to purchase and that a regular maintenance contract be placed with an approved heating engineer.

You should be aware that boilers and systems of this type require regular maintenance and any servicing or replacing of components must be carried out only by approved installers. You should ensure that you are familiar with the instruction manual for the system and we always recommend that the system is checked to ensure that it complies with all current regulations. Following that, we would recommend a regular maintenance contract be placed with an approved heating engineer. Your Legal Adviser should find out from the seller about the maintenance record for the installation.

We 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.

Photo - 14 Boiler

F5 Water heating

3

Hot water is provided by the boiler. There is a modern copper hot water cylinder located in the airing cupboard which is factory insulated. You should have this tested by a specialist prior to use.

As mentioned in Section F4 heating, 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 hot water 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.

Photo - 15 Hot water cylinder

F6 Drainage

1

The property is presumed to drain to the mains sewer via drain lines. Your legal adviser should, however, confirm that the property is connected to the main. They should also advise you on your liability in respect of the drains to the property. Without extensive exposure work we cannot confirm the type, layout or condition of the underground drainage system in the areas that cannot be seen. Inspection chambers can sometimes be hidden under vegetation and covered with garden ornaments, pots etc. and we can only attempt to lift those covers that are visible, and when anything positioned on top of the cover is easily and safely moved.

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

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.

F7 Common services

NI

There are no common services apparent.

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

The garage contained stored items which significantly limited our 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.

1 2 3 NI

G1 Garage

The property has an integral single garage. The garage is accessed via a roller shutter vehicular door and a timber pedestrian door. The structure of the garage is included within the main sections of the report.

The garage is in acceptable condition for its purpose and no significant defects were noted, although you should check that it is sufficient in size for your intended use. Regular maintenance will be required.

1

G2 Permanent outbuildings and other structures

There are no permanent outbuildings at the property.

NI

G3 Other

The property benefits from driveway parking and gardens to the front and rear. The boundaries are formed with timber fencing. The grounds are landscaped with block paving and concrete paving slabs. There is a small garden wall to the rear.

The patio and pathway is cracked and uneven to the right side and requires some re-laying. This is a trip hazard in the meantime and should be repaired soon.

The grounds are otherwise in satisfactory condition. Regular maintenance will be required to the grounds and fencing.

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.

2


Photo - 16 Cracked and uneven paving

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.

H

Issues for your legal advisers

H1 Regulation

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

- the cavity wall insulation.

- the double glazed windows.

- the replacement double glazed doors.

- the electrical installation.

- the gas installation.

- the heating system.

- the hot water system.

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

H2 Guarantees

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

- the cavity wall insulation.

- the double glazed windows.

- the replacement double glazed doors.

- the electrical installation.

- the gas installation.

- the heating system.

- the hot water system.

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

H3 Other matters

Ask your legal adviser to:

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

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

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

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

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

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

Risks

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

I

Risks

I1 Risks to the building

F1: Electricity - no certificate.

F2: Gas/oil - no certificate.

F4: Heating - no certificate.

F5: Water heating - no certificate.

I2 Risks to the grounds

I3 Risks to people

E2: Ceilings - possible asbestos.

F1: Electricity - no certificate.

F2: Gas/oil - no certificate.

F4: Heating - no certificate.

F5: Water heating - no certificate.

I4 Other risks or hazards

J

Surveyor's declaration

J

Surveyor's declaration

Surveyor's RICS number

6557192

Qualifications

AssocRICS

Company

Watsons Property Group Limited

Address

18 Meridian Way, Norwich, Norfolk, NR7 0TA

Phone number

01603 751577

Email

surveyadmin@watsons-property.co.uk

Website

www.watsons-property.co.uk

Property address

THIS IS A SAMPLE REPORT

Client's name

SAMPLE REPORT

Date the report was produced

11th July 2025

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

Signature

K

What to do now

K

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

L

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

L

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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

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

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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

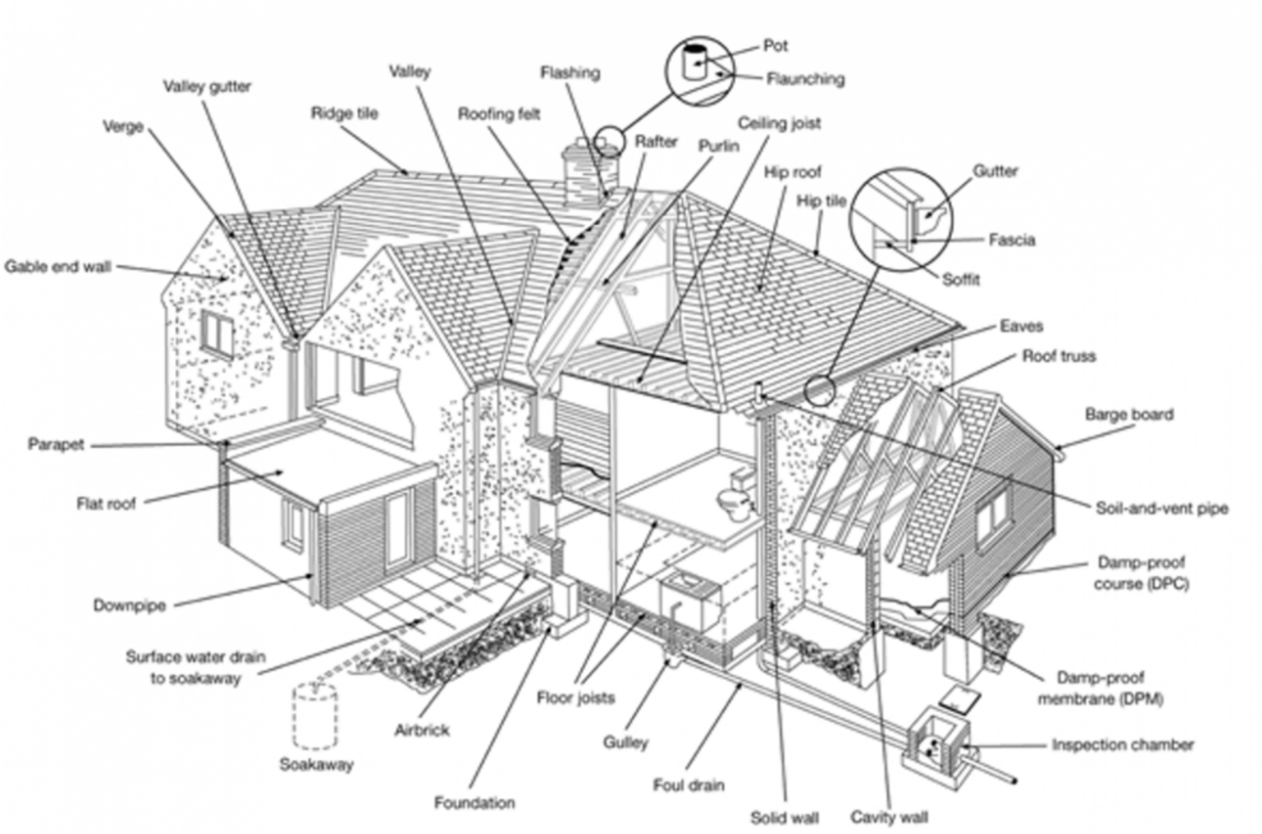
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

M

Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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