



watsons



LEVEL 3

Your survey report

Property address

THIS IS A SAMPLE REPORT

Client's name

SAMPLE REPORT

Inspection Date

9th February 2026

Surveyor's RICS number

6557192

3

Contents

A	About the inspection
B	Overall opinion
C	About the property
D	Outside the property
E	Inside the property
F	Services
G	Grounds
H	Issues for your legal advisers
I	Risks
J	Energy matters
K	Surveyor's declaration
L	What to do now
M	Description of the RICS Home Survey – Level 3 service and terms of engagement
N	Typical house diagram
	RICS disclaimer

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** report sent on the 1st February 2026 for a full list of exclusions.

About the inspection

Surveyor's name

Amy Williams AssocRICS

Surveyor's RICS number

6557192

Company name

Watsons Property Group Limited

Date of the inspection

9th February 2026

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 we inspected the property, the weather was dry following a period of changeable weather.

Status of the property when the inspection took place

At the time of our inspection the property was unoccupied and unfurnished. There were fully fitted and fixed floor coverings in all rooms. The property was accessed via a set of keys provided by the selling agent.

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. There were personal effects stored within the property which prevented the internal inspection of some areas. We carefully and thoroughly inspect the property using reasonable efforts to see as much of it as is physically accessible.

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

THIS IS A SAMPLE REPORT WITH PHOTOS REMOVED. GENERALLY, PHOTOS OF ALL DEFECTS ARE INCLUDED WITH NO LIMIT ON PHOTO NUMBER.

The property is a typical example of a 1960s semi-detached 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 a number of 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.

We found no evidence of any significant defects such as ongoing structural movement, dampness or rot within the property.

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.

Where the need for remedial works or further investigation has been identified, you should ensure that this is undertaken by a reputable 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.

Our comments reflect the overall condition of the property on the day of our inspection, although this report should not be interpreted as a definitive list of every single defect which may be present. It should be appreciated that parts of the property are around 60 years old. Such parts of the structure and fabric should therefore not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage.

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
D2	Roof coverings
E1	Roof structure
E5	Fireplaces, chimney breasts and flues
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
G1	Garage



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D9	Other

Element no.	Element name
E3	Walls and partitions
E4	Floors
E8	Bathroom fittings
G3	Other



Elements with no current issues

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

Element no.	Element name
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E2	Ceilings
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
F6	Drainage



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
E9	Other
F7	Common services
G2	Permanent outbuildings and other structures

Summary of repairs and cost guidance (optional)

The following repairs are suggested:

D1: Chimney stacks - the chimney stack requires repair, repointing and the flashing resecured.

D3: Rainwater pipes and gutters - the rainwater goods should now be cleared through and water tested in order to establish their current condition and any repairs identified undertaken as soon as possible.

Summary of repairs and cost guidance (optional)

D4: Main walls - reduction of the ground levels where they are less than 150mm from the damp-proof course.

D5: Windows - blown glazing should be replaced, the window joinery requires some repair and stuck windows should be eased or replaced.

D9: Other - redecoration and treatment to the timber porch canopy along with removal of the moss growth from the roof coverings.

E1: Roof structure - improvements to the insulation levels and ventilation arrangements, patch repairs to the roofing felt if deemed necessary, and replacement of the loft ladder.

E3: Walls and partitions - blown and cracked plaster should be repaired with sections of replastering anticipated.

E8: Bathroom fittings - the en-suite shower should be checked and resealed as necessary, the bathroom tiling should be regouted and the extractor fan in the en-suite requires repair or replacement.

E9: Other - replace the smoke alarms with new units.

G3: Other - repair of damaged fence panels.

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 the repairs required in the interim, and the cost of the replacement roof that will soon be required.
- seek advice from a competent plumber or contractor, who should inspect the water tank, advise you of its remaining lifespan and provide a quotation for replacement.
- instruct a competent contractor to carry out an inspection of the entire hot water installation, including the cylinder and associated pipework, and carry out repairs or replacement as appropriate.
- you should ask a competent builder to assess the garage and advise on the extent of the 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

C

About the property

Type of property

The property comprises a semi-detached chalet style house in its original format with no extensions or significant alterations. The property faces approximately south and all directions are referenced as if viewing the property from the front.

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

1965

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

The property is not a flat or maisonette.

Construction

The property is of traditional construction, comprising cavity brick walls under a pitched and tiled mansard roof. Floors are of suspended timber. The property is still in its original format. Your Legal Adviser should confirm that any building works and alterations have the benefit of all appropriate consents and approvals as part of the usual pre-purchase due diligence.

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. With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weather-proofing.

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		2	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. Having undertaken our inspection of the property, we could see no obvious shortcomings or possible hazards.

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.

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

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 A99.

Issues relating to the energy efficiency rating

The EPC was undertaken in 2022. Any alterations since this date such as the replacement boiler will not have been taken into consideration and the EPC may be inaccurate.

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.

C

Location and facilities

Grounds

There is a single garage located to the side of the property. Off road parking is available on the driveway. The property has an open plan front garden and an enclosed garden to the rear of the property. There are no outbuildings.

Location

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

The property is situated close to a local bowls club. This is a generally low-impact neighbour, and we would not anticipate significant disturbance. However, you should be aware that increased footfall and occasional events may lead to minor noise and traffic at peak times.

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.

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.

Facilities

The property is in a location convenient for all local amenities and transport facilities. There are schools within a reasonable travelling distance. You should familiarise yourself with the locality and amenities before purchase.

Local environment

The property appears to be located within a medium surface water flood risk area. You should ask your legal adviser to make enquiries regarding any past flooding events that affected the subject property or the immediate area, carry out an environmental search for further information on risk and check that buildings and contents insurance is readily available under normal terms. If this is not the case, it is likely to affect the future saleability of the property and its value. Enquiries should also be made with the Environmental Agency in respect of the risk of flooding. Ask your legal adviser to:

- make further enquiries and advise you on whether the property has been flooded in the past or is at risk from flooding.

This is a risk to the grounds:

- medium surface water flood risk 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 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 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

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.

Our inspection of the rear roof coverings and valley gutters was restricted because of the height and pitch of the roof and the layout of the site. We could not gain access to the vacant land nor the bowls club and so our inspection was restricted to the garden and accessible public areas.

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.

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.

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

The property has a single brick chimney stack. This is topped with two pots. It is sealed at the base with a lead flashing. Chimney stacks and flashings are generally the most exposed part of a building and as a result will generally be more prone to weathering. Regular maintenance is therefore essential in order to prevent deterioration and dampness from entering the property.

2

The mortar pointing is worn in places, and is loosening where the lead flashing meets the stack. Some roof tiles around the stack are broken, and this may allow water ingress internally and result in leakage to the stack. The stack requires some repointing, with the flashing resecured and thoroughly checked beneath the damaged tiles. The following repairs are required:

- the chimney stack requires repair, repointing and the flashing resecured.

The stack otherwise appears in generally satisfactory condition with no signs of any significant defects, although shows some signs of weathering and exposure. Some general repointing works are likely to be required as part of annual maintenance works once the stack is inspected closely.

The works identified should be undertaken as soon as practicably possible, and you are advised to get quotations from reputable and suitably qualified contractors prior to exchange of contracts. When remedial works are undertaken it would also be prudent to check the condition of all hidden parts in order to ensure that no further disrepair has taken place. As the work will mean some general disturbance to the building, further disrepair may also be uncovered which will increase costs. Until the repairs are undertaken, you should undertake regular internal checks for any signs of water ingress. Any pots which serve redundant flues ideally should now be capped in order to prevent any possible water penetration.

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.

Where flashings are defective, these should be thoroughly inspected and repaired in accordance with usual good practice and the recommendations of the Lead Sheet Association. However, all too often inspection reveals that penetrating rain is getting around an otherwise perfectly sound flashing. Such problems are more difficult to solve, and a degree of intuitive judgement must be used. The BRE and the Lead Sheet Association now recommend taking a sheet of lead all the way through the structure of a chimney stack just above the roofline, but this will not usually be an appropriate solution in conservation work. However, the introduction of higher (taller) flashings and ensuring that all pointing is sound may help.



Photo - 1



Photo - 2



Photo - 3

D2 Roof Coverings

The main roof covering is formed with plain concrete tiles in a mansard style - a double-pitched design with a near vertical lower slope and a much shallower upper pitch. This style creates additional usable space within the roof void, but can introduce complexity in both design and maintenance. The junctions between the steep and shallow slopes, as well as any dormer cheeks or flat sections, are particularly prone to water ingress if detailing is poor or materials deteriorate. The roof is lined internally where visible with sarking felt.

3

It appears the tiles have previously been pressure washed. This has removed the protective surface layer, leaving the tiles more porous and prone to deterioration. We noted areas where the tile faces are beginning to break down, and although the roof remains serviceable at present, the effects of erosion are accelerating, and the tiles are starting to deteriorate at the edges. There are several broken and slipped tiles, especially around the chimney stack on the rear elevation, which may allow water ingress. The mortar pointing to ridge tiles has come loose in places, and ongoing weathering will reduce the life expectancy of the covering further. The concrete tiles are likely to be original to the property. They have a tendency to become worn and more brittle with age and typically have a life expectancy of approximately 60 years and so it is likely that full renewal will soon be required. This is a risk to the building:

- defective and damaged coverings.

The felt lining is torn in places internally, and if tiles slip, there is no secondary protection to prevent the roof from leaking. The felt has also perished at the edges of the roof line. Roofing felt can become brittle with age, particularly when exposed to sunlight, rainwater and wind action, and deterioration often occurs along the lower leading edges of the roof.

We recommend obtaining quotes from reputable roofing contractors for full replacement of the coverings and an anticipated timescale of when this should be undertaken, along with temporary repairs to any slipped or damaged tiles in the meantime to help reduce the risk of water ingress until full renewal can be undertaken. Repairs to roof areas and other high level elements will usually require the use of scaffolding. This will significantly increase repair costs and must be allowed for in any quotations for works. We recommend that further advice is obtained in the following area:

- obtain advice on the repairs required in the interim, and the cost of the replacement roof that will soon be required.

There is a section of tiling on the rear which has been removed between the two properties to allow for the neighbouring extension to be built. This has been sealed with a piece of felt, but the felt has not been secured to the neighbouring wall, and this will allow water to penetrate behind the felt and potentially into the property. The detailing is poor and not considered a suitable long-term solution. We recommend that this junction is properly weatherproofed with appropriate flashings or leadwork by a competent roofing contractor to prevent water ingress and associated damp issues.

The mansard roof style allows for greater head height internally but introduces complexity at the junction between the two slopes. These junctions are a known point of weakness, particularly if flashing, tiling or underfelt detailing is poor or has deteriorated. Water penetration often occurs at this point due to wind-driven rain and the change in angle, and internal damp staining is common where maintenance has lapsed. Although there is some fibreglass insulation within the roof space, it is not known whether there is any insulation in the lower half of the roof structure and if there is, levels are likely to fall short of modern standards. The lower mansard section is more difficult to insulate effectively due to its construction, but as re-roofing works are required in future, you may wish to consider improving insulation to this section, using suitable breathable materials. In the meantime, regular monitoring of the junction for signs of water ingress is advised, and any defects to flashing, tiles or underfelt should be repaired promptly to avoid internal damage.



Photo - 4



Photo - 5



Photo - 6

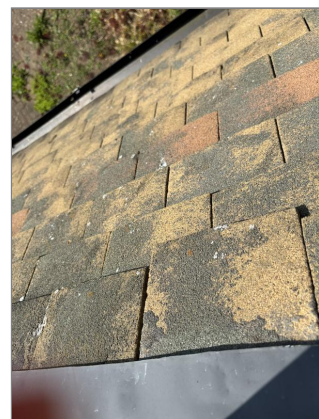


Photo - 7

D3 Rainwater pipes and gutters

2

The rainwater goods are made up of PVCu gutters and downpipes. PVCu fittings are generally considered maintenance free however they 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. They should also be checked regularly to ensure that joints are correctly aligned along rubberised gaskets which tend to perish over time.

The PVCu gutters and downpipes have a few minor defects such as moss sitting in the single storey gutters. However, subject to minor repairs and clearing, they appear to be in a generally serviceable condition. Whilst clearing the gutters on the property, it is recommended that the adjoining properties gutters are also cleaned. The following repairs are suggested:

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

Gutters and downpipes 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 rainwater system drains to the underground drainage system via a water butt on the rear. If not properly maintained these connections can lead to water spilling on to wall and ground surfaces and can cause damage to the building. Where downpipes discharge into gullies then these should be kept clear and in good repair to assist with rainwater disposal and to reduce the likelihood of dampness affecting the property.

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.

D4 Main walls

2

The walls are of brick cavity construction, with a partly rendered front elevation. The walls to the first floor dormers are timber frame. Cavity walls are built of an inner and outer leaf of masonry, with a space between tied together with straps, called wall ties. In most cavity built walls the internal leaf carries most of the load from above, whilst the external leaf provides stability and weatherproofing. The cavity usually also contains some form of thermal insulation, either installed during the initial construction or retrospectively. It is not known if the walls contain cavity insulation. To improve energy efficiency and reduce heat loss, it is advisable to arrange for an inspection to determine the presence and condition of any existing insulation. If no insulation is present, retrofitting cavity wall insulation should be considered to enhance thermal performance and potentially lower heating costs.

External ground levels were noted to be high in one or two positions which can lead to bridging of the DPC and sub-floor vents and dampness internally. Although no signs of dampness were noted from this, ideally, the DPC should be 150mm above the external ground level and where possible, external ground levels should be reduced as a precaution. The following repairs should be undertaken:

- reduction of the ground levels where they are less than 150mm from the damp-proof course.

A damp-proof course (DPC) is a horizontal barrier of impermeable material located towards the base of a wall in order to prevent ground water from rising into the building. Rising damp is

generally considered to be the result of a failure or absence of any form of DPC and can lead to perished plasterwork, spoilt decorations and decay to structural sub-floor and other timbers. The external walls contain a bitumen felt DPC. The DPC appears to be operating effectively with no significant signs of dampness noted during our inspection, and is positioned at an adequate height above ground level.

The walls appeared in generally satisfactory condition with no signs of any serious defects or structural defects noted although there are the expected signs of generally weathering and exposure. They appeared relatively plumb within accepted tolerances and the mortar pointing was also in acceptable condition. 'Spalling' (the breakdown by the action of frost and water) of the brickwork was noted to some of the lower bricks in places, and some individual bricks may need to be cut out and replaced.

The rendered finishes appear in generally satisfactory condition, although do show signs of some general exposure. Some minor hairline cracks are to be expected and are the result of some general shrinkage of the material and can be addressed when the property is next redecorated externally. Cement based render is particularly affected by expansion and contraction brought about by changes in temperature. It is a strong and waterproof material but it is also very brittle and continued heating and cooling will cause thermal cracking to the surface. Whilst not of any structural significance if allowed to develop this will allow water to penetrate in behind the surface of the render. If any moisture behind the cement freezes, the expanding ice can cause the cement to separate from the underlying masonry and this will cause the render to become loose and fall off. Therefore, the cement render should be kept in good condition and any cracks either raked out and repointed or filled with a flexible masonry paint or sealant as part of routine annual maintenance.

Older properties such as this often suffer from inadequate lintel support above window and door openings. No obvious signs of distress were noted during our inspection, although lintels may need to be replaced when the windows and doors are next replaced.

Properties of this age are at increased risk of cavity wall tie failure. No obvious signs of any damage were noted during our inspection, although the deterioration of wall ties is progressive and could over time lead to structural failure. The only way to confirm the true condition of the ties is either to expose the ties by removing external brickwork, or by way of a specialist borescope inspection, neither of which were undertaken as part of our inspection.

Properties are generally built off foundations located at below ground level which support the building and carry the imposed loads from above. We have not exposed the foundations as part of our inspection and are therefore unable to comment specifically on their type or condition. Given the age of the property, it is likely to have been built off relatively shallow foundations. This increases the possibility of structural movement occurring, particularly on shrinkable clay subsoils. It is therefore important to ensure that drainage pipes are maintained in good condition and that any nearby plant growth is kept pruned back.



Photo - 8

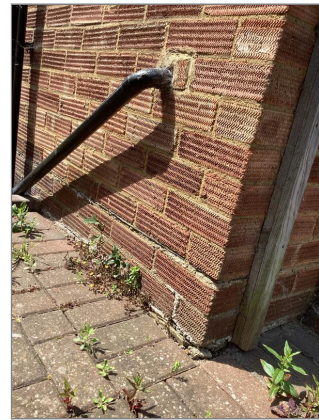


Photo - 9



Photo - 10

D5 Windows

The property has double glazed uPVC windows. 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. The quality of sealed unit double glazing can vary somewhat between manufacturers and therefore we can give no assurances as to the longer term durability of the installation.

Misting was noted to many of the double glazed units, and this would suggest that the seals have failed. Over time double glazing seals can perish and fail, allowing moisture to form between the panes which eventually leads to misting on the inside of the glass. The presence of such moisture often depends on certain atmospheric conditions and therefore this problem cannot always be seen on a single visit.

One of the locks to the front bedroom window was inoperable, and the back bedroom window and cloakroom window were stuck fast, meaning some windows cannot be opened.

The following repairs are required:

2

- blown glazing should be replaced, the window joinery requires some repair and stuck windows should be eased or replaced.

The windows are old and are of low quality, and replacement may now be considered the most economic option. As they are of some age, the handles, locks and hinges may well be at the end of their serviceable life and will require more repair and maintenance than normal. It would be advisable to budget for replacement in the short term. It is recommended that the units are checked by a suitably qualified contractor prior to exchange of contracts with a quotation provided for the repair or replacement work as necessary.

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.

The junction between window frames and the adjacent wall surfaces is a common source of water penetration, and you should therefore ensure that these joints are regularly inspected and any sealant material maintained in good condition.



Photo - 11

D6 Outside doors (including patio doors)

The property has a combination of double glazed uPVC and single glazed timber external doors.

1

The doors appeared in generally satisfactory condition for their age and type with no signs of any obvious defects noted, although are subject to some general age and occupational related markings to the external framework and around the internal reveals. Ongoing repairs should however be expected as part of a regular maintenance cycle.

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'. The double glazing appears to pre-date these requirements and may also now be

outside of any guarantee provided as part of the installation.

Over time double glazing seals can perish and fail, allowing moisture to form between the panes which eventually leads to misting on the inside of the glass. The presence of such moisture often depends on certain atmospheric conditions and therefore this problem cannot always be seen on a single visit. The quality of sealed unit double glazing can vary somewhat between manufacturers and therefore we can give no assurances as to the longer term durability of the installation.

The junction between door frames and the adjacent wall surfaces is a common source of water penetration, and you should therefore ensure that these joints are regularly inspected and any sealant material maintained in good condition.

Timber framed units will require periodic maintenance in order to maximize their lifespan, but in very exposed positions, deterioration can still occur even when well maintained. Significant repairs usually involve cutting out and replacing rotten timber, although eventually this will become uneconomic and complete replacement may be necessary. Single glazed units will be a source of increased heat loss from the property and will be prone to condensation, particularly during the winter months. The control of condensation can often be difficult, and requires a careful balance between ventilation, heating and insulation.

D7 Conservatory and porches

The property does not have a conservatory or porch.

NI

D8 Other joinery and finishes

The fascia and soffit boarding is of PVCu construction.

1

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

D9 Other

The property has a porch canopy which is constructed of timber with a pitched tiled covered roof.

2

Moss growth is present on the roof slopes of the canopy. This can impede the run-off of rainwater, which in turn may lead to rot or other defects in nearby timbers. It would be prudent for all moss growth to be brushed away from the roof. Some repairs to damaged tiles may become evident when the moss is removed. Care should be taken not to pressure wash the roof, as this can strip the protective surface of the concrete tiles, accelerate their deterioration, and force water beneath the coverings, leading to potential internal damp issues. A gentler method, such as manual removal or the application of a specialist biocide treatment is recommended.

The timbers to the porch canopy are weathered, with visible fading and surface deterioration consistent with prolonged exposure to the elements. Whilst no significant defects were noted, the

protective paint or stain coating has worn away in places, leaving the timber vulnerable to moisture penetration and potential future decay if left untreated. We recommend that the canopy be properly prepared and redecorated with a suitable exterior-grade wood treatment to restore protection and prolong its serviceable life. Routine maintenance will be required thereafter to prevent further deterioration. The following repairs are advised:

- redecoration and treatment to the timber porch canopy along with removal of the moss growth from the roof coverings.

E

Inside the property

Inside the property

Limitations on the inspection

The property was unfurnished 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 loft, wardrobes, 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 non-fitted furniture, other furnishings or appliances as these are outside the scope of this survey.

The roof void had flooring to part and was full of stored items which limited our inspection. The insulation being laid on top of the ceiling joists prevented an inspection of most of the roof space and restricted our view of the structure.

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

Access to the main roof void was via a hatch located in the landing ceiling. The roof is of traditional timber rafter purlin construction. This forms a framework which carries the dead and imposed loads primarily from the roof coverings onto the load bearing walls without any excess deflection or distortion.

3

The hatch is fitted with a concertina-style loft ladder which drops down rapidly as soon as the hatch is opened. This type of ladder is not considered safe, as it can be difficult to control during operation and poses a risk of injury if it extends unexpectedly. The mechanism may also become stiff or unstable over time, increasing the likelihood of malfunction. We recommend that the ladder is replaced with a more secure and modern alternative. This is a risk to people:

- unsafe loft ladder.

The underside of the roof has been lined with felt to act as a secondary barrier against rainwater penetration. The roof is finished with plain tiles, which are individually hung and more prone to slipping out of place over time. Even a single displaced tile can expose the underfelt and lead to water ingress. The felt lining was noted to be torn in several small areas, increasing the risk of water penetration, and repairs are now necessary. However, patch repairs to roofing felt are often difficult to carry out effectively, particularly in older roofs, and the only reliable method of repair may be to completely strip the roof coverings and install a new lining. Roofing felt tends to become brittle with age, especially where it has been exposed to sunlight, wind, and rain, and deterioration is often seen along the lower leading edges of the roof where the felt is most vulnerable.

Ventilation provision within the roof void was noted to be limited as insulation has been pushed into the gaps in the eaves which are designed for cross air-flow, and this can create a build-up of

condensation leading to dampness and timber decay. Some staining was noted to timbers consistent with condensation, but when tested with a moisture meter, the accessible timbers were found to be dry. You should now arrange for ventilation provisions to be improved as soon as possible.

There is loose fill insulation known as vermiculite in the roof void. This type of insulation was designed to be either blown or poured into hollow areas and roof voids. However, a significant concern with vermiculite insulation, particularly in older properties, is there is a very slim chance it may contain asbestos. Vermiculite sourced from certain mines, especially before the 1990s, can be contaminated with asbestos fibres, posing a serious health risk if disturbed. It is recommended that you take specialist advice from a suitably qualified and experienced contractor and have the material tested, and if the material is found to contain asbestos and to be removed, it should be disposed of in accordance with current regulations. This is a risk to people:

- possible asbestos content.

The roof void is insulated fibreglass over the top of the vermiculite laid to a depth of approximately 100mm. This is considered inadequate, and you should arrange for additional insulation to be installed to the current Building Regulations standard, currently recommend to a minimum depth of 270mm. You should also refer to the EPC for the property for advice in this respect and information on any financial assistance available. The following repairs are now required:

- improvements to the insulation levels and ventilation arrangements, patch repairs to the roofing felt if deemed necessary, and replacement of the loft ladder.

From the limited inspection possible the roof structure appeared in generally satisfactory condition. No signs of any significant deflection or distortion were noted and the timbers appear adequate to carry the dead and imposed loads placed upon them. Some minor splitting and warping was noted to the surface of some of the timbers, although this is thought to be the result of changes in thermal and moisture content and is generally typically in a roof structure of this age and type.

Most untreated timber is susceptible to infestation by wood boring insects. Whilst no obvious signs of any significant rot or wood beetle infestation was found to exposed timbers at the time of our inspection, we have only inspected a representative sample of timber and there is a possibility of concealed defects being present in areas we were unable to fully inspect.

Water is stored in an asbestos cement tank located within the roof void. The tank appears to be generally well supported and are suitably covered and insulated. There is also a suitable overflow provision in place. We refer you to our comments in F3: Water regarding the tank.



Photo - 12



Photo - 13



Photo - 14



Photo - 15

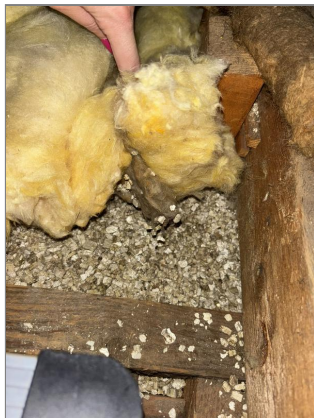


Photo - 16

E2 Ceilings

The property has skimmed and textured plasterboard ceilings. 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.

The ceilings appeared in generally satisfactory condition with no signs of any significant defects noted. Some minor shrinkage cracking and surface imperfections are to be expected, and these can be addressed prior to the next redecorating cycle.

A textured decorative coating often referred to as 'Artex' covers the ceilings. This may contain small amounts of asbestos fibres and if disturbed, they could be a safety hazard. Specialist laboratory testing of samples would be needed to confirm if it was present. If the ceiling gets damaged, needs decorating or repairing, advice from a licensed asbestos contractor would be required prior to commencing works. We refer you to our later comments under Section E9 regarding the dangers and removal of asbestos. This is a risk to people:

- possible asbestos.

1

E3 Walls and partitions

Internal walls and partitions are formed in a combination of solid masonry and timber stud partitions and subject to a number of surface finishes including plaster skim, textured wallpaper and tile.

2

Some of the plaster finishes were noted to be cracked, with areas found to be loose and hollow sounding when tapped, and some patch replastering is likely to be required prior to the next redecorating cycle. A number of the walls were concealed by textured paper which prevented inspection of the structure beneath. Whilst these finishes are generally serviceable at present should you decide to remove them then it is likely that this will cause damage to the plaster and some localised repairs or even replastering will be required. The following repairs are required:

- blown and cracked plaster should be repaired with sections of replastering anticipated.

The wall surfaces were otherwise noted to be in a reasonable condition apart from some minor cracking, which will require filling and making good prior to redecoration. Minor cracking is common in most properties and is often the result of minor movement, drying shrinkage or historic settlement, and this is not of structural concern. Regular redecoration will help manage their appearance, though wider or progressive cracks should be monitored and investigated if they worsen over time.

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 were detected to the walls, 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 internal decorations are presented in reasonable condition, although are subject to a number of general age and occupational related markings. A degree of preparation works are likely to be required prior to the next redecorating cycle and no doubt you will have your own ideas in this regard.

E4 Floors

The floors are of suspended timber construction to both the ground floor and first floor.

2

The laminate floor finishes are extremely slippery underfoot, even when wearing shoes, and care should be taken when walking across these areas. Slippery floor coverings pose an increased risk of trips or falls, especially for children, older occupants, or those with mobility issues. You may wish to replace the coverings with something that provides better grip and slip resistance depending on the location and intended use of the room. The coverings have been laid without an expansion gap at the edge in places, meaning they have distorted slightly, resulting in some slightly springy areas. This is a risk to people:

- slippery floor coverings.

The timber floors are in generally satisfactory condition with no signs of any significant movement or deflection. One or two loose and creaking boards were noted, although this can be addressed when floor coverings are next replaced. Fixed floor coverings are presented in reasonable condition throughout, although are subject to some general signs of occupational related wear and tear. No doubt you will have your own ideas in this regard.

Suspended timber ground floors require some form of ventilation in order to prevent a build-up of condensation within the floor voids, and is usually achieved by a series of individual vents built into

the base of the external walls. Current provision appears adequate although it is not possible to confirm that air flow is free below the floor without lifting floor coverings and floorboards. You should also ensure that all vents are kept free from obstruction at all times.

Most untreated timber is susceptible to infestation by wood boring insects. Whilst no obvious signs of any significant rot or wood beetle infestation was found to exposed timbers at the time of our inspection, we have only inspected a representative sample and there is a possibility of concealed defects being present in areas we were unable to fully inspect.

E5 Fireplaces, chimney breasts and flues

There is an open fireplace in the living room, the flue to which is carried within the chimney breast structure up to the chimney stack. It was not possible to assess the internal condition of the flue or to confirm the presence of any modern lining. Given the age of the property, it is likely that the flue is original to the construction. Original clay or mortar-based flue linings can deteriorate over time, potentially allowing heat, smoke, or harmful gases to escape into the surrounding structure. If deterioration has occurred, relining may be necessary before continued use. This is a risk to people:

3

- deterioration to flue.

It is strongly recommended that flues serving open fireplaces are checked and swept on a regular basis by a HETAS-registered chimney sweep. Failure to provide an annual chimney sweeping certificate can affect the validity of buildings insurance, and your Legal Adviser should make further enquiries in this regard. If the chimney has not been swept within the last twelve months, this should be arranged prior to exchange of contracts. A smoke test is also advised to check the integrity of the flue before use.

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

The property has fitted units and cupboards 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. They are displaying light signs of wear and tear. You should anticipate ongoing maintenance and replacements may be required. 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.

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.

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.

E7 Woodwork (for example, staircase joinery)

This comprises internal joinery including doors, stairs and skirting boards.

1

The internal joinery is generally presented in satisfactory condition for the age of the property, subject to some minor signs of occupational related wear and tear.

The majority of the staircase construction is now concealed but the majority of the treads appeared firm underfoot and in the absence of any obvious significant movement, no serious defects are suspected. One or two loose and creaking treads are to be expected, and these can be addressed when floor coverings are next replaced. The staircase is considered steeper with shallower treads than a modern staircase, and additional care should therefore be taken, particularly by small children and the elderly.

The property is in generally satisfactory decorative condition, subject to the expected signs of general occupational related wear and tear. You should also allow for some additional markings to be revealed once the property has been completely emptied. However given the age of the property, it is possible that some of the paint finishes may contain lead. The removal of lead based paint finishes can pose a health risk and you should therefore seek further advice from a reputable contractor prior to undertaking any works.

Most untreated timber is susceptible to infestation by wood boring insects. Whilst no obvious signs of any significant rot or wood beetle infestation was found to exposed timbers at the time of our inspection, there is a possibility of concealed defects being present in areas we were unable to fully inspect.

E8 Bathroom fittings

The property has a range of sanitary fittings in the bathroom and en-suite. These are of a modern style.

2

The shower in the en-suite appears to have been leaking. The seals to the shower are also poor, mouldy and deteriorating, and require the reapplication of silicone sealant to prevent water penetration and damage to concealed areas. This raises the possibility of hidden defects beneath the bathroom floor finish, including deterioration of substrates or damage to adjoining walls. We recommend that a qualified plumber inspects the shower installation to confirm the condition of the seals, tray, and waste connections. Any necessary repairs should be completed promptly, with ongoing monitoring to ensure moisture levels reduce and no concealed damage becomes evident over time. This is a risk to the building:

- leaking fittings.

The extractor fan in the en-suite was turned off at the isolator switch and when turned on, it appeared inoperable, and this requires repair. Bathrooms are particularly prone to condensation and mould growth. To help prevent this, a balance between background heating, insulation and permanent ventilation is required. Mechanical ventilation is recommended in bathrooms, although additional measures may be necessary following specialist advice. The mechanical vents should be cleaned regularly. Showers generate significant amounts of steam which will in turn cause condensation. Even with a good mechanical ventilation system mould can be problematic and you will need to remain vigilant and take action at its onset.

The tiling to the end of the bath in the bathroom is loose in places, and this requires regrouting to reduce the risk of water ingress to hidden areas.

The following repairs are required:

- the en-suite shower should be checked and resealed as necessary, the bathroom tiling should be regrouted and the extractor fan in the en-suite requires repair or replacement.

The fittings are otherwise in satisfactory condition. All seals to sanitary fittings should be

maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers. You should be aware that particular attention is required to shower trays and their seals. They should be regularly checked and repairs will undoubtedly be required from time to time. Leaks often occur which may not be readily apparent.

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.

The electric shower should be tested prior to use - this falls within the scope of the electrical tests described in Section F1 - Electricity, please refer to this section for further advice.



Photo - 17

E9 Other

Smoke Alarms

NI

The property is fitted with mains-powered smoke alarms; however, the expiry dates on the units have passed, as indicated on the manufacturer's stickers. Smoke alarms have a limited lifespan (typically around 10 years), after which their sensors may become less effective. We recommend that all expired alarms are replaced with new mains-powered units, ideally with a battery backup, in accordance with current safety guidance. You should also ensure that alarms are correctly positioned and interlinked where possible for maximum protection. This is a risk to people:

- inadequate smoke alarms.

You should:

- replace the smoke alarms with new units.

Condensation

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.

The installation of external wall insulation will have increased the airtightness of the building envelope. Where ventilation has not been upgraded accordingly, this can lead to elevated internal humidity levels and an increased risk of surface condensation, mould growth and moisture accumulation on colder elements of the structure.

We recommend that all replacement windows serving habitable rooms are provided with functioning trickle ventilators, unless a suitable alternative whole-house or mechanical ventilation strategy is in place. Trickle ventilation plays an important role in managing background moisture levels, particularly in properties with upgraded insulation and reduced natural air leakage. These were seen to the windows, and should always be left on the open setting.

Condensation risk should also be considered at ceiling junctions, corners and around external wall perimeters, particularly where insulation continuity is poor or where thermal bridges exist at uninsulated reveals, service penetrations or incomplete EWI detailing. These areas are especially vulnerable during colder months and may not become immediately apparent until occupancy increases.

Given the presence of condensation within the roof space and the incomplete EWI detailing noted externally, the property should be regarded as having an elevated condensation risk unless both insulation continuity and ventilation provision are demonstrably improved.

Asbestos

In addition to any other comments in the report regarding the possible presence of asbestos in certain locations, properties of this age and type are likely to contain other asbestos based materials in one form or another. It is outside the scope of this survey to provide an exhaustive list of possible locations. Many building components contain asbestos but these can be difficult to identify particularly if encapsulated, and its presence can only be confirmed by laboratory testing. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. There are significant health hazards associated within ingesting dust containing asbestos fibres. Once asbestos containing materials have been identified, care should be taken to avoid disturbance or damage to these areas. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos. Such work must be undertaken by a licensed asbestos contractor and this can be very costly - you should budget accordingly. When instructing a specialist asbestos survey this should cover the entire property, and should not be limited to any possible locations mentioned in this report.

F

Services

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

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 stored items within cupboards and throughout the property restricted our inspection of the services in place.

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.



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 located in the outside meter box and a consumer unit located in the kitchen cupboard.

3

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

- no certificate.

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

- the electrical installation.

The installation should be inspected and tested every 5 years or on change of ownership. If it has not been inspected recently, 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 - 18

F2 Gas/oil

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

Mains gas is connected via a meter located in the outside meter box.

3

Whilst no obvious defects were noted 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. 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

The property is connected to the mains water supply. 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. The external stop valve is located in the pavement. The internal stop valve and meter is located in the boiler cupboard. 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. Where visible, the internal pipework is formed in copper.

3

Water is stored in an asbestos cement tank in the main roof space. While asbestos cement is generally low risk when undisturbed, the age and condition of the tank should be monitored, as wear or damage could release asbestos fibres, posing a health risk. Over time, these tanks can degrade, causing asbestos fibres to loosen, which may potentially contaminate the water supply. This is a risk to people:

- asbestos content.

We recommend you:

- seek advice from a competent plumber or contractor, who should inspect the water tank, advise you of its remaining lifespan and provide a quotation for replacement.

Removal of this type of tank can be costly and may disturb the asbestos fibres, increasing the risk of exposure. As long as the tank remains intact and undamaged, many homeowners opt to leave it in place, avoiding unnecessary disruption. Any work to this material (for example, drilling, sawing or removal) can pose a hazard to health. Specialist advice should be sought prior to undertaking any work to the tank, and if it is to be removed, it should be disposed of in accordance with current regulations.

Where visible, the remaining elements of the internal pipework appeared in generally satisfactory condition for the age of the property, with no signs of any obvious or significant defects noted. However, it is possible that defects may be present in areas we have been unable to inspect. As the property has been unoccupied for some time, the pipework has not been in regular use, and any minor leaks or issues may have dried out and could only become apparent once the system is fully operational again. It is recommended that all plumbing is carefully monitored when brought back into use, and any necessary repairs are carried out promptly.

Legionella is a naturally occurring bacteria which thrives in water. All hot and cold water systems in residential properties are a potential source for legionella bacteria growth. The main areas of risk are where the bacteria can multiply and increase to dangerous levels and then be spread, e.g. in

spray from showers and taps. Conditions ripe for colonisation are where water of between 20°C and 45°C stagnates, and where sludge, rust or lime-scale are present for the bacteria to feed upon and multiply. Taking some simple and effective precautions will keep risks to a minimum by removing the conditions which allow legionella to grow. Advice on what steps to take immediately on occupation if the property has been unoccupied can be found at www.hse.gov.uk.



Photo - 19



Photo - 20

F4 Heating

Central heating is provided by means of a gas fired condensing boiler located in the kitchen cupboard serving radiators within the property. The pipework serving the heating system is of copper. The boiler has been replaced within the current vendors ownership in 2023. We are not aware of any service documentation, and if a boiler is not regularly serviced after installation, the warranty may then be void.

3

At the time of the inspection the central heating was turned on. Within the limitations of our inspection, it appeared to operate satisfactorily. However, 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 test certificate.

Your legal adviser should check whether there is any test certification and service documentation available and whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for the replacement of:

- the boiler and 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. If the boiler has not been regularly serviced, then the guarantee may be invalid, and your legal adviser should confirm that a service record exists.



Photo - 21

F5 Water heating

As previously mentioned, hot water is provided by the main central heating boiler and stored in a hot water cylinder. The cylinder is also fitted with an electric immersion heater. Where visible, pipework is in copper. This is a vented hot water cylinder, which relies on a cold water storage tank, typically located in the loft, to supply water to the cylinder. This system operates on a gravity-fed principle, where the cold water is stored in the tank and flows down into the cylinder, where it is heated by the boiler or the immersion heater. Because the system is vented, it is open to the atmosphere, and the pressure is lower compared to unvented systems, which may result in lower water flow at taps and showers.

3

The cylinder itself appears to be of some age, and as a result it may be less effective at retaining heat. Older cylinders may also heat water more slowly and operate less efficiently compared to modern, well-insulated models.

Based on the limited visual inspection, the system is functioning at present; however, due to the age of the cylinder, regular servicing is essential. You should also consider upgrading to a modern, better-insulated cylinder in the medium term to improve energy efficiency and reduce the risk of future failures.

We recommend that you:

- instruct a competent contractor to carry out an inspection of the entire hot water installation, including the cylinder and associated pipework, and carry out repairs or replacement as appropriate.

There is vermiculite insulation in the airing cupboard and we refer you to our comments in E1: Roof Coverings.



Photo - 22



Photo - 23

F6 Drainage

The property is presumed to drain to the mains sewer via drain lines. The drainage system may be combined with that of the adjoining properties. Your legal adviser should advise you as to your rights and liabilities in this regard. Waste water usually consists of foul waste (from bathrooms and kitchens) and surface water (rainwater run-off from paths, driveways etc). Modern drainage systems keep the two apart in separate drains which are then diverted to be either treated or discharged into a soakaway. It is therefore important to ensure that foul waste is not discharged into the surface water system as this could cause pollution. The external visible pipework is of PVCu construction.

1

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.

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.

Your legal adviser should 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.

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 boundaries were partly concealed by vegetation growth, stored items and a garden shed which significantly limited our inspection.

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

There is a single garage with the property which is built of brick with a sloping corrugated fibre cement roof.

3

We were told by the neighbour that their builder fell through the roof some years ago, and parts of the roof were replaced. The older sections of the corrugated fibre cement are likely to contain asbestos, whereas the newer sections are unlikely to, as the use of asbestos containing products was banned in 2000. Your Legal Adviser should confirm whether there is any documentation available for the replacement roof sheets. This is a risk to people:

- possible asbestos content.

The front timber beam supporting the roof internally is significantly deteriorated due to rot, which is contributing to visible sagging of the roof structure. In addition to this, some of the roof timbers show signs of a heavy woodworm infestation, which will have further weakened their structural integrity. The combined effects of decay and insect attack are likely to have compromised the load-bearing capacity of the roof in this area. This is a risk to the building:

- rotten timbers, wood-boring beetle.

As mentioned above, sections of the roof sheeting have previously been replaced at the rear, but the front section - along with the affected supporting timbers - now requires replacement. The entire roof structure should be thoroughly inspected by a competent builder, with quotations obtained for full replacement of the defective sections. Any works should also account for the safe removal and disposal of asbestos-containing materials, where present. You should therefore seek specialist advice from a suitably qualified contractor prior to undertaking any works. It is recommended that:

- you should ask a competent builder to assess the garage and advise on the extent of the repairs required.

The garage is otherwise structurally sound, with the walls and joinery in a reasonable state of repair with no significant defects noted, although ongoing repairs and maintenance will be necessary.

Garages are often built on shallower footings than those of the main building and as a result can

be more prone to the effects of structural movement. You should make sure that your electrician checks any electrics within the garage as part of our earlier recommendations.



Photo - 24

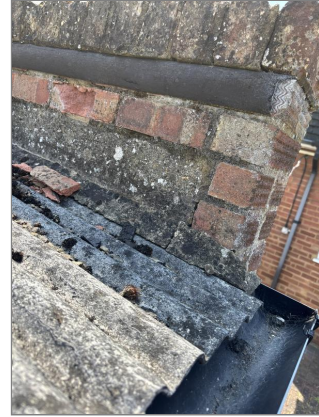


Photo - 25



Photo - 26

G2 Permanent outbuildings and other structures

There are no permanent outbuildings at the property.

NI

G3 Other

The property benefits from two allocated parking spaces and a garden to the rear. The boundaries are generally defined by timber fencing.

2

The timber boundary fence on the left is leaning slightly and deteriorating. Any loose sections should be repaired or replaced, and the fences treated with preservative. The following repairs are suggested:

- repair of damaged fence panels.

The vacant plot of land adjoining the car park is heavily overgrown with brambles and unmanaged vegetation and as a result we cannot confirm that invasive plants such as Japanese knotweed are

not present. Whilst we saw no obvious signs of this, our inspection was restricted, and there is always a possibility this may exist on the adjoining land. The brambles are pushing against the fence line, and this will cause damage if left unchecked. Your Legal Adviser should:

- enquire as to whether the vendor is aware of any Japanese Knotweed having been either on, or near, the property.

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

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

The driveway and parking area appears to be shared with the neighbours. Ask your legal adviser to:

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

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 electrical installation.
- the boiler and 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 electrical installation.
- the gas installation.
- the boiler and 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.
- confirm that the access road is adopted by the local authority.
- confirm the property is in a conservation area.
- make further enquiries and advise you on whether the property has been flooded in the past or is at risk from flooding.
- request an environmental search detailing past contamination issues in the area and advise accordingly.
- 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.

- make enquiries as to any issues with neighbours past and present.
- 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.
- enquire as to whether the vendor is aware of any Japanese Knotweed having been either on, or near, the property.
- 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 driveway.



Risks

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

Risks

I1 Risks to the building

D2: Roof coverings - defective and damaged coverings.

E8: Bathroom fittings - leaking fittings.

F1: Electricity - no certificate.

F2: Gas/oil - no certificate.

F4: Heating - no test certificate.

G1: Garage - rotten timbers, wood-boring beetle.

I2 Risks to the grounds

Local environment - medium surface water flood risk area.

I3 Risks to people

E1: Roof structure - unsafe loft ladder.

E1: Roof structure - possible asbestos content.

E2: Ceilings - possible asbestos.

E4: Floors - slippery floor coverings.

E5: Fireplaces, chimney breasts and flues - deterioration to flue.

E9: Other - inadequate smoke alarms.

F1: Electricity - no certificate.

F2: Gas/oil - no certificate.

F3: Water - asbestos content.

F4: Heating - no test certificate.

G1: Garage - possible asbestos content.

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.

J

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.

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 system appears to be dated 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. There are a limited amount of low energy light bulbs within the property and replacement with low energy fittings would improve overall energy efficiency.

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.

Poor ventilation commonly leads to condensation and subsequent mould growth. The control of condensation can often be difficult, and requires a careful balance between ventilation, heating and insulation.

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.

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.

The EPC is dated from 2019 and may not therefore accurately reflect more recent improvements undertaken to the property.

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

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

10th February 2026

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

Signature





What to do now

L

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.

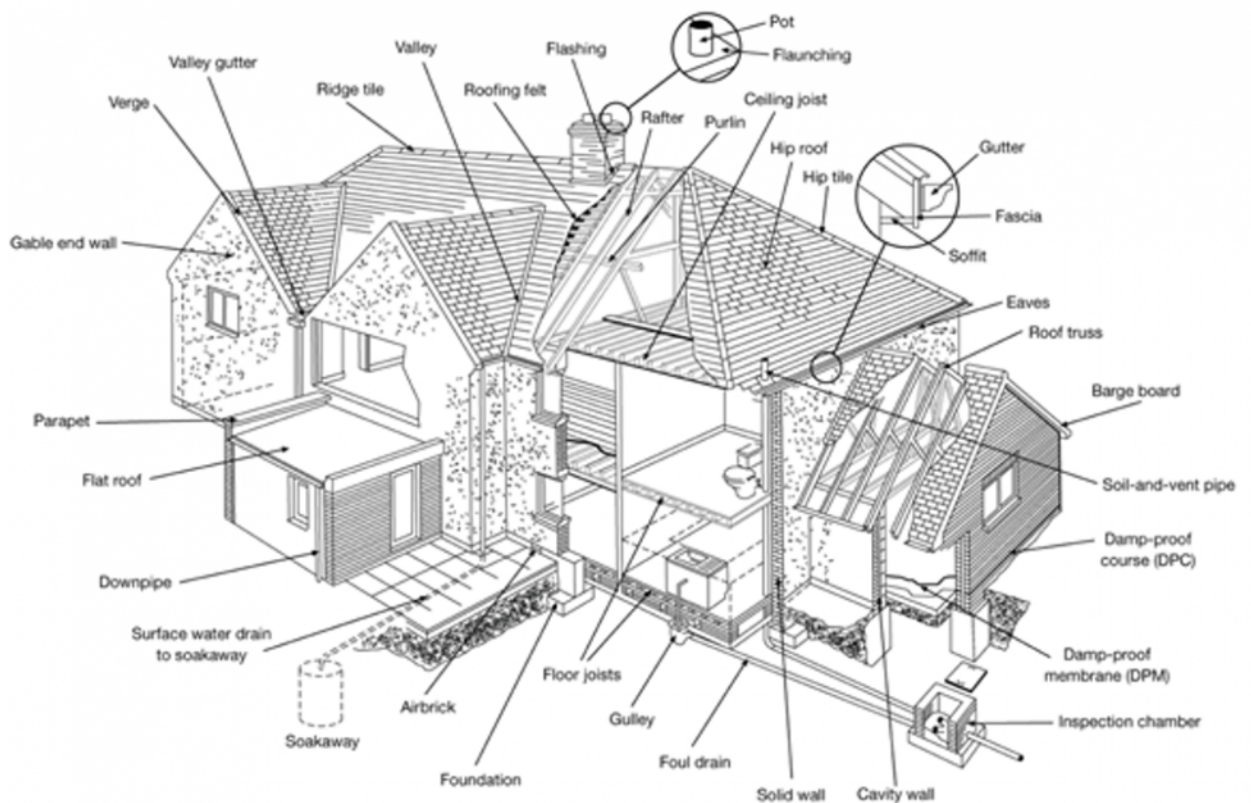
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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

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

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

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

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