



LEVEL 2

# Your survey report

**Property address**

Sample Way, XXX XXX

**Clients' names**

XXX XXX

**Consultation date (if applicable)**

T&C's emailed to clients;

**Inspection date**

**Surveyor's RICS number**

1125339

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# A

## About the inspection and report

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

# A

## About the inspection and report

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

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

### About the report

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

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

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

### About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.



## About the inspection

### Surveyor's name

Nigel Grossman

### Surveyor's RICS number

1125339

### Company name

Nigel Grossman Surveying Limited

### Date of the inspection

### Report reference number

### Related party disclosure

None

### Full address and postcode of the property

Sample Way, Anytown, XXX XXX

### Weather conditions when the inspection took place

Mild although with intermittent rainfall.

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

The house was occupied and fully furnished, with fitted floor coverings throughout. All built-in cupboards and wardrobes contained stored possessions. The vendor was present during the inspection.

Directions in this report assume you are standing in Sample Way facing the front of the house.

The front facing, larger bedroom has been referred to as the front bedroom, and the rear right hand bedroom (adjoining the bathroom) has been referred to as the rear bedroom.



## About the inspection

**Tenure**

**Area of property (sq m)**

Freehold

71

**In my opinion the current reinstatement cost of the property (see note below) is:**

£119,000 (One hundred and nineteen thousand pounds)

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees). The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property. Please note reinstatement cost is NOT the cost of repairs to the property.

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

### Important note

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

#### Overall opinion of property

The property has been maintained in reasonably good condition overall having regard for its age and type and benefits from some improvement. Like many properties, some repair is however required. The property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported.

These defects and issues are in the main fairly common in properties of this age and type, and it must be appreciated that very few properties of this age are ever in perfect condition, if any.

Although a number of elements in this report are categorised as **Condition Rating 3**, this is fairly typical given the property's age and type.

Provided that the necessary works are carried out to a satisfactory standard, we see no reason why there should be any special difficulty on resale in normal market conditions.



# B

## Summary of condition ratings

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



### Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
D5 & D6	Whether there are any double glazing guarantees	



### Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
E4	Floors	
E7	Woodwork	
F1	Electricity	
F2	Gas/oil	
F3	Water	
F4	Heating	

# B

## Summary of condition ratings

F5	Water heating	
G3	Other	

### 2

#### Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D6	Outside doors	
D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E6	Built-in fittings	
E8	Bathroom fittings	

### 1

#### Elements with no current issues

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

Element no.	Element name	Comments (if applicable)



## Summary of condition ratings

### **NI** Elements not inspected

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

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
D9	Other
E5	Fireplaces, chimney breasts and flues
E9	Other
F6	Drainage
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



## About the property

### Type of property

A two storey un-extended mid terraced house.

### Approximate year the property was built

We estimate the property was built during the 1980s. The exact date however could be ascertained by your legal adviser by reference to the Title Deeds.

### Approximate year the property was extended

Not applicable.

### Approximate year the property was converted

Not applicable.

### Information relevant to flats and maisonettes

Not applicable.

### Construction

Traditional construction.

### Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1	0	0	0	1	0	0	0
First	0	2	1	0	0	0	0	0
Second								
Third								
Other								
Roof space								



## Energy efficiency

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

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

### Energy efficiency rating

D

### Issues relating to the energy efficiency rating

None

### 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)

None.

### Other energy matters

None.



## Location and Facilities

### Grounds

The rear garden is of moderate size for the type of property and slopes down towards the back boundary. The front garden is open plan with those either side, and your legal adviser must therefore advise on the exact boundaries.

The house is situated in a pedestrianised section of the road and does not have a garage. The vendor advised that there is one car parking space, numbered 89, and that this is located in the garaging area (which itself is located to the left hand side of 85 Sample Way). Your legal adviser must however verify this by reference to the Title Deeds.

### Location

The property forms part of a residential infill development.

### Facilities

The property is located just outside Anytown town centre although is within reasonable distance of shopping facilities, restaurants, etc. Anytown Station is a little distant from the property. We assume you have satisfied yourself regarding the suitability of the location for your needs.

### Local environment

No adverse local environmental issues were noted from a visual inspection. However we have not undertaken any Environmental Searches, although these should be undertaken as a matter of course by your legal adviser before exchange of contracts.

However, according to the Geological Survey Map the property is in an area that has clay subsoils. Clay expands and contracts according to moisture levels and properties built on clay can therefore be more vulnerable to structural movement, such as subsidence etc. if the stability of foundations is affected. To put this in context however, much of the surrounding area is similarly built on clay.

**D**

**Outside the property**





# Outside the property

## Limitations on the inspection

The presence of dead creeper against the back wall at ground and first floor level near the left hand party wall area restricted our inspection of the wall surface. In addition the presence of a raised planter against the rear wall at ground floor level restricted our inspection. Inspection of the roof tiling was restricted by the presence of moss.

### D1 Chimney stacks

1 2 3 NI

Not applicable.

NI

### D2 Roof coverings

#### Main Roof

The main roof is double pitched with an original interlocking concrete tiled covering. Inspection of the roof tiling was restricted by the presence of moss and this requires removing straightaway with a moss killer spray treatment, and this exercise must be repeated on a regular basis.

**Condition rating: 2.**

No significant sagging or major distortion of the roof slopes was noted from ground level. Although the tiling appeared to be in generally satisfactory condition having regard for its age, we noted gaps between the various ridge tiles. Defects of this type can cause penetrating dampness internally, and whilst there was no evidence of this in the roof space at the time of the inspection, the underside of the tiling was concealed by the underfelt.

A competent roofing contractor must repoint (and if necessary re-bed) the various ridge tiles straightaway to ensure watertightness. **Condition rating: 2.**

The roof tiling generally should be reinspected once moss has been removed in case there are any cracked or otherwise defective tiles.

#### Front Entrance Porch Roof

This roof is single pitched, with a matching interlocking concrete tiled covering, and a lead flashing where the top of the roof adjoins the front wall of the house.

No significant sagging or major distortion of the roof slopes was noted from ground level, and the tiling and lead flashing appeared to be in generally satisfactory condition having regard for their age.

It is important however that the condition of the flashing is regularly checked as flashings can sometimes split and dislodge. Moss needs removing from the roof tiling straightaway and this exercise should be repeated on a regular basis. **Condition rating: 2.**

2

### D3 Rainwater pipes and gutters

The rainwater gutters and downpipes are of uPVC type. There is no rainwater downpipe beneath the rear gutter, and instead there is one fairly long gutter run serving this property and adjacent houses, with downpipes at the back of Numbers 87 and 90 instead. Sometimes long gutter runs can prove problematic, and you should therefore observe the back gutter during

3



## Outside the property

heavy rainfall. If the gutter should overflow, then it may be necessary to install an additional downpipe at the back of Number 89 connected to a suitable surface water outlet.

Although the rainwater fittings appeared to be in generally satisfactory condition overall, the gutter above the front bedroom window is sagging and leaking badly, with rainwater splashing on the front bedroom window cill. The fact that there is some light algae to the reception room front wall (especially beneath the window), suggests that the wall surface is becoming saturated due to the leaking gutter. Defects of this type can typically cause rainwater penetration internally. Although no evidence of rainwater penetration was detected to the reception room front wall, our inspection was restricted by the presence of a radiator below the window. We did however record damp readings to the front bedroom bow window ceiling adjoining the window frame.

A competent contractor must urgently repair, reseal and re-support the affected section of gutter to ensure future watertightness. **Condition rating: 3.**

There are a number of nearby trees and also moss on the roofs. Because moss, tree and leaf debris will typically end up in the rainwater fittings, the gutters, downpipes etc. must be cleared out and cleaned straightaway, and this exercise regularly repeated (particularly during and after the autumn) to prevent blockage, otherwise the rainwater fittings could overflow and cause possible damp penetration inside the property. **Condition rating: 3.**

We recommend that the rainwater fittings generally are regularly checked for any signs of leakage or other defects.

### D4 Main walls

Measurements through external openings indicate that the external walls are of cavity construction.

**3**

The inside and outside faces of a cavity wall should be connected with concealed metal straps (called wall ties). The hidden cavity could not be inspected and we cannot therefore comment on the presence of any mortar droppings which may block or bridge the cavity, nor can we comment on the condition of these ties or whether they are adequate in number. Wall ties can rust, particularly in walls built prior to 1981, and when this happens, the metal expands and can damage the bricks which can result in distortion and loss of integrity to the wall structure. From the external inspection of the walls, no evidence of wall tie failure was noted at the present time.

The verticality of the walls was considered satisfactory and no structurally significant cracking or major distortion was noted.

Foundations were not exposed or examined. You will appreciate that buildings must be provided with foundations suitable for their purpose and also the subsoil. We found no surface evidence of fracturing or distortion to suggest unequal movement or failure at foundation level at the present time. We must therefore conclude that the subsoil in the locality is stable and that the risk of future below ground movement is no greater on this property than with any other property built at a similar time within the immediate area.

However, we would reiterate earlier comments that according to the Geological Survey Map, the property is in an area that has clay subsoils. Clay expands and contracts according to moisture levels, and properties built on clay can therefore be more vulnerable to structural movement, such as subsidence etc. if the stability of foundations is affected. To put this in context however, much of the surrounding area is similarly built on clay.

Some trees, bushes etc. were noted near the property, including for example small trees in the front garden of Numbers 88, 89 and 90, a rose bush against the front entrance porch, and a number of trees, mostly mature, beyond the rear boundary behind this and adjacent dwellings



## Outside the property

including a poplar tree behind Number 88, etc. Tree roots can exert physical pressure on foundations and cause direct movement. On clay subsoils in particular, movement can occur due to their ability to absorb large amounts of moisture which results in severe expansion and contraction of the subsoil. Tree roots can also cause disturbance to underground drains and service pipes, which again could result in movement.

We found no indication of any foundation related problems at the present time, but it should be ensured that there is adequate buildings insurance cover in respect of any possible future damage by trees.

All trees within possible influencing distance of the property must be properly managed, including pruning/pollarding where appropriate to prevent them from exceeding their current size, in order to control (where possible) water extraction from the subsoil.

The external facing brickwork was in generally good condition. However light algae staining was evident to the reception room front external wall, below the window cill. This is almost certainly due to the overflowing front bedroom bow window gutter. Where gutters overflow and saturate external walls there is always a danger of rainwater penetration internally. Although no evidence of this was detected inside the reception room, the inspection was significantly restricted by the presence of a large radiator below the window, and further precautionary investigation is therefore strongly recommended. We would reiterate the need for urgent repair of the leaking gutter as discussed in D3.

The external brickwork pointing (mortar joints) was in generally good condition overall but we should warn that the longer the gutter defect is left unrepaired, the greater the risk that the pointing will become eroded and cause significant internal dampness which can in turn lead to rot.

A few localised patches of missing pointing were noted, including for example at the rear above and below the kitchen window; also above the boiler flue area, etc. All affected sections must be raked out and repointed using appropriate materials straightaway to reduce the risk of internal dampness. **Condition rating: 2.**

The low level tumble dryer plastic vent, to the right hand side of the back door is broken and needs replacing during the course of routine maintenance. **Condition rating: 2.**

The bottom parts of the external walls should incorporate a damp proof course (DPC) just above the external ground level. A DPC is designed to prevent dampness rising up into the property and should extend into internal loadbearing walls and also the party wall between this and the adjoining property.

Typically the DPC was concealed. However in view of the property's age, the DPC is likely to be of polythene type.

Random damp tests were undertaken to accessible ground floor internal wall surfaces using a moisture meter. No significant damp readings were noted indicating that the DPC appeared to be functioning satisfactorily at present. However, the internal inspection was restricted, for example by built in fittings, furniture, possessions, wall tiling, internal dry linings, etc.

Penetrating dampness was however noted in the front bedroom to the left hand window reveal immediately above the horizontal shelf area. The bottom section of the window could not be seen externally but we suspect that this could be due to either defective sealant between the window frame and wall or defective external cement to this area. A competent contractor must identify the cause straightaway and carry out urgent repairs to ensure watertightness. **Condition rating: 3.** Although there was no evidence of internal decay, for example to the adjacent horizontal shelf area, all such timbers must be re-examined by a competent contractor and any rotted or otherwise defective timbers would need to be urgently cut out and replaced.

# D

## Outside the property

At the end of the external window cills, some of the cement repairs have cracked and loosened including for example adjoining the kitchen and rear bedroom windows. To prevent rainwater penetration internally, all affected sections require repair/renewal as necessary. **Condition rating: 2.**

Although the external walls are of cavity construction and will have a better standard of thermal insulation than older type solid brick walls, given the age of the house, the concealed cavity wall insulation is more than likely to be of a lower standard than would be required nowadays, and some heat loss must therefore be expected.

### D5 Windows

The replacement uPVC double glazed windows were in generally satisfactory condition.

We did however note some typical, localised gaps in the external mastic sealant between the window frames and outside brickwork including for example to the reception room front window. Defects of this type can typically cause rainwater penetration internally. You will recall that we commented on the presence of dampness inside the front bedroom, to the window left hand reveal, immediately adjoining the horizontal internal timber shelf which may suggest the lack of an adequate seal between the window and the outside wall. A competent contractor must identify the cause of the front bedroom dampness and carry out urgent repairs to ensure watertightness. **Condition rating: 3.** At the same time all defective external mastic sealant elsewhere must be renewed straightaway to ensure watertightness. **Condition rating: 2.**

The front bedroom window jams slightly and requires adjusting during the course of routine maintenance.

You should be aware that all double glazing has a limited lifespan. For example, over time, double glazing units can fail through loss of glazing seal, allowing misting or condensation to form on the inside faces of the glass. Although this is not a serious defect, it is unsightly and will reduce the thermal insulation properties of the double glazing. Although no evidence of loss of glazing seal was noted, we should warn that symptoms will depend on atmospheric conditions, and for this reason, failure cannot always be determined from a single inspection, and we cannot therefore rule out the possibility of failed sealed units being present.

From time to time double glazing generally will require routine maintenance, for example to hinges, handles, sealing strips, sills etc.

You must ask your legal adviser to check whether the various double glazed window and door units throughout the property have either Building Regulation approval or have been installed by a contractor registered with FENSA (or equivalent). FENSA is a government approved trade association whose members can self-certify that their installations meet the standards of the Building Regulations. If they were installed before April 2002 or do not have either of these, no assurance can be given regarding the standard of the installation, and of course installation by a FENSA registered firm might not always mean that the original installation fully complied with Building Regulations at the time, as the quality of work carried out would very much depend on the actual installer.

### D6 Outside doors (including patio doors)

The front and rear external doors are of replacement uPVC double glazed type, albeit of slightly older appearance at the front. Although the doors were in generally satisfactory condition, mastic sealant should be provided between the rear door frame and the surrounding external brickwork straightaway to reduce the risk of penetrating dampness internally. **Condition rating: 2.**



## Outside the property

We would reiterate comments in E5 above that double glazed units generally will have a limited lifespan. They can also suffer from loss of glazing seal which is not always apparent from a single inspection as symptoms will be dependent on atmospheric conditions.

### D7 Conservatory and porches

None.

NI

### D8 Other joinery and finishes

The fascia and soffit boards at roof eaves level are generally of original timber construction, although apparently with a uPVC capping to the front bedroom bow window area. These were in generally satisfactory condition. **Condition rating: 1.** It is important however that the timber joinery is regularly prepared and redecorated to reduce the risk of wet rot.

2

Some of the rear horizontal soffit vent grilles are missing at the back of the property and these require replacing straightaway to prevent vermin entry. **Condition rating: 2.**

The front entrance porch timber weatherboarding was in generally satisfactory condition although will require regular preparation and redecoration to reduce to risk of wet rot.

### D9 Other

Not applicable.

NI

# E

**Inside the property**



## Inside the property

### Limitations on the inspection

The internal inspection was restricted by fitted floor coverings throughout, built-in fittings, furniture and possessions. Furniture, possessions and wall hangings have not been moved. All built-in cupboards and wardrobes contained stored items including the cupboard beneath the kitchen sink.

The vendor had packed up some possessions already and the presence of stacked boxes and possessions significantly restricted our inspection in some places, especially in the reception room (for example beneath the staircase, against the right hand wall surrounding the right hand wall sofa); in the front bedroom built-in cupboard above the staircase; also in the rear bedroom where there was a substantial quantity of piled up boxes and possessions (notably adjoining the right hand party wall extending from the front of the room to the rear). We recommend all such areas are reinspected as a precautionary measure before exchange of contracts, once possessions have been removed in case there are any concealed defects.

Inspection of the roof space (loft) was significantly restricted. This was because of fitted floorboards throughout, underlinings beneath the roof covering and possessions.

### E1 Roof structure

1 2 3 NI

Access to the roof space (loft) is from a hatch in the first floor hall ceiling, via a fitted pull down aluminium ladder. Although there are three lights in the roof space, they are battery operated and particularly dim.

2

The roof frame is of gang nailed trussed rafter construction which is typically adopted on modern properties. No significant sagging or major distortion of the roof frame was evident. The roof timbers appeared to be in generally satisfactory condition, although not every length of timber was examined, or indeed accessible, and we have not undertaken any calculations to verify the structural adequacy of the frame.

However, although the roof frame is provided with horizontal timber bracing, there is no diagonal chevron bracing, or any steel strapping to anchor the party walls to the timber roof frame (which would be required nowadays for more modern roofs under current Building Regulations). Although there was no evidence of resultant distortion, we strongly recommend upgrading in this regard to current Building Regulation standards to improve lateral restraint. **Condition rating: 2.**

Underfelt beneath the roof tiling appeared to be in satisfactory condition. The underfelt prevented inspection of the ridge area but we would reiterate the need for repointing and re-bedding of the external ridge tiles to prevent rainwater penetration internally as discussed in D2.

The blockwork party walls were in satisfactory condition. **Condition rating: 1.**

The fitted floorboards appeared to be in generally sound and stable. The presence of floorboarding however prevented inspection of the first floor ceilings and ceiling joists and we cannot comment on the presence or adequacy of any insulation above the first floor ceilings. We recommend sample floorboards are temporarily lifted to determine the adequacy of any insulation, which should be upgraded to at least 270mm (if not already at this depth) to reduce heat loss.

There is an original aluminium flue which runs between the right hand party wall and the ridge. This indicates that there may have been a fireplace opening in the reception room right hand wall. However, due to the presence of an adjacent sofa, this could not be verified. (See E5).

Within the limitations of our inspection, no evidence of active woodworm was noted.



## Inside the property

### E2 Ceilings

The ceilings are of plasterboard construction and in good condition. However cracks can often occur due to normal shrinkage at the junction of boards and at their perimeters. Should this occur, cosmetic making good using flexible filler is often all that is required. Please be aware however, that as with any crack repairs, the cracks can sometimes re-open over time.

2

A gap in the first floor hall cupboard ceiling requires making good using appropriate materials.

**Condition rating: 2.**

The front bedroom ceiling was found to be damp at the front of the bow window area adjoining the window frame, roughly corresponding to the leaking section of external gutter. This is no doubt due to the gutter leak, and whilst the ceiling surface was found to be generally sound, the longer the gutter defect is ignored, the higher the likelihood of the ceiling needing repair or possible replacement.

We could not access the roof timbers above the front bedroom bow window area inside the roof space due to fitted floorboards. **Condition rating: Not inspected.** However all such timbers in this area should be exposed and examined as a precautionary measure. If any rotted or otherwise defective timbers are present, they would need cutting out and replacing as a matter of urgency.

Ceilings at first floor level and in the reception room, etc. have a light texture coated finish. Such texture coated Artex type ceiling finishes can sometimes contain elements of asbestos, albeit usually a relatively low proportion although sample testing has not been undertaken to verify this. We recommend that an asbestos specialist contractor tests a sample of this material to determine whether it contains elements of asbestos.

Provided that the texture coated finishes are in good condition (as they appeared to be in this case), then there is unlikely to be any significant risk to health in any ceilings which might incorporate this material. However such texture coated finishes must not be cut, broken up, sanded, drilled or otherwise damaged as this could release potentially harmful fibres into the atmosphere.

If you intend providing a skim coat of plaster beneath any asbestos based ceiling finish, you must not score the existing finish as this could release potentially harmful fibres into the atmosphere.

Please note that any work relating to asbestos based materials including removal and disposal must always be carried out by a competent person in compliance with Asbestos Regulations. If specialist removal becomes necessary then we should warn that this can prove costly.

### E3 Walls and partitions

The internal partitions are of assumed stud construction, faced with plasterboard, and the internal faces of the external walls and party walls are similarly dry lined with plasterboard.

2

The verticality of the walls/partitions was considered satisfactory and no significant cracking or major distortion was noted.

There are however some narrow width plaster cracks, for example below the kitchen window, etc. These are likely to be due to normal shrinkage and settlement, and did not appear to be structurally significant. The cracks can be made good during the course of routine maintenance using flexible filler (before redecoration), although we should warn that cracks can typically re-open over time.

The internal plasterboard wall linings were in generally satisfactory condition. However





## Inside the property

penetrating dampness was noted in the front bedroom to the left hand window reveal, immediately above the horizontal timber shelf, which has been discussed earlier, and if external repair is carried out immediately then the plasterboard lining might dry out without significant defect. However the longer the external defect is left unrepaired, the greater the risk of the wall lining needing repair or replacement. Although the timber shelf appeared to be in sound condition, all adjacent timbers should be exposed and examined. If any are found to be rotted or otherwise defective these would need to be urgently cut out and replaced.

Some of the walls are covered with wallpaper. Prolonged use of steam powered wallpaper strippers must be avoided as these can substantially damaged plasterboard wall linings. We should warn that when wall coverings are removed, this can often reveal hidden plaster cracks and other blemishes.

Walls are partly tiled in the kitchen and bathroom. The tiling was of reasonably modern appearance and in generally good condition. **Condition rating: 1.** Wall tiling and grouting surrounding the bath and inside the shower cubicle must be kept in good condition to prevent water seepage, otherwise dampness and decay could result. In this regard localised re-grouting is necessary to the smaller tiles in the bathroom, especially the front wall above the bath edge to prevent water seepage. **Condition rating: 2.**

Wall and other decorations were in generally satisfactory condition, although not perfect. There were some marks and scuffs from every day wear and tear, in addition to damp staining in the front bedroom bow window reveal area, and decorations may be found to be marked and faded once pictures and furniture have been removed.

No evidence of any significant condensation problem was noted in the property. Condensation is however more common during colder weather.

Condensation can often be controlled by achieving the correct balance between insulation, ventilation and heating. The lack of any heating in the front entrance lobby could give rise to condensation and this would need to be monitored and addressed if necessary. Areas where air cannot circulate are often susceptible to condensation and therefore furniture, wardrobes and possessions should not be placed against external walls.

Condensation can sometimes occur for one occupier where it did not for a previous one due to differences in habits/lifestyles etc. For example, drying washing in rooms, not opening windows, not using extractor fans etc. can cause the build-up of condensation.

Efforts should be made to keep condensation to a minimum. A build-up of condensation over a period of time will affect plaster, timber elements and decorative finishes. It can also affect the health of the property's occupants, such as asthma.

### E4 Floors

Floors are of suspended timber construction. Inspection of the floors was restricted by fitted floor coverings throughout, as well as built in fitments, furniture, stored boxes and packing cases and possessions.

The timber flooring was found to be generally level and firm to the tread, without evidence of any significant springiness or major deflection.

Some localised unevenness was however, including for example in the bathroom. This did not appear to be excessive and did not appear to be structurally significant within the limitations of our inspection.

We cannot however comment on the condition of the unseen floor structure (such as floorboards, joists, wall plates etc.), but should warn that when floor coverings are lifted in a property of this

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## Inside the property

age, it can often reveal split and damaged floorboards.

The kitchen floor was found to be uneven near the kitchen sink, where the wood laminate surface has been covered with a large mat. When the mat was removed, it revealed that the wood laminate has broken up. The vendor advised that this was because they replaced the original laminate with a thinner laminate material, although we have not come across thinner laminates breaking up like this before.

When the loose pieces of laminate were lifted, it revealed damp staining to the floor finish below, and when this was tested using a moisture meter very high damp readings were recorded. The loose plinth beneath the adjacent floor cabinets was temporarily removed and there did not appear to be any apparent water leak beneath the kitchen sink or from the adjacent washing machine area. The dampness could therefore be a result of a hidden plumbing leak beneath the flooring.

A competent plumbing contractor must urgently identify the cause of the dampness (which may require exposing the void beneath the floorboards), and carry out urgent repairs to ensure watertightness. **Condition rating: 3.** At the same time all floor and sub-floor timbers in the kitchen must be urgently exposed and examined, and any rotted or otherwise defective timbers must be urgently cut out and replaced. **Condition rating: 3.**

Some typical loose and creaking floorboards were evident. This is not considered structurally significant although the affected boards should be re-secured to the joists below using screws, taking care not to puncture any concealed plumbing or electrics.

Sub-floor ventilation beneath the timber ground floors is achieved by external air bricks set into the base of the main walls. There is an adequate provision of air bricks and these must therefore not be blocked otherwise dampness and decay could occur. (If you intend extending the property, existing airbricks must be continued through the extension flooring using ducting to the new external airbricks).

### E5 Fireplaces, chimney breasts and flues

There are no chimney breasts in this property. However we suspect that there might a concealed fireplace to the reception room right hand party wall as discussed in E1. This could possibly be located behind the sofa but was not apparent during our inspection, as the sofa hasn't been moved. Should there be a concealed gas or other appliance behind the sofa, this would need to be inspected and tested by a suitably qualified engineer and any necessary works required should be implemented for safety reasons.

NI

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

The replacement kitchen wall/base cabinets and worktops are in generally good condition but the plinth below the base cabinets is loose in places and requires refixing, and some of the decorative timberwork above the wall cabinets also requires attention. **Condition rating: 2.**

2

Built-in kitchen/utility appliances and white goods are beyond the scope of this survey and have not been inspected. We recommend they are inspected and tested before use by qualified engineers to ensure satisfactory and safe operation. Vendors will sometimes remove utility machines and you must check that any associated water supply or waste pipes, including connections to the kitchen sink waste have been properly capped to prevent leakage.

Built-in wardrobes are only present in the front bedroom and these were in generally good condition. **Condition rating: 1.**



## Inside the property

### E7 Woodwork (for example staircase joinery)

The timber staircase treads were generally level and firm and the ranch style timber staircase balustrades were in satisfactory condition. **Condition rating: 1.**

The internal doors are no doubt original, of ordinary quality, albeit in generally satisfactory condition. However localised doors jam in their frames such as the front bedroom door and require adjusting. **Condition rating: 2.**

The multi-pane glazed door between the porch and reception room does not appear to have any etched safety markings which suggests that safety glass may not have been used. This requires investigating by a competent contractor and if this should be the case, then the glazing (or the door itself) must be urgently renewed to incorporate safety glass for reasons of safety, especially if young children are likely to be present. **Condition rating: 3.** (See also I3).

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### E8 Bathroom fittings

The replacement bathrooms fittings were in generally good condition although the bath tap shower selector knob is broken and requires repair or replacement. **Condition rating: 2.**

It is important that the bath edge mastic sealant is kept in good condition to prevent water seepage otherwise dampness and decay could result.

2

### E9 Other

Not applicable.

NI

# F

## Services

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



# Services

## Limitations on the inspection

Wiring and plumbing were mostly concealed in ducts and floors.

The below ground drainage installation could not be inspected as discussed in G6.

## F1 Electricity

1 2 3 NI

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

We have not undertaken any tests or been provided with a current inspection and test certificate. It is mandatory that electrical installations are inspected and tested every 5 years for rented property, and recommended every 10 years for owner occupied property, and also on every change of ownership. It should be appreciated that Electrical Regulations are subject to regular change.

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Mains electricity is provided and the two separate consumer units (fuse boxes) are located in the entrance porch. The wiring and cables were generally concealed. The main consumer unit is of older type and contains a limited number of miniature circuit breaker fuses. The smaller unit could not be accessed as the cover has been screwed shut, but could possibly contain up to two older style rewirable fuses but this has not been verified. The consumer units lack RCD protection and there were no labels on the units indicating when the last inspection and test was carried out. The meter is located in a box attached to the porch outside wall.

Some aspects of the installation gave cause for concern including the possibility that the bathroom ceiling light fitting might not be watertight to current regulations. It should be appreciated that there will probably be additional defects and deficiencies (especially in concealed areas), as well as aspects of the electrical installation which do not comply with current Electrical Regulations.

We noted that a number of the power sockets are singles rather than doubles and may not therefore be sufficient for modern day requirements.

We therefore strongly recommend that the entire electrical installation (including all external electrics and those within any outbuildings/garages etc.) is inspected and tested by a NICEIC registered electrician or an alternative appropriately qualified person for safety reasons, before exchange of contracts. All necessary upgrading and rewiring works required to ensure satisfactory and safe operation in accordance with latest Electrical Regulations must be urgently carried out. **Condition rating: 3.**

## 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.

The property is provided with mains gas, and the meter is situated in the box attached to the porch outside wall. The gas service pipework was mostly concealed, and the meter, pipework and associated appliances have not been tested. If there is no record of a very recent inspection and test, we strongly recommend that the gas installation and associated appliances is inspected

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## Services

and tested by a qualified Gas Safe registered engineer for safety reasons before exchange of contracts. Any necessary works required to ensure satisfactory and safe operation in accordance with current regulations must be urgently implemented. **Condition rating: 3.**

### F3 Water

Mains cold water is provided. The cold water rising main pipework which runs between the property and the road is below ground level, and could not therefore be seen. However where the rising main enters the kitchen below the sink, it is of Alkathene type.

3

The internal isolation stopcock (to turn off the cold water supply) is situated in the cupboard beneath the kitchen sink. Typically the stopcock was jammed and requires releasing and testing by a competent plumbing contractor to ensure watertightness.

We have discussed the presence of dampness to the kitchen flooring where the wood laminate surface has broken up near the kitchen sink. This could be due to a water leak beneath the timber flooring. A competent plumbing contractor must urgently identify the source of the leak and carry out urgent repairs to ensure watertightness. **Condition rating: 3.**

Given dampness to the floor finish, a competent contractor must expose and examine all floor and sub-floor timbers throughout the kitchen including floorboards, concealed joists, etc. for any signs of rot. All rotted or otherwise defective timbers must be urgently cut out and replaced. **Condition rating: 3.**

All cold water appliances in the property would appear to run directly from the rising main. Whilst this is an acceptable method of supply, it does mean that there is no cold water storage tank if supplies need to be switched off.

Cold water plumbing is mainly in copper and wastes in uPVC where visible but we cannot comment on the significant amount of hidden pipework. We would however reiterate comments above that there may well be a plumbing leak beneath the kitchen flooring which requires urgent investigation and attention.

### F4 Heating

Central heating is provided by a replacement Vaillant Ecotec Pro 28 gas fired condensing combination located in the kitchen and with a fan assisted external flue. The vendor advised that the boiler was installed in 2012, but this has not been verified. On this basis the boiler would be around nine years old. You should be aware that modern boilers can typically have a lifespan of around 10 to 15 years from new on average. We recommend you ascertain the age of the boiler before exchange of contracts. Radiators are probably original and mostly incorporated thermostatic valves. However radiators are not present in the entrance lobby and first floor hall which could give rise to condensation issues especially in the porch.

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The central heating was switched off at the time of inspection. Tests have not been carried out and we cannot therefore comment further regarding the condition, adequacy or standard of the installation. Servicing of the installation, including boiler should be undertaken at least annually by a Gas Safe Register qualified engineer. The vendor advised that the boiler was last serviced in 2015 and this gives serious cause for concern. Your legal adviser must check whether there is any record of any service since then.

We strongly recommend the entire installation including boiler is inspected and tested by a Gas Safe Register qualified engineer before exchange of contracts, with particular reference to whether any heating pipes run beneath the and damaged section of kitchen flooring. Any necessary works required to ensure satisfactory and safe operation and to comply with current



## Services

regulations must be urgently implemented (together with a service if there is no record of this in the last 12 months). The engineer should provide advice on the likely remaining lifespan of the installation, and in particular the boiler itself. <b>Condition rating: 3.</b> Thereafter the installation should be serviced annually.	
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### F5 Water heating

Hot water is provided directly by the central heating combination boiler and there is therefore no hot water storage facility.	<b>3</b>
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Commonly with combination boilers, when a hot water tap is in operation, water flow, temperature and pressures can fluctuate if more than one tap is turned on.	<b>3</b>
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Hot water was in operation at the time of inspection. Whilst there were no outward signs to indicate any specific problems, tests have not been carried out and we cannot therefore comment further regarding the condition, adequacy or standard of the installation.	<b>3</b>
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As a precautionary measure and in conjunction with recommendations in Section G4, the water heating installation should be inspected and tested by a Gas Safe Register qualified engineer before exchange of contracts. Any necessary works required to ensure satisfactory and safe operation and to comply with current regulations must be urgently implemented. <b>Condition rating: 3.</b>	<b>3</b>
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### F6 Drainage

We assume the property is provided with mains drains, but your legal adviser must make enquiries.	<b>NI</b>
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No inspection chambers were evident within the front and rear gardens but might possibly be concealed in the patio area beneath the rabbit hutch (which adjoins the left hand boundary fence) or below the timber aviary (which is situated between the kitchen window area and the right hand boundary fence). Further investigation is required to determine whether any inspection chambers have been covered or built over.	<b>NI</b>
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If there are no inspection chambers, maintenance of the drains including clearance of any blockages will be very difficult, and would require access onto a neighbouring property's land.	<b>NI</b>
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As we have not had access to the drains, we cannot comment on their condition. <b>Condition rating: Not inspected.</b>	<b>NI</b>
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Given that drains can deteriorate with age and can also block and leak, and in view of nearby trees etc., we strongly recommend that the drains are accessed, inspected and tested (using CCTV camera equipment) by a competent drains specialist before exchange of contracts. Any necessary works required to ensure satisfactory and watertight operation must be undertaken. You must also expose any covered drain inspection chamber, and you should consider installing a drain inspection chamber if none already exist.	<b>NI</b>
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### F7 Common services

Not applicable.	<b>NI</b>
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# G

**Grounds**

**(including shared areas for flats)**





# Grounds (including shared areas for flats)

## Limitations on the inspection

Although there is a timber shed in the rear garden, and a rabbit hutch and aviary on the rear patio, these are beyond the scope of the Home Survey - Level 2 Report and have not therefore been inspected. You should however undertake your own inspection before exchange of contracts.

### G1 Garage

1 2 3 NI

We understand the property does not include any garage.

NI

### G2 Permanent outbuildings and other structures

Not applicable.

NI

### G3 Other

#### Front Garden

The front garden and paved path slope down towards the front entrance door. Although there was no surface water channel in front of the house, no evidence of surface water drainage issues were detected but we recommend this area is monitored during heavy rainfall, and if problems should occur then it would be necessary to provide suitable surface water drainage.

The paving was a little uneven and should be re-levelled during the course of routine maintenance.

#### Rear Garden

The rear garden slopes down towards the rear. Where seen the paved patio appeared to be in reasonable condition but various sections were hidden for example by the aviary and rabbit hutch.

The timber fences are elderly and in fair condition. The rear boundary timber gate is swollen and could not be opened.

#### Rear Shared Path

The narrow shared path directly behind the rear boundary of this and neighbouring properties is paved. However the paving has sunk severely in various places and is therefore seriously uneven. This is a trip hazard and requires addressing straightaway. **Condition rating: 3.**

The area beyond the communal rear path is unkempt and somewhat overgrown with bushes, etc. Your legal adviser must ascertain ownership of this area and whether there are satisfactory arrangements for maintenance. We should warn that where areas are not regularly maintained, there is an increased risk of Japanese Knotweed growing.

The timber boundary fencing varies in age and condition. We noted some loose and damaged sections, and repair or replacement is therefore required. Ownership of the various boundaries should be determined by your legal adviser by reference to the Title Deeds.

3

# 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

The house has not been extended or subject to any apparent structural alterations.

## H2 Guarantees

We are unaware of any remaining guarantees but your legal adviser must make enquiries including for example in relation to the double glazed units and arrange for any guarantees to be transferred.

## H3 Other matters

Sample Way is made up and assumed to be adopted by the Local Authority but your legal adviser must verify this and also ascertain whether the Local Authority are responsible for the shared pedestrian path which leads to the front garden of this and adjacent dwellings, and ownership of the poor shared path behind the rear garden back boundary.

We understand the house is being sold on a Freehold basis but your legal adviser must verify this.

## 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

A number of risks were noted and these include for example the following:

1. The front gutter has caused some dampness inside the front bedroom for example along the front edge of the bow window ceiling.
2. Dampness was also noted to the front bedroom left hand window reveal area immediately above the horizontal timber shelf.
3. The kitchen floor was found to be very damp near the kitchen sink which indicates a plumbing leak.

Competent contractors must be instructed to urgently identify the cause of dampness in each case and undertake urgent repairs to prevent recurrence.

Although no evidence of serious rot such as dry rot was noted, there is a significant risk that timbers in proximity to the various areas of dampness could be affected by serious rot, especially floor and sub-floor timbers in the kitchen area. A timber treatment specialist (preferably PCA registered) must urgently expose and examine all timbers in proximity to areas of dampness (including floor and sub-timbers in the kitchen) before exchange of contracts. All rotted or otherwise defective timbers must be urgently cut out and replaced.

Within the limitations of our inspection, no evidence of active woodworm was noted.

No evidence of flooding was noted at the time of our inspection, but we have not carried out any Environmental Searches. Your legal adviser should as a matter of course obtain the full range of Environmental Searches, and he should report back to you any adverse issues.

## I2 Risks to the grounds

Although we are unaware of any land contamination issues, we have not undertaken any soil tests or carried out any Environmental Searches. Your legal adviser should as a matter of course obtain the full range of Environmental Searches, and he should report back to you any adverse issues.

## I3 Risks to people

From our limited non-invasive inspection, no evidence of asbestos was found within the property, but this material was not banned from being used residential properties until late 1999. As with any property we cannot comment on the presence of any asbestos which might be concealed or encapsulated in the structure or where painted finishes prevented positive identification.

A number of risks to people were noted and these include for example:

1. The ground floor internal door glazing does not appear to incorporate safety glass. The glazing (or the door itself) must be urgently replaced for safety reasons.
2. The shared paved path behind the back boundary is extremely uneven and a serious trip hazard and requires re-levelling as a matter of urgency.

See also general comments in Section F.

## I4 Other risks or hazards

Not applicable.

# J

## Surveyor's declaration



# Surveyor's declaration

**Surveyor's RICS number**

1125339

**Phone number**

Office 0208 428 5936 Mob. 07919 541961

**Company**

Nigel Grossman Surveying Limited

**Surveyor's Address**

**Qualifications**

FRICS

**Email**

[nigel@nigelgrossman.co.uk](mailto:nigel@nigelgrossman.co.uk)

**Website**

[www.nigelgrossman.co.uk](http://www.nigelgrossman.co.uk)

**Property address**

Sample Way, Anytown, xxx xxx

**Client's name**

**Date this report was produced**

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

**Signature**

# K

**What to do now**





## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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



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



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

## The service

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

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

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

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

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

## The inspection

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

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

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

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

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

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

## Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. 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.



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

## 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 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 and 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 and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

## Dangerous materials, contamination and environmental issues

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

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

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



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

## 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 objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## Condition ratings

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

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. 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 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.



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

## Issues for legal advisors

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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.



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

## Standard terms of engagement

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

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

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

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

**4 Terms of payment** – You agree to pay our fee and any other charges agreed in writing.

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

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

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

This report is for use in the UK

## Complaints handling procedure

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

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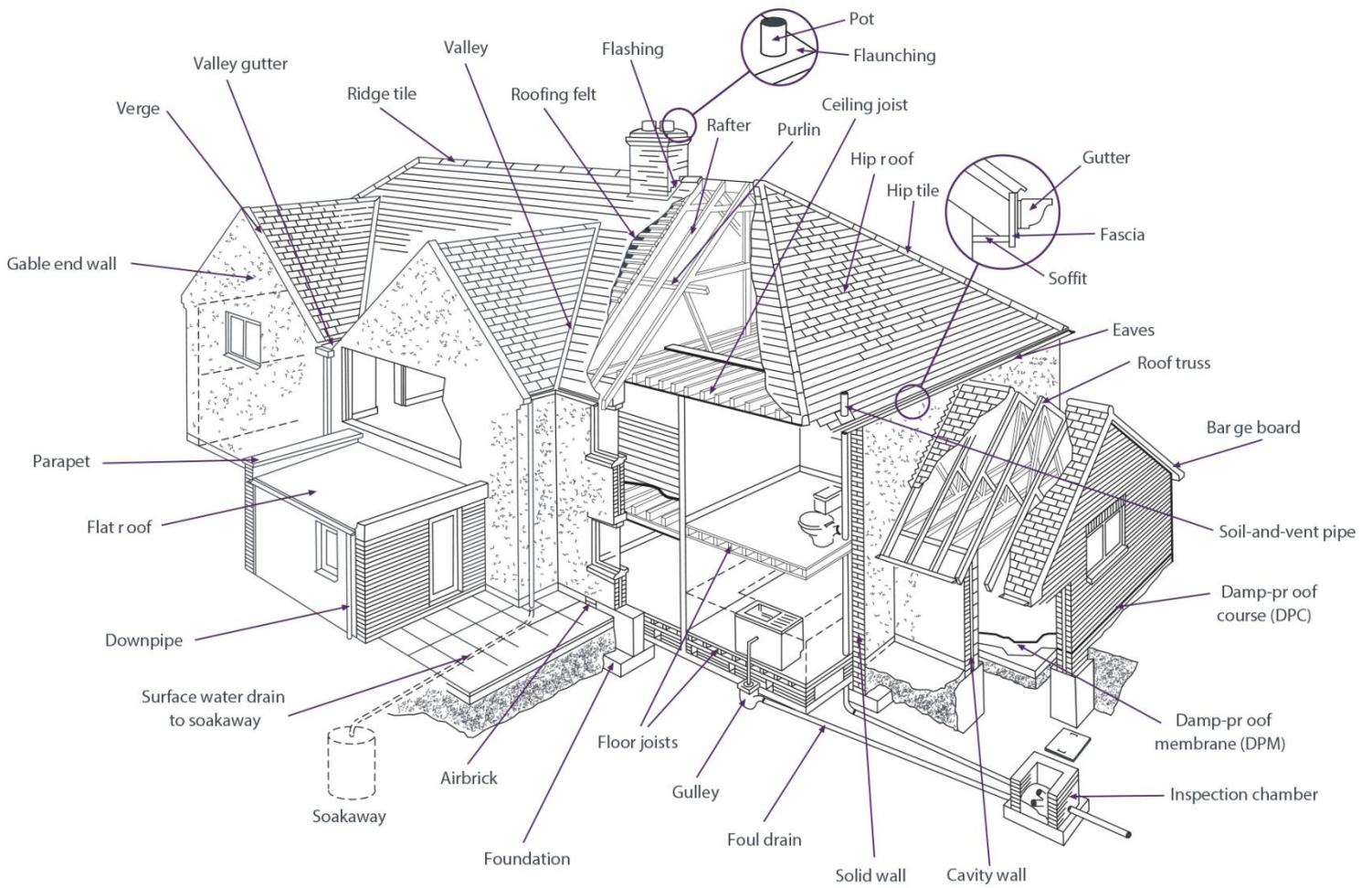
## Typical house diagram





# Typical house diagram

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



## Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.

## Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

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