LEVEL 3

Your survey report

Property address
[redacted]

Client's name
[redacted]

Inspection date
8th December 2021

Surveyor's RICS number
[redacted]

3

Contents

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 inspection and report

As agreed, this report will contain the following:

- a thorough inspection of the property (see *'The inspection'* in section M) and
- a detailed 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 our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.

- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

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

A

About the inspection

Surveyor's name

[redacted]

Surveyor's RICS number

[redacted]

Company name

Date of the inspection

8th December 2021

Report reference number

[redacted]

Related party disclosure

We are not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Full address and postcode of the property

[redacted]

Front of property

Rear of property

A About the inspection

Street scene

Weather conditions when the inspection took place

At the time of the inspection it was overcast but dry.

Prior to the inspection the weather was mainly wet.

Status of the property when the inspection took place

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

All fitted and built in cupboards or wardrobes, including the under stairs space, contained items preventing a proper internal inspection of these areas.

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

Summary of condition ratings

Overall opinion of property

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

The reinstatement cost for insurance purposes including demolition, site clearance and professional fees has been calculated in the sum of £205,000. It is recommended that the reinstatement cost is index linked and that it is reassessed every ten years. This is based on a gross external floor area of about 117 square metres.

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'.

3

Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
F1	Electricity	
F2	Gas/Oil	
F6	Drainage	
G1	Garage	

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)
D1	Chimney stacks	
D2	Roof coverings	
D4	Main walls	
E1	Roof structure	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings	
E7	Woodwork	
F3	Water	
F4	Heating	

B

Summary of condition ratings

F5	Water heating	
G3	Other	

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D3	Rain water pipes and gutters	
D5	Windows	
D6	Outside doors	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E2	Ceilings	
E8	Bathroom fittings	

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	Comments (if applicable)
D9	Outside other	
E5	Fireplaces	
E9	Inside other	
F7	Common services	
G2	Permanent outbuildings	

B

Summary of condition ratings

Summary of repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Repairs	Cost guidance (optional)
Fireplaces, Chimney Breasts and Flues - Please see Section F5	
Electricity - Please see Section G1	
Gas - Please see Section G2	
Drainage - Please see Section G6	
Garage - Please see Section H1	

Further investigations

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

To assist we set out above and below and in Section I1 the items listed as a 'CR3', which is a summary of the main items in need of repair that, in our opinion, you should attend to both now and allow for in the future. This is not intended to be an exhaustive list and we would recommend the report is read in full to gain an overall picture of the property.

If you intend to use the existing gas fire, you should first have it checked by a suitably qualified Gas Safe registered engineer to confirm its safe operations. See Section I - Risks.

We recommend that the entire electrical installation is tested by a competent NICEIC/ECA registered electrician and all recommendations implemented. Thereafter, the installation should be retested every ten years. Please see Section F1 - Electricity and Section I - Risks.

You should instruct a 'Gas Safe' registered contractor to carry out a test of the system and confirm its safe operation. Please see Section F2 - Gas and Section I - Risks.

We recommend that you obtain a quotation from a suitable contractor for the replacement of the soil pipe that should extend above the rear roof slope. See Section I - Risks.

You should obtain a quotation from a suitable contractor for the removal and disposal of the garage roof sheets that are likely to contain asbestos. See Section I - Risks.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

The property is a semi-detached house on two floors.

The property has been extended by the addition of a two storey side extension (which comprises an open ended car port at ground floor level) and a single storey rear extension.

The porch area has been enclosed beneath an original roof covering.

The front of the property faces approximately south-west.

All directions contained in this report are taken facing the property looking at the front door elevation.

Approximate year the property was built

1960 - We were told by the owner that the property was constructed in about 1960 and we would confirm that the property's construction accords with this.

Approximate year the property was extended

2006

Approximate year the property was converted

Information relevant to flats and maisonettes

The property is not a flat.

Construction

The main walls are of cavity brick and concrete block construction under a double pitched roof clad with interlocking concrete tiles.

The two storey side extension has walls and roof of similar construction.

The single storey rear extension is assumed to be of cavity brick and concrete block construction under a flat roof covered with glass reinforced plastic (GRP).

The ground floor is mainly of suspended timber construction with solid construction to the front porch.

The first floor is of suspended timber construction.

The windows and doors are of uPVC construction.

Hazardous Materials

Given the age of the property it is possible that timber treatment may have been undertaken in the past with materials which are now considered hazardous. Likewise, materials such as lead and asbestos are likely to have been incorporated into some elements of the construction. We would draw your attention to our comments at Section I - Risks.

Security

We did not identify an alarm system but you should confirm this with the Vendors.

You should ensure that the locks to doors and windows comply with the requirements of your insurers.

C

About the property

Construction

We would always recommend that locks are changed when a property changes hands.

Accommodation

	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	2			1	1	1		
First		5	1					
Second								
Third								
Other								
Roof spaces								

Means of escape

We would recommend that you draw up a simple plan of your property and identify both direct and indirect routes to escape the property. A meeting place should also be identified, for example, a large tree or post box far enough away from the property to be safe.

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

Things to consider when assessing the fire risk in a residential property:

- Blocked, obstructed or restricted escape routes.
- Layout and length of escape routes to the final exit avoiding the kitchen.
- Condition of the staircase, walls and ceilings.
- Smoke and fire detection equipment.
- The type and condition of the space heating, open fires, electric fires and gas heaters.
- The condition of the electrical system and the likelihood of overloading.

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 energyimprovements recommended by the EPC.

Energy efficiency rating

D67

Issues relating to the energy efficiency rating

The cavity walls appear to be insulated.

Mains services

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

X	Gas	X	Electric	X	Water	X	Drainage

Central heating

X	Gas		Electric		Solid fuel		Oil		None

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

The Surveyor is not aware of any other energy sources.

Other energy matters

No matters to raise.

C Location and facilities

Grounds

The property has gardens to the front and rear with a car port area to the side.

There is a garage within the rear garden.

There is parking to the front drive and car port area.

Location

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

Facilities

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

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

Local environment

We believe the property to be located within a Radon area. Please see Section I2 - Risks to Grounds.

We did not identify any environmental matters.

Other local factors

We are not aware of any additional local factors, for example significant external noise or other nuisances.

We inspected the property during the day. At the time of our inspection no significant sound from adjacent properties was noted. Having regard to the age of the property it is unlikely that any effective sound insulation was provided between adjacent properties at the time of construction. Therefore, it is possible, dependent upon the lifestyle of the neighbours, that sound transmission will be encountered during your occupation of the property and which in the extreme could affect your quiet enjoyment.

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

C

Location and facilities

Other local factors

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.

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.

In adjoining properties high levels of sound transmission from one unit to another may cause disturbance. Adjoining properties may not have been occupied during our inspection and we therefore cannot comment on the efficiency or otherwise of any sound reduction material that may have been incorporated between the various parts of the structure.

D

Outside the property

D

Outside the property

Limitations on the inspection

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

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

Access was insufficient to determine the condition of low-level roof timbers. It is possible that water penetration has occurred and where this has happened, then the timbers will eventually rot. One way of confirming their condition is to instruct a competent roofing contractor to lift the low-level tiles, inspect the timbers and then replace the covering.

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

D1 Chimney stacks

2

The property has a single chimney stack constructed from brick and the flashings where visible are of lead.

From ground level, the chimney stack appeared to be in reasonable condition although the masonry shows the normal signs of age related weathering.

The lead flashings around the base of the stack are of some age and early repairs and short- term replacements should be anticipated. You should be aware that lead is expensive.

A TV aerial is fixed to the stack. From ground level, this appeared to be in reasonable condition although it is in an exposed location and you may want to consider repositioning it.

Chimney stacks are by their nature exposed and consequently require regular inspections and maintenance.

D2 Roof coverings

2

Main Roof

The main roof to the property has pitched roofs covered with interlocking concrete tiles.

The roof is lined internally with sarking felt.

The verge tiles are bedded on mortar that in turn are supported on under cloak tiles.

The roof ridge tiles show signs of some general unevenness and deflection, but the degree of movement noted is considered to be within normal tolerances and does not give cause for concern.

Some general weathering was noted to the bedding mortar of the verge tiles. No immediate repairs are considered necessary but the mortar should be inspected from time to time for any signs of further deterioration. Some replacement of the mortar may be required in the medium to longer term.

Two Storey Side Extension

The roof to the two storey side extension is of similar construction to the main roof. There is a lead flashing at the abutment with the main house wall.

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

Minor moss growth is present on the extension roof slopes. This can impede the runoff of rainwater,

D Outside the property

lead to gutter blockages and cause water penetration, which in turn may lead to rot or other defects in nearby timbers. It would be prudent for all moss growth to be brushed from the roof slopes and then the guttering cleared.

Some slight weathering was noted to the ridge tile bedding mortar. Some replacement of the bedding mortar should be anticipated in the medium term.

The verge tiles to the gable of the extension appear to be bedded on a cement based under cloak board. These boards often contained asbestos. See our later comments under Section I3 - Risks to People.

The verge to the extension roof is very close to the neighbouring property and as such could not be properly inspected. However, we saw no evidence of any significant deterioration.

Single Storey Rear Extension

The roof to the single storey rear extension is flat and covered with glass reinforced plastic (GRP). This material has been dressed up at the abutments with the main house wall and to service pipes that pass through.

The flat roof covering appeared to be in reasonable condition with no significant defects noted.

If properly laid, GRP roof coverings can have a life expectancy in excess of 30 years. These often have installer's warranties and your Legal Adviser should make enquiries in this respect and determine whether the benefit of any such warranties can be transferred to you.

Bay Roof and porch

The roof over the front bay is of lean-to design and covered with interlocking concrete tiles. There is a lead flashing at the abutment with the main house wall.

The bay roof extends over the front porch area which we assume once formed the original porch canopy.

As with the side extension, the verge tiles are bedded on mortar that is supported on a cement based under cloak board. This boarding may contain asbestos. See our later comments under Section I3 - Risks to People.

The roof was generally noted to be reasonable condition although some of the bedding mortar to the front of the verge is missing (see photo). This is considered to be slight and no immediate repairs are considered necessary. However, it is recommended that defective and damaged mortar is replaced, as part of routine maintenance.

General Remarks

A safe means of access will be required to carry out repairs which will increase the cost significantly and you should budget accordingly.

We recommend the roof surfaces are inspected each autumn so that any repairs can be carried out before the winter begins.

D

Outside the property

Missing bedding

D3 Rainwater pipes and gutters

1

The rainwater goods are made up of plastic gutters and downpipes and are shared with the adjoining property.

From ground level the condition of the rainwater goods appeared to be generally satisfactory, although on closer inspection defects may become apparent.

The rainwater goods discharge directly into the below ground drainage system.

Where rainwater pipes discharge directly into the below ground drainage the drain may be more prone to blockages from obstructions entering the system at eaves level. The provision of an intermediate gulley and grid is recommended.

It is important that rainwater goods are always well maintained as any leaks or spillages, if not dealt with, can cause deterioration and damage to the outer surfaces of the property and decay to joinery.

D4 Main walls

Main Walls

2

The main walls are assumed to be of cavity brick and concrete block construction.

The main walls were measured and are approximately 290mm thick.

The main walls are mainly of a pointed brick finish although the walls to the front are partly rendered.

The original walls contain a bitumen damp-proof course.

There are a number of vents at low level to provide the ventilation to the void of the ground floor.

Slight cracking was noted through the brickwork mortar jointing beneath the front reception room window and also through the render beneath the windows of the front left-hand and front middle bedrooms.

The degree of cracking noted is not considered to be of structural significance and did not give cause for concern. It is likely to be due to normal shrinkage that can be expected in properties of this age and type.

Ideally, cracked mortar joints should be raked out and repointed in order to keep water out.

D

Outside the property

Cracks to render should be filled with an exterior grade filler, prior to redecoration.

The remaining walls to the main house were generally noted to be in reasonable condition with no significant defects noted.

Two Storey Side Extension

The extension is assumed to be of cavity brick and concrete block construction with a part brick and part rendered finish.

The extension walls were measured and are approximately 310mm thick.

The condition of the extension brickwork and render appears to be generally satisfactory. No immediate repairs are considered necessary.

Single Storey Rear Extension

The extension is assumed to be of cavity brick and concrete block construction with a brick finish.

The extension walls were measured and are approximately 300mm thick.

The extension walls contain a plastic damp-proof course.

Some erosion was noted to the brickwork mortar jointing beneath the damp-proof course on the right-hand wall and at the front of the extension near to the side entrance door. Loose and missing mortar joints should be raked out and repointed in order to keep water out.

The repairs required are not considered to be serious or urgent but should be carried out as part of routine maintenance.

There is slight cracking at the junction of the rear extension and main house wall. This is likely to be the result of initial settlement. The extent of cracking noted is not considered to be of structural significance. The cracked mortar should be raked out and repointed as part of routine maintenance.

The extension walls were otherwise noted to be in reasonable condition with no further significant defects noted.

General Remarks

In cavity construction the inner and outer leaves of the walls are bonded together by means of ties. The cavity has not been inspected and we cannot comment on the condition of these ties, nor on the presence of waste material, which may block or obstruct the cavity. In cavity walls built before 1982, metal wall ties may be subject to corrosion and this process can occur before visible signs become apparent. In severe cases costly repair is necessary. There is no evidence in this instance.

We found no evidence of significant past or present movement in the external structure of the building, although we would recommend that confirmation is sought from the Vendors as it can be difficult to identify after remedial works have been undertaken.

The foundations have not been inspected and generally speaking are not visible. Your Legal Adviser should make enquiries and confirm that the property has not been underpinned as works may have been undertaken in the past, which are now not readily apparent. Older properties are likely to have limited foundations which are unlikely to comply with modern requirements. Extensions of more recent construction should at least have complied with the Building Regulations in force at the time of construction. Where foundations are limited, then the building is likely to be constructed upon a subsoil subject to seasonal shrinkage and expansion, which can cause structural movement.

Where walls are rendered we cannot comment on the condition of walling beneath and it is possible that the rendering may be concealing distortions to brickwork or other defects. It is recommended that the render is regularly coated with a good quality masonry paint.

There are a number of sub-floor vents for the timber ground floor. These should be kept clear of obstruction to ensure that the sub-floor areas are properly ventilated.

D Outside the property

Minor cacking

Eroded pointing

Crack at junction

D5 Windows

1

The windows are of uPVC construction with double glazed units.

The windows were noted to be in reasonable condition with no significant defects noted.

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

Where replacement windows have been installed, we would have expected the supporting lintels to have been exposed and where necessary, to have been upgraded. Whilst there are no obvious indications to suggest serious defect without disruptive investigations, we are unable to confirm the adequacy of the lintels above the openings. A copy of their installation certificate should be obtained prior to the exchange of contract, if this is not available, then further investigations may be needed. It is a requirement today that replacement windows and doors are installed subject to Building Regulation approval or by a FENSA registered contractor.

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

D

Outside the property

inspection. Enquiries in respect of any guarantees available would be prudent as failure can occur at any time.

D6 Outside doors (including patio doors)

1

The property has a composite uPVC front door and uPVC side door which are double glazed.

Save for some very slight fading of the colour to the front door, the doors were noted to be in reasonable condition with no significant defects noted.

uPVC doors need regular maintenance including lubrication of the hinges and locking mechanisms.

Where replacement doors have been installed we would have expected the supporting lintels to have been exposed and where necessary to have been upgraded. Whilst there are no obvious indications to suggest serious defect, without disruptive investigations we are unable to confirm the adequacy of the lintels above the opening, this should have been checked by the installing contractor, therefore, it is recommended that a copy of the installation certificate is obtained prior to the exchange of contract. It is a requirement today that replacement doors are installed subject to Building Regulation approval or by a FENSA registered contractor.

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

D7 Conservatory and porches

1

The porch to the front of the property is effectively an infill of an existing open fronted canopy.

The brickwork infill appears to be of cavity construction.

The roof is an extension of the bay roof and is discussed under Section D2.

There is no separating door between the porch area and hallway and as such the porch constitutes an extension and should have been constructed to meet Building Regulations. Whilst we have no reason to suspect any significant deficiencies in this regard, your Legal Adviser should ensure that all necessary Building Regulation approvals were obtained for the works.

There were no further significant defects noted to the porch structure.

D8 Other joinery and finishes

1

The fascia and soffit boarding at eaves level is of uPVC construction. Although this appeared to be in adequate condition it is possible that some deterioration could be identified on closer inspection.

uPVC boarding needs regular cleaning and will discolour over time.

When replacement uPVC fascia and soffit boarding has been installed. We were unable to confirm whether the original joinery was fully removed as part of the replacement programme. If not, it is possible that decay may exist in concealed areas and the resultant fixings may be poor. In addition, we cannot rule out the presence of asbestos based materials though often used in this location. See our later comments under Section I3 - Risks to People.

With reference to Section E1 - Roof structure, the roof void is not properly ventilated to reduce the risk of condensation dampness. The installation of vents to the soffits is usually the best method of providing ventilation. However, before the soffits are cut in any way, it is important to establish

Outside the property

whether any asbestos material is present as this should not be cut or damaged in any way.

The soffits to the underside of the first floor accommodation of the two storey side extension is assumed to be of painted plaster construction. This appeared to be in reasonable condition.

D9 Other

Loose steps, handrails and coping stones are potential health and safety hazards. We would recommend that these are regularly checked to ensure that they are properly fixed. See our later comments under Section H3 - Other.

NI

The thermal efficiency and potential of the property will be indicated in the Energy Performance Certificate (EPC) which should have been provided upon marketing.

E

Inside the property

E

Inside the property

Limitations on the inspection

The property was carpeted and fully furnished at the time of our inspection. Fitted floor coverings had been laid throughout most of the property and fastened down in most areas, with stored items in the loft, wardrobes and elsewhere. This placed some restrictions on our inspection.

The contents of the fitted cupboards prevented a full inspection of these areas.

A double layer of insulation within the two storey side extension roof limited our inspection from around the hatch area.

A double layer of insulation also limited our inspection within the main roof void.

There is no access to the flat roof structure of the rear extension. As such, we cannot comment on its condition or the level of insulation provided. The presence of defects in any such unseen areas cannot be ruled out.

E1 Roof structure

Main Roof

2

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

A drop down aluminium ladder is installed.

The roof is formed from softwood cut timber rafters overlaid with waterproof roofing felt beneath the main roof covering.

The visible roof timbers appeared to be in a reasonable condition for their age and type and where visible no significant defects were noted. However, some slight sagging was noted to the purlins but this is not unusual in a property of this age and did not give cause for concern.

Some of the roof timbers were tested with an electronic damp meter and no significant dampness was detected. However, the loft area is inadequately ventilated and condensation dampness could occur, especially on roof timbers and to the underside of the roof covering. We would recommend that vents are cut into the soffits at eaves level at an early stage. Alternatively, ventilators may be installed on the roof slopes or main ridge.

As mentioned in Section D8, before any vents are cut into the soffits, it is important to established whether any asbestos is present beneath the plastic boards. Asbestos materials must not be drilled or damaged in any way. See also Section I3 - Risks to People.

The chimney structure passes through the roof void. Some staining was noted around the top of the stack but when tested with an electronic moisture meter, this and surrounding timbers were found to be dry, despite recent rainfall having fallen. Although there was no evidence of any current leak from around the chimney stack, see our earlier comments under Section D1 - Chimney Stacks regarding the need for their maintenance.

A thick layer of insulation was noted throughout most of the roof void which is considered adequate by modern standards. A level of 300mm is recommended.

The eaves in the roof void should be kept clear of insulating or other material to allow through ventilation.

The roofing felt beneath the tiles is a bitumen felt, commonly used in this situation and becomes brittle with age. It has a tendency to rot at the eaves if not properly supported and the rear of the fascia and top side of the soffit boarding will become damp and provide conditions for wet rot to occur. Due to the limitations of our inspection, we cannot comment on the condition of the felt at eaves level.

There is a redundant asbestos water tank and associated pipework in the roof space and you may

E

Inside the property

consider it prudent to have this removed. See later comments in Section I3 - Risks to People, regarding the disposal of asbestos.

Two Storey Side Extension

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

There is no access ladder installed to this loft.

The roof is formed from softwood cut timber rafters overlaid with waterproof roofing felt beneath the main roof covering.

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

As with the main roof, the loft area is inadequately ventilated and condensation dampness could occur, especially on roof timbers and to the underside of the roof covering. We would recommend that ventilation is provided, as described above.

Please also see our earlier comments regarding the type of felt used beneath the tiles.

A thick layer of insulation was noted throughout most of the roof void which is considered adequate by modern standards. A level of 300mm is recommended.

Main loft

Stained chimney

E Inside the property

Extension loft

E2 Ceilings

1

The ceilings all appear to be of plasterboard construction.

Some ceilings have been provided with a textured coating finish. We would refer you to our later comments under Section I3 - Risks to People, regarding the possibility of asbestos existing within some such finishes.

There are some small stains on the ceiling to the rear left-hand bedroom. However, when tested with an electronic moisture meter, these were found to be dry. It is likely that the stains are the result of past leakages from when the storage tank was operational in the loft space above. The stains may need to be covered with a stain inhibiting primer, prior to redecoration to prevent them reappearing.

The plasterboard ceilings appear to be in a reasonable condition apart from some general plaster cracking which will require filling prior to redecoration.

Where cracks are identified to plasterboard ceilings, which often occur at the join of the plasterboard or where the plasterboard meets the walls, then normally filling and redecoration is all that is required.

E3 Walls and partitions

2

The internal walls are formed from solid and lightweight construction.

There is a vertical crack on the left-hand wall of the front reception room where the main part of the house joins the front bay structure.

The cracking noted is not considered to be of structural significance and is likely to be due to slight movement between the two parts of the building. This is not unusual in such situations.

The past settlement of some internal partitions has caused localised internal cracking and distortion to some door openings more noticeable at first floor level. The movement noted appears to be an established feature and is not considered unusual in buildings of this type. We consider the extent of movement noted to be within acceptable limits.

General cracking was noted to some wall plaster finishes, particularly at ground floor level, for example in the front and rear reception rooms in several areas. The nature of this cracking noted is not considered to be of structural significance.

Cracking to plaster in properties of this age is often the result of the normal aging of plaster,

Inside the property

shrinkage, movement of the floors above and slamming of doors. Cracks should be raked out and filled prior to redecoration. However, you are likely to find the cracks return from time to time and further filling in the future will be required.

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

The property has been extended to the side and rear and as part of this work, an opening has been formed between the front and rear reception rooms.

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

The opening between the front and rear reception rooms is in a load bearing wall and an enclosed joist or beam of some kind spans the head of the opening. We could not ascertain the precise construction but there was no evidence significant movement in the supporting walls at the ends of the beams. Some cracking was noted around the opening but this appears to be more general plaster cracking including where plasterboard has been used to line the opening.

Crack to front bay

E4 Floors

Our inspection of floors was severely restricted by floor coverings and furniture and we cannot categorically confirm that they are all free from defect. 2

The ground floor is mainly of suspended timber construction with solid construction to the porch area.

The first floor is of suspended timber construction.

There is a slight slope down from the entrance porch area to the hall which is likely to be the result of inconsistencies in the built floor levels of the two areas rather than any underlying faults. The slope is relatively minor and unlikely to affect your enjoyment of the property.

The floor to the rear reception room is slightly springy. This could be due to slight under-sizing of the joists. The extent of spring noted is not considered to be too excessive and at the current time, the cost and inconvenience of undertaking strengthening work to the floors is not considered to be viable at present. However, if this proves to be a nuisance to you, you may want to consider additional strengthening to the floor, perhaps when the floor coverings are next changed.

As is typical for a property of this age and type, some floorboards move and creak underfoot. This did not give cause for serious concern but the provision of additional fixings and / or localised repairs to floorboards should be anticipated when floor coverings are next changed.

E5 Fireplaces, chimney breasts and flues

The property has a single fireplace. A gas fire has been installed within the opening. NI

The gas fire has not been tested.

Please note in buildings of this age the flue linings are often decayed and the flues unsuitable for use unless they are relined. Defective or missing linings can lead to leakage of harmful flue gases, particularly if there are redundant flues adjacent. In view of the risks involved from carbon monoxide poisoning, you are recommended to have them checked and swept prior to use. (Please see Section F2 Gas and F4 Heating).

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

The kitchen comprises laminated timber units and worktops. 2

The kitchen fittings were generally noted to be in reasonable condition although subject to the usual wear and tear. For example, there is slight swelling to the underside of the worktops due to moisture intake.

The mastic seals within the kitchen are presently poor and require the re-application of silicone sealant, particularly behind the sink.

The property has built-in wardrobes within the bedroom.

The sliding door mechanisms to the front left-hand and rear right-hand bedrooms are defective. If you intend to retain these wardrobes, you should arrange for the doors to be repaired.

E Inside the property


Kitchen

E7 Woodwork (for example staircase joinery)

2

The general condition of the doors, stairs and other joinery is fair with the usual signs of wear and tear.

The staircase is of traditional timber construction.

The staircase was generally noted to be in reasonable condition but some treads creak underfoot and slight splits were noted to the joinery, where visible from the underside. This is not unusual in a property of this age and no immediate repairs are considered to be necessary.

The staircase lacks banisters and the gaps between the landing balustrades are wider than the 100mm allowed under Building Regulations and this is particularly dangerous for small children. Banisters should be installed to the lower section and intermediate rails provided to the balustrade. See Section I3 - Risks to People.

The internal doors are of hollow core, panelled design. These are relatively insubstantial and so can be more prone to damage.

The handle to the ground floor WC door is stiff and would benefit from lubrication.

Our inspection revealed no evidence of any significant rot or active wood-boring beetle infestation. However, having regard to the limitations of the inspection and the age of the property, some timber defects are likely to be present unless previous treatment has been properly carried out.

Prior to 1965 paint with a high lead content was in common use. You should be aware that lead dust can accumulate on floors and can be created by sanding or removing areas of lead paint. Inhalation of lead dust, especially by young children, can be prejudicial to health. As a consequence, you may be advised to take suitable precautions when preparing existing finishes for redecoration. Please see Section I3 - Risks to People.

Internal decorations are generally satisfactory but you may wish to redecorate to your own taste. Some repairs may prove necessary to the wall and ceiling plasterwork as part of the redecoration process.

E

Inside the property

Missing banisters

E8 Bathroom fittings

The property has a family bathroom on the first floor and a separate WC on the ground floor. 1

The sanitary fittings are of modern design and appear satisfactory although subject to general wear and tear.

Where showers are sited over acrylic baths the additional point loading on the bath can lead to distortion or even cracking of the bath. It is important to check and maintain the seals around the bath and check that no cracking has occurred in order to prevent water damage to floors and ceilings below.

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

We noted no evidence of significant condensation dampness within the property. However, many properties are affected to some degree by condensation. To minimise the problem it is necessary to achieve a balance between insulation, ventilation and heating.

By their very nature 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.

Mechanical ventilation is recommended particularly in bathrooms but also within kitchens.

There is currently no mechanical extract ventilation provided to the bathroom and you should arrange for this to be installed.

E9 Other

There were no integral garages, cellars or loft conversions identified within the property. 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.

F

Services

Limitations on the inspection

It should be appreciated that the majority of the electrical, gas and water installation is not visible. Our inspection only relates to the accessible areas. Any further investigation by a specialist contractor might highlight defects and an inspection and testing of the services is always recommended prior to exchange so that you are aware of any likely future costs.

Services such as electric, gas and central heating systems can only be stated as safe by a registered competent person. Therefore, these appear as an installation requiring inspection and report by a specialist competent person.

Any TV or radio installations were not inspected or tested. You should request details of any maintenance and service contract.

Any broadband or cable installations were not inspected or tested. You should request details of any maintenance and service contract.

A fan assisted ventilator should be provided to the bathroom and be controlled by the light switch with a delayed cut-off mechanism.

F1 Electricity

***Safety warning**: The 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 the Electrical Safety First.*

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

The consumer unit is provided with RCD and MCB type trip switches.

The visible wiring and fittings appear to be modern. However, we noted that some of the face plates to some of the fittings were loose, examples include to the socket in the front right-hand corner of the utility room, the shaver socket in the ground floor WC and the light switch rose in the family bathroom.

Please appreciate that many of the fittings were concealed from view and it is possible that further defects exist.

You should arrange for a competent electrician to refix the loose face plates and fittings as necessary.

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

In addition to the above, 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 purchase so that you are aware of any likely future costs and all recommendations implemented. Thereafter, the installation should be retested every ten years. However, we would strongly recommend an inspection of the electrical system on change of ownership (Please see Section I - Risks).

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.

F

Services


Consumer unit


Loose socket


Loose fitting

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 an external consumer box on the side elevation.

3

Without specialist examinations of the system we are unable to comment on the quality or safety of the system and as a precautionary measure we would recommend further investigations be undertaken prior to purchase. Thereafter, the installation should be serviced annually.

If a recent test certificate, dated within the last 12 months, is not available for the gas supply and appliances then we recommend they are tested. See Sections I2 - Guarantees and J3 - Risks to People.

You should instruct a 'Gas Safe' registered contractor to provide an estimate for these works and any necessary associated repairs. The test and report should include all Gas Appliances. (Please see Section I - Risks).

F

Services

F3 Water

2

Cold water is supplied from the mains via an internal stopcock advised to be within the utility room but concealed behind a water softener.

We cannot comment on the condition of the water service pipe into the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

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

The distribution plumbing, where visible, comprises copper and plastic pipework. No significant leakage was noted on the surface although most of the pipework is concealed in ducts and floors.

A WC was flushed and taps turned on. These appeared to operate satisfactorily within the limitations of our inspection.

There is a redundant cold water storage tank located within the roof space. You may want to arrange for its removal. See our later comments under Section I3 - Risks to People regarding asbestos based materials.

Asbestos tank

F4 Heating

2

Central heating is provided by means of a Worcester Greenstar 30Si gas fired combination condensing boiler located in the roof space serving pressed steel panelled radiators within the property.

The radiators are of mixed ages.

The heating is supplemented by a gas fire within the reception room.

At the time of the inspection the central heating was on. Where noted the radiators were warm and the system appeared to be functioning adequately.

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

F Services

that the system is checked to ensure that it complies with all current regulations, particularly so far as protection device and safety is concerned.

We have not made any calculations to check that radiators are of adequate size and we did not test the system and therefore cannot comment upon its efficiency.

We recommend the service record of the boiler and gas fire is obtained and if this is not available, or if there is any doubt as to when the boiler and gas fire was last serviced, then a check by a 'Gas Safe' registered heating engineer, before exchange of contracts is strongly recommended.

Your Legal Adviser should confirm that appropriate Building Regulation approval was obtained for the installation of the boiler. See Section H.

Boiler

F5 Water heating

2

Water heating is provided by the boiler direct to hot water outlets.

The pipes appear to be a mixture of materials including copper and plastic.

Within the limitations of our inspection the hot water appeared to operate satisfactorily.

F6 Drainage

3

The property is presumed to drain to the mains sewer via drain lines, which appear to run to the rear of the property. Your Legal Advisers should, however, confirm that the property is connected to the main.

The drains appear to run beneath the rear extension which can make access for repair and maintenance more problematic and costly.

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

We were unable to locate an inspection chamber within the curtilage of the site and we are therefore unable to comment on any aspect of the below ground drainage system. However, if you have any concerns you should instruct a specialist to carry out an inspection.

F Services

In a property of this age if the drains have not been replaced then you should be aware that some replacements are likely and you should budget accordingly.

The main soil and vent stack is of cast-iron construction and is located on the rear elevation.

The vent section of the pipe above the rear roof slope appears to be missing or broken although the lead shroud that provides a waterproof seal around the pipe is in place. This could lead to damp penetration and damage to the property.

It is recommended you arrange for a contractor to carry out a closer inspection of the pipe and where necessary, arrange for a new section to be built. You should arrange for quotations for this work as it may be relatively expensive as scaffold or some other access will be required that could increase the costs. (Please see Section I - Risks).

Rainwater is 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.

Missing vent pipe

F7 Common services

The property is a separate dwelling and has no visible shared services. NI

G

Grounds

(including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

Our inspection of the garage was limited due to stored items.

The boundary fences have not been inspected in detail.

G1 Garage

3

The property has a single detached garage.

The garage is constructed from brick walls under an asbestos cement roof. There are timber side hung doors to the front and a galvanised steel single glazed window to the rear.

A number of defects were noted to the garage including:

- General weathering and vegetation growth to the asbestos roof including flaking of the material noted from within the garage in places.
- Decay to the base of the door frame on the right-hand side which has lead to the hinge becoming loose.
- Missing putty joints to the window.

It is highly probable that the garage roof contains asbestos, although this can only be confirmed on testing.

The repairs should be carried out soon.

The roof has now reached the end of its serviceable life and you should budget for its early replacement. You should arrange for a suitable contractor to provide you with a quotation for such work as this may be costly. (Please see Section I - Risks).

Mossy garage roof

Flaking asbestos

G2 Permanent outbuildings and other structures

NI

There are no permanent outbuildings.

G

Grounds (including shared areas for flats)

G3 Other

The property has a garden and parking to the front with a car port to the side and the main garden at the rear. 2

Your Legal Adviser will establish who owns the boundaries and who is responsible for maintaining them. Please also see Section H - Issues for Your Legal Adviser.

The boundaries are generally defined by a combination of timber fences and hedges. Ongoing maintenance can be anticipated.

The boundary fences were generally noted to be in reasonable condition but will require routine maintenance.

The front drive is formed from concrete slabs. These were generally noted to be adequate although subject to some slight age related cracking.

The drive to the side of the property is formed from concrete and appeared to be adequate.

The patio to the rear of the property is formed from slabs. A number of the slabs, including to the steps leading down to the garden are loose. This is a risk to people and we refer you to our later comments under Section I3 - Risks.

It is recommended that you budget for re-laying of the rear patio.

The retaining wall that supports the patio is generally noted to be in adequate condition although is weathered. Such walls do represent a major repair and financial liability and it is vital that they are inspected on a regular basis and maintained in good condition. Adequate drainage is required for retaining walls and some improvement may be required in the future.

There are no railings or other barrier towards the rear of the patio to prevent someone from falling off. See our later comments under Section I3 - Risks to People.

There are a number of trees within possible influencing distance of the building and garage which are in neighbouring properties. Whilst these do not appear to have caused damage to the building, proper management including pruning if appropriate to prevent them exceeding their current size may be appropriate.

Loose slabs

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

H

Issues for your legal advisers

H1 Regulation

We assume that St Margarets Close is 'adopted' (that is, maintained by the Local Authority).

With regard to any alterations carried out to the property in the past, we strongly recommend that you instruct your Legal Adviser to make the necessary enquiries to ensure that all appropriate consents were obtained.

Structural alterations such as the removal of chimney breasts, partitions and loft conversions are often carried out without obtaining the necessary consents. Where the means of support are concealed within the structure or casing, we cannot comment on their suitability and we recommend that further investigations be carried out.

We are unaware of any development or road widening proposals that are likely to affect the property directly. We would recommend, however, that you instruct your Legal Adviser to make the usual searches in this regard.

The precise boundaries of the site should be identified and it should be noted which of these carry maintenance liability.

Confirmation should be obtained that all necessary Planning and Building Regulation Approvals were obtained for any alterations undertaken to the property and that these documents were adhered to during the construction process.

Your Legal Adviser should specifically request evidence that planning and Building Regulation approval were obtained for the following:

- The construction of the side and rear extensions.
- The installation of the boiler.
- The installation of the replacement windows and doors.

External locks to doors should be checked to ensure they meet your conditions or those of your insurers.

The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

The Surveyor will assume that all By-Laws, Building Regulations and other consents required have been obtained. In the cases of new buildings, alterations and extensions which require statutory consents or approvals, the surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or his Legal Advisers. Drawings and specifications will not be inspected by the Surveyor.

The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a Statutory Notice and that neither the property nor its condition, its use, or its intended use, is or will be unlawful.

H2 Guarantees

It is possible that guarantees exist for the property. However, we are not aware of any. Your Legal Adviser is recommended to establish the existence of any guarantees and if appropriate, to transfer any benefits to yourself.

It is possible that the roof covering to the rear extension benefits from a guarantee but we cannot confirm this.

Your Legal Advisers are responsible for checking relevant documents relating to the property (these might include servicing records and any guarantees, reports and specifications on previous repair works) as well as for carrying out all the standard searches and enquiries.

H

Issues for your legal advisers

H3 Other matters

You should ask your Legal Advisers to investigate and advise on, in addition to the necessary standard searches and enquiries, all the items referred to in Section H1 above. Please advise us immediately if any of this information is found to be inaccurate.

We understand that the property is to be sold Freehold. You should ask your Legal Adviser to confirm this and explain the implications.

Confirmation from your proposed building insurers regarding the current and future insurance status of the property is considered important as we can only advise upon the condition of the property on the date of inspection. We are unable to comment upon future climatic changes and in particular the affects which periods of adverse weather could have upon the subsoil and structural stability of the property.

Risks

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

I Risks

I1 Risks to the building

We recommend that you should treat the following matters - all discussed earlier in the report - as risks to the building and should be investigated as soon as possible:

- Electricity - Please see Section F1
- Gas - Please see Section F2
- Drainage - Please see Section F6
- Garage - Please see Section G1

You are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and report for the work specified above and also the responses from your Legal Advisers, we will be pleased to advise you whether or not they would cause us to change the advice or valuation which we give in this report. We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

There are a significant number of trees in and close to the property. Although not provided with a condition rating, they can have a serious effect on the structural integrity of the foundations of a building particularly when in an area of clay subsoils. You may consider it prudent to obtain the advice of a qualified arboricultural consultant to assess the risks along with any appropriate maintenance regimes.

I2 Risks to the grounds

The property is located in an area where there is a possible elevated level of Radon. The only way to confirm the extent of this is to undertake tests over a period of time.

It is not possible in the course of inspection/survey to determine whether radon gas is present in any given building as the gas is colourless and odourless. Tests can be carried out to assess the level of radon in a building. At a small charge test instruments and results are available by post from the National Radiological Protection Board and other approved laboratories. The minimum testing period is three months. The National Radiological Protection Board strongly advises against using shorter term testing instruments as they can give misleading results.

As far as we are aware the property is not situated in a former mining area. However, it would be sensible to seek confirmation via your Legal Adviser.

We found no evidence on the site or in the immediate vicinity to suggest the property has been affected by flooding, but your Legal Adviser should make enquiries of the Environment Agency.

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination or the possibility of such contamination. 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.

We have not carried out a specialist inspection for Japanese Knotweed or Himalayan Balsam. You should be aware that these plants cause damage to buildings and where identified, mortgage lending is likely to be unavailable. Treatment, eradication and a guarantee are likely to be required prior to lending. We would recommend that you arrange for a survey of your property and garden by a specialist prior to exchange.

Whilst no evidence of Japanese Knotweed or Himalayan Balsam was present at the time of inspection, we cannot rule out its presence. For example: it could be that the Vendor has removed all visible signs

I

Risks

I2 Risks to the grounds

prior to inspection. Consequently we recommend that you obtain a report from an accredited member of an industry recognised trade association such as the Property Care Association (www. property-care. org/ invasive-species) or the Invasive Non-Native Specialists Association (www. innsa. org/) to confirm that it is not present, is hidden below the surface or has re-emerged since our visual inspection as part of our survey of the property.

I3 Risks to people

The property is located in an area that may have high levels of Radon, although this cannot be confirmed without further testing.

There are loose boards within the roof space that should be refixed.

Banisters should be installed to the staircase and intermediate rails installed to the staircase landing to prevent someone falling.

Some building materials used in house construction during this period such as Artex, soffit boards, thermoplastic tiles and some wall and ceiling linings may contain asbestos. Without specialist testing, it is not possible to confirm whether a product contains asbestos. In the event that you are at all concerned about the possibility of asbestos being within the subject property, you may wish to seek specialist advice prior to purchase. We would comment that the removal of asbestos based materials can be expensive and does need specialist input.

As a result of our inspection, the following materials are suspected to contain asbestos. This list should not be regarded as exhaustive and it should not be inferred that other asbestos is not present in the building.

- Roof verge under cloak.
- Textured ceiling coatings.
- Redundant water tank

We would recommend the installation of mains operated smoke and carbon monoxide detecting systems, if not already installed.

We did not note any high voltage electrical supply equipment close to the property. If, however, equipment is identified in the future it could deter some future purchasers.

Lead is a poison and studies have shown that very high levels of lead can cause serious ill health. Lead was once used as a pigment in house paints, although its use has gradually reduced since the 1950s. There is accordingly a risk that there could be lead paints to the subject property which have subsequently been over coated with modern lead-free paints. From our inspection we found that paint surfaces are generally in a sound condition and provided that the surfaces are not rubbed back to expose the lead paint the risk of lead poisoning is considered low.

You should be aware that lead dust can accumulate on floors and can be created by sanding or removing areas of lead paint. Inhalation of lead dust, especially by young children, can be prejudicial to health. As a consequence, you may be advised to take suitable precautions when preparing existing finishes for redecoration.

There are loose steps/slabs in the rear garden that need to be refixed.

There is no guarding at the end of the patio to prevent someone from falling off.

I

Risks

I4 Other risks or hazards

If, after reading and considering this report you intend to proceed with the purchase, we advise you to send a copy of it as soon as possible to your Legal Advisers. Please draw to their attention the whole of Section I - Risks.

We are not aware of any other significant considerations affecting the property, for example, the impact of planning proposals. However, it is possible that other relevant matters may come to light as a result of the legal enquiries listed in Section H - Issues for Your Legal Advisers.

We are not aware that the property is located on a significant flight path for a major airport. However, your Legal Adviser should confirm this.

Your Legal Adviser should check with the Local Authority to determine whether there are any proposals close by to develop, redevelop or change the use of buildings or land, which could affect you and your enjoyment of the property.

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

The loft spaces are adequately insulated with appropriate materials. The insulation should be kept clear of the eaves and placed under electrical wiring but not placed beneath cold water storage tanks. A depth of 300mm is recommended.

Windows and doors are double glazed. These units have a limited life due to progressive deterioration of the edge seals.

Cavity wall insulation appears to have been installed. Any documentation for this should be requested.

J2 Heating

The property is centrally heated by a gas-fired boiler to radiators. The heating controls were located on the landing and the majority of radiators have thermostatic valves installed.

Heating is supplemented by a gas fire in the reception room.

J3 Lighting

The property appeared to be generally provided with a reasonable level of both natural and artificial lighting. However, improvements can always be made. We would strongly recommend the purchase of energy efficient bulbs in the future.

J4 Ventilation

Ventilation within the roof void needs to be increased. See comments at Section E1 - Roof Structure.

We noted no evidence of significant condensation dampness within the property. However, many properties are affected to some degree by condensation and in order to minimise the problem it is necessary to achieve a balance between insulation, ventilation and heating.

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.

The replacement uPVC double glazing throughout does not incorporate trickle ventilation, which is

Energy matters

required in modern replacement windows to combat the effects of condensation.

J5 General

The Surveyor is not aware of any other energy sources.

K

Surveyor's declaration

K

Surveyor's declaration

Surveyor's RICS number	Phone number
[redacted]	

Company

Surveyor's address

Qualifications

[redacted]

Email

Website

Property address

[redacted]

Client's name	Date this report was produced
[redacted]	15 December 2021

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

Signature

[redacted]

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What to do now

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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 them 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.

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Description of the RICS Home Survey – Level 3 service and terms of engagement

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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 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.

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Description of the RICS Home Survey – Level 3 service and terms of engagement

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 CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report 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:

- **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.

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Description of the RICS Home Survey – Level 3 service and terms of engagement

- **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 review and state the relevant 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.

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Description of the RICS Home Survey – Level 3 service and terms of engagement

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.

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Description of the RICS Home Survey – Level 3 service and terms of engagement

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.

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Description of the RICS Home Survey – Level 3 (survey and valuation) service and terms of engagement

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

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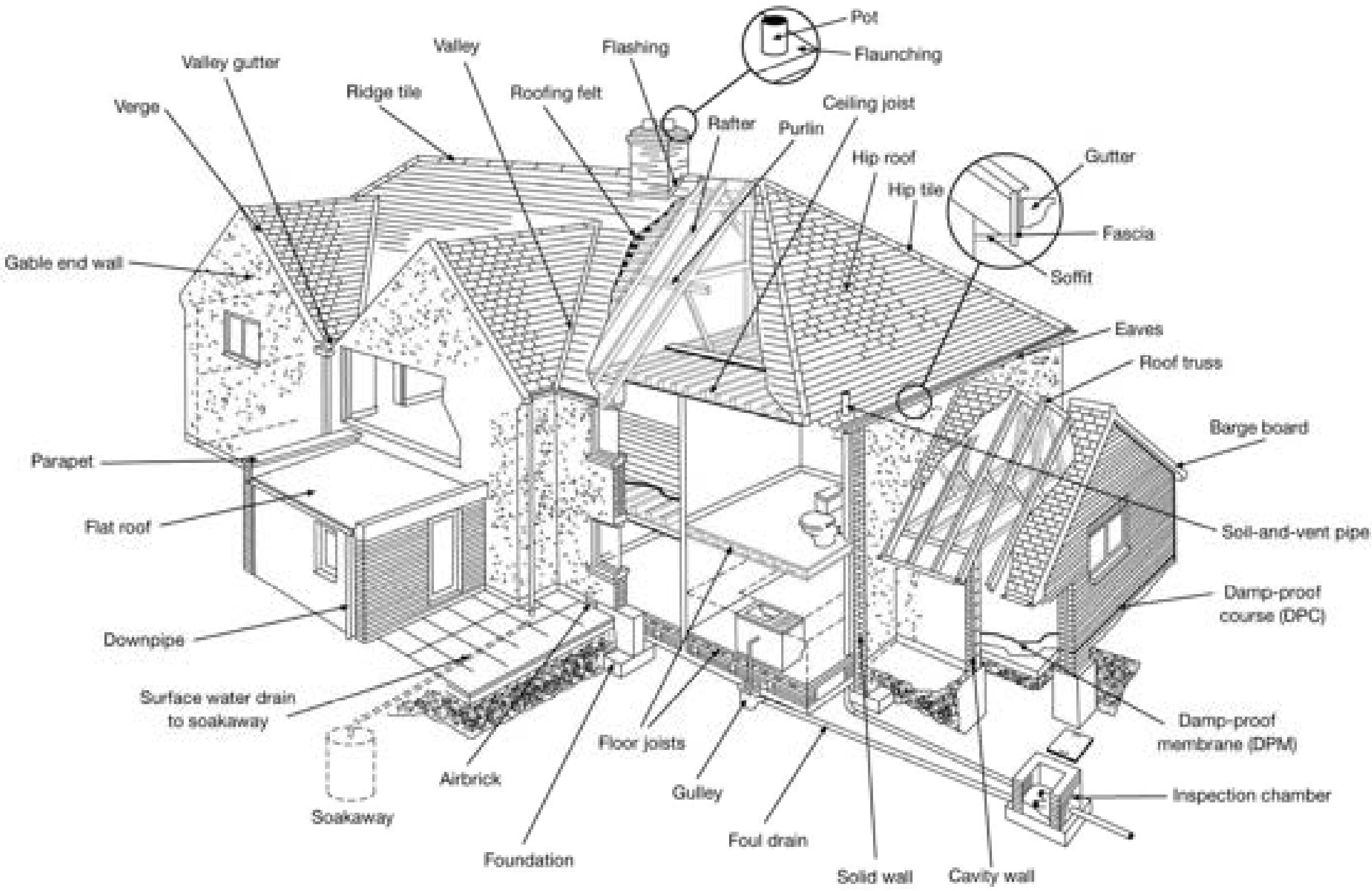
Typical house diagram

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



RICS disclaimer

You should know...

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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.

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms. Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.
  Flat roofing has a limited life, and is at risk of cracking and blistering.You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it’s raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Maintenance tips

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insultation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.