

**SAMPLE REPORT 1**

**LEVEL 2 HOME SURVEY**

Mid-terrace property

Built 1900-1910

LEVEL 2

# Your survey report

Property address

Client's name

Inspection date

Surveyor's RICS number

5603885

2

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## About the inspection and report

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



## About the inspection and report

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

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

### About the report

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

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

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

### About the inspection

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



## Reminder

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



## About the inspection

### Surveyor's name

Neil J Maudsley

### Surveyor's RICS number

5603885

### Company name

NM Home Surveys Ltd

### Date of the inspection

### Report reference number

### Related party disclosure

I am not aware there is any conflict of interest as defined in the RICS Rules of Conduct.

### Full address and postcode of the property

### Weather conditions when the inspection took place

The weather at the time of our inspection was dry but cloudy and overcast.  
Prior to the inspection the weather had been mostly changeable for several days.

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

When I inspected the property it was occupied and furnished.  
The floors were covered throughout.  
The tenant was present during the inspection and informs us they have lived at the property for approximately 2 years (or thereabouts).

# B

## Overall opinion

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

### Important note

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

# B

## Summary of condition ratings

### Overall opinion of property

The property is considered to be a reasonable proposition for purchase provided you are prepared to accept the cost and inconvenience of dealing with the repairs and improvement works reported. The property was found to be in generally reasonable condition for its age and type. However, there are structural issues, dampness and timber defects affecting the property that require further investigation before exchange of contracts to ascertain the need for remedial works along with associated costs. You should now obtain specialist reports specifically relating to the issues outlined in this report so that you are fully aware of the potential costs of the recommended remedial works required. You should not proceed with your purchase until you have obtained these reports and established remedial costs so that you can re-negotiate the purchase price to reflect the works required. The general fabric of the property will also require works of repair and replacement, which are detailed within the relevant sections of this report. Some elements of the property are also aging and may have a limited remaining life expectancy. Once these works have been undertaken to a satisfactory standard, normal ongoing maintenance will be required to ensure that the property remains in satisfactory condition.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled 'what to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

The condition ratings assigned throughout this report are based on what was visible at the time of inspection. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from significant defect. If greater assurance is required on these matters, it will be necessary to expose these areas and investigate further. Unless these areas are checked before purchase you must accept the risk that additional defects and consequent repair costs will be discovered at a later date.

You should pass a copy of this report to your Legal Adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each of the items referred to within Section H.



# B

## Summary of condition ratings

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



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

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

Element no.	Document name	Received
	No specific documents other than those highlighted within Section H were noted.	



### 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)
D1	Chimney stacks	
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D4	Main walls	
E3	Walls and partitions	
E4	Floors	
E7	Woodwork	
F3	Water	
F6	Drainage	

## Summary of condition ratings

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)
D5	Windows	
D8	Other joinery and finishes	
E1	Roof structure	
E2	Ceilings	
E5	Fireplaces, chimney breasts and flues	
E6	Built-in fittings	
E8	Bathroom fittings	
E9	Other	
G2	Permanent outbuildings and other structures	
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)
D6	Outside doors	
F1	Electricity	
F2	Gas	
F4	Heating	



# Summary of condition ratings

F5	Water heating	
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## 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
D7	Conservatory and porches
D9	Other
F7	Common services
G1	Garage

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



## About the property

### Type of property

This is a traditionally constructed two storey, four bedroom mid terraced house.

The front of the building faces approximately South. Any references to the left or right of the property are given as if viewing the building from the front.

### Approximate year the property was built

It is believed the property was built circa 1900 - 1910. The title deeds may give a more accurate indication of the age of the property.

### Approximate year the property was extended

The property has not been extended.

### Approximate year the property was converted

The property has not been converted.

### Information relevant to flats and maisonettes

Not applicable.

### Construction

The property is of cavity wall construction with external elevations faced in brick under a pitched roof covered with slates. Internal floors are a mix of suspended timber solid concrete floor construction. The windows and doors are of Upvc double glazed frames throughout.

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

Parts of the property were constructed many years ago and will therefore not comply with current regulations and standards in numerous respects. This however, does not mean that the building is not fit for habitable purposes. In view of the age of the building, continuing maintenance expenditure must be anticipated. It would be unreasonable to expect to be able to achieve building standards and maintenance liabilities comparable to modern construction.

### Asbestos

Given the age of the property and subsequent renovations there may be some asbestos based materials present. Where potential asbestos containing materials have been visibly identified, these are mentioned in the main body of the report. In most instances this would not normally represent a significant risk unless disturbed or damaged. When undertaking work in the future there is a risk that asbestos may be



# About the property

discovered and this will be a continuing risk. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. You can obtain further information from the Health & Safety Executive asbestos site <http://www.hse.gov.uk/asbestos/index.htm>

## Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	2				1			
First		4	1					
Second								
Third								
Other								
Roof space								



## Energy efficiency

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

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

### Energy efficiency rating

E47

### Issues relating to the energy efficiency rating

The property attributes stated within the Energy Performance Certificate (EPC) dated xx/xx/xxxx are inconsistent with the findings of my inspection. A newly commissioned EPC may provide an alternative rating with alternative recommendations.

It should be noted that when this property was built preventing heat loss was not a significant consideration of Building Regulations and standards. The property will not perform to the standards and requirements of modern construction and the property could be subject to condensation and mould. Heating, everyday use patterns of the occupants and seasonal differences can also have a significant affect. It must be accepted that improvements and upgrades may become necessary in the future as problems arise.

### Mains services

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

☒ Gas      ☒ Electric      ☒ Water      ☒ Drainage

Central heating

☒ Gas      ☐ Electric      ☐ Solid Fuel      ☐ Oil      ☐ None

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

There were no other services or energy sources apparent.

### Other energy matters

I found no issues relating to other energy matters.



## Location and Facilities

### Grounds

Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the local authority. Your Legal Adviser should confirm this.

The property has a small, enclosed yard to the rear.

There are no garages or outbuildings with the property.

No parking is available with the property.

There is limited on-street parking available, which may be at a premium during peak times.

### Location

The property is located in an established residential area convenient for local amenities.

It would be prudent to visit the property and surrounding areas on a number of different occasions and at various times of the day so that you can discern better whether there are any issues that could affect your future enjoyment of the property and your decision to purchase.

### Facilities

Normal amenities and facilities are available in the vicinity. Public transport is also available in the vicinity and there are schools within a reasonable travelling distance.

It would be prudent to familiarise yourself with the locality and facilities, prior to purchase of the property, to ensure you are aware of what is available within your local area.

### Local environment

There are no adverse environmental factors connected with the location of the property, as far as we are aware, without having made or seen any environmental search reports. We strongly recommend you commission an independent Environmental Search prior to purchase.

The property is built on a reasonably level site and is not in an area known to be at risk from surface water flooding.

Our desktop survey revealed the property to be located within an area where the likelihood of radon is lowest. Your Legal Adviser should check whether the land has been tested at some time in the past and obtain the results. Further advice can be obtained from <https://www.ukradon.org/information/>

I believe the property to be in an area of high exposure to weathering elements. A higher than average level of weathering is likely to occur in the future. The risk of storm damage must also be anticipated from time to time.

We are not aware of any adverse town planning, statutory or other environmental matters which may impact on the property and such details should be revealed during the process of usual conveyancing searches.



# D

## Outside the property



## Outside the property

### Limitations on the inspection

My inspection of the chimney stacks was limited as a suitable vantage point could not be gained to view all of the faces & flashings.

Due to limited vantage point from ground level and the adjoining properties, I could not inspect all of the building, in particular I could not fully inspect the rear main roof coverings.

The inspection of some roof slopes was restricted. It has been assumed that those parts which were not clearly visible are in a similar condition to those areas which could be seen.

As it was not raining whilst I inspected the property, I am unable to confirm that the roof, gutters and weather proofing details are weather-tight.

I was unable to see evidence of an original damp-proof-course in the main walls to the property. This may be obscured by mortar pointing.

We have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects.

It should be appreciated that parts of the property are original and therefore dated. Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage. The report has been prepared having due regard to the age and type of the building. This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

### D1 Chimney stacks

1 2 3 NI

The property has two chimney stacks built in brick. The main stack is fitted with modern gas terminals. The rear annex stack is fitted with a traditional clay pot. The stacks have lead flashings to the base which provide a weatherproof joint with the roof coverings.

3

- Lichen and moss was noted to the head of the main stack. This should be cleared to prevent deterioration of the cement. It may be necessary to repoint the stack masonry once moss has been cleared & you should therefore budget for this potential additional cost.
- The mortar pointing to the annex stack has perished in places. Re-pointing of the affected areas is required to reduce the risk of future defects developing.
- The flashings to the annex stack are loose & pulling away in places. Repairs are required to reduce the risk of future defects developing.
- Bearing in mind the annex stack is not being used, and the risk of future problems arising, it may be more economical to consider taking it down beneath the roof covering. While costly this would prevent the on-going maintenance liability. Permission may be required and you should check with the Local Authority Planning Department before undertaking any such work. In the meantime regular inspections should be carried out to check for signs of further deterioration.

#### Condition Rating 3.

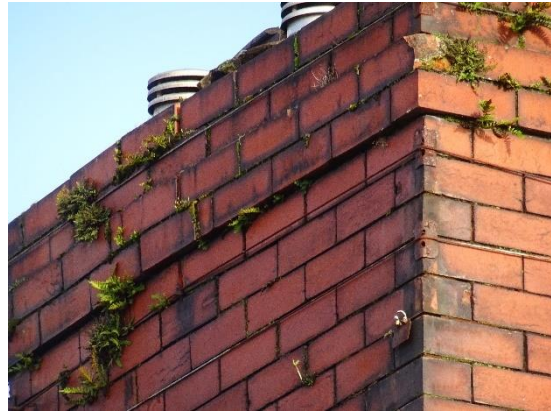
The chimney stacks are shared with the adjoining neighbours. The owners of the properties will have rights (and responsibilities) with regard to maintenance and you should check with your

## Outside the property

Legal Adviser before any future work is undertaken.



Main chimney stack



Main chimney stack – lichen/moss



Rear annex stack – loose flashings



Rear annex stack – perished pointing

### D2 Roof coverings

#### Rear bay roof

The rear bay has a pitched roof covered with felt. There are self-adhesive flashings to the roof and main wall abutment.

- The bay roof is leaking as evidenced by damp staining to the underside of the roof in the rear living room. It is thought this is caused by leakage past the temporary self-adhesive flashings which are of poor quality and designed for patching purposes only. The flashings should be replaced with a more durable material such as lead to reduce the risk of future defects developing.

#### **Condition Rating 3.**

#### Main roof

The main roof is a pitched roof covered with natural slates. The top of the roof is covered in ridge tiles bedded in mortar.

There is no underlining to the main roof indicating that it is original to the property. Mortar has been applied to the underside of the slates known as 'torching'. This was the traditional method used to increase weather tightness of the roof.

3



## Outside the property

- Some of the slates to the main roof valley gutter are loose/have slipped. Repairs are required to prevent water ingress by a reputable roofing contractor.
- Some of the mortar pointing to the ridge tiles is missing, cracked and starting to loosen. Re-pointing is required to reduce further deterioration and water ingress.
- Valley gutters are vulnerable locations for damp penetration. As part of the repairs outlined above, a closer inspection of the valley lead should be undertaken in order to determine its condition and possible need for replacement.

### Condition Rating 2.

In other respects, the roof coverings are generally in satisfactory condition for their age. You should check the roof coverings on a regular basis and they should be maintained in good condition. Small items of disrepair if left unattended can lead to costly problems.

Despite the above, you should note that the main roof covering is aging and more regular repair and maintenance is to be anticipated in order to ensure it remains in satisfactory condition. You should expect that more comprehensive repair or overhaul is likely to be required during your future occupation of the property and future significant expenditure is to be anticipated.

The inspection of some roofs was restricted. It has been assumed that those parts of the roof which were not clearly visible are in a similar condition to those areas which could be seen. Should you require a more definitive assessment of the condition of the roof coverings you should arrange for them to be more closely inspected using long ladders or scaffold platforms.



Rear felt bay roof



Rear bay roof – leaking flashings







## Outside the property

Rear bay roof – leakage internally



Main roof ridge tiles – repairs required

Rear valley gutter/annex roof – slipped slates



Original main roof covering – no underlining

### D3 Rainwater pipes and gutters

The rainwater goods are of plastic sections throughout. The gutters are fixed to the fascia boards.

- The guttering to the front elevation is sagging/misaligned and the joints are leaking. The guttering should be replaced to reduce the risk of future defects developing.

#### Condition Rating 3.

- Some of the downpipe joints are stained and possibly leaking. These should be repaired / sealed to reduce the risk of future defects developing.

#### Condition Rating 2.

As it was not raining at the time of my inspection I am unable to be certain that all of the joints are free from leakage. I recommend the fittings are inspected during wet weather to enable any leakage to be identified and rectified.

Rainwater goods should be regularly inspected and cleared where necessary to prevent blockages. It is important to keep rainwater goods clear and free from leaks to prevent rot to timbers and damage to the fabric of the building.

3



Guttering to front elevation – sagging



Guttering to front elevation – leaking joints

# D

## Outside the property



Leaking rainwater pipe joints

### D4 Main walls

The main walls are of cavity construction with external elevations faced in pointed brick masonry. With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weatherproofing.

I was unable to see evidence of an original damp-proof-course (DPC) within the main walls. This may be obscured by the mortar pointing. If present, based on the age of the property, I would expect the DPC to be of traditional bitumen material. Despite this, there is evidence that a chemical injected DPC has been retro-fitted to the main walls. This type of repair is commonly employed where a failure of the original DPC has been diagnosed. Your Legal Adviser should check whether there is any documentation including guarantees available for this.

There is evidence that the cavity walls have been insulated since the date of construction. Cavity wall insulation requires Building Regulations approval or to have been installed under a "Competent Person Scheme" approved by the Government. You should ask your Legal Adviser should check this for you.

#### Structural Movement

- There is evidence of lateral movement in the form of bulging masonry to the annex gable elevation at high level which is indicative of wall-tie failure.

Cavity brick walls are formed in two leaves which are usually held together with metal wall ties. Walls that were constructed prior to 1980 are prone to wall tie failure but without an endoscopic inspection of the wall ties it is not possible to say what kind of condition the wall ties are in. Wall tie failure can cause serious damage to buildings although repairs can be implemented if the issue is seen early enough (remedial wall-ties). Wall tie corrosion usually causes horizontal cracking across the mortar joints in the initial stages and bulging masonry in later stages.

My observations are based on a single inspection, on a visual basis only, and are therefore my best assessment of the structural issues seen and cause based on limited information. Without further investigation, therefore, outside the scope of the Level 2 Survey, it is not possible to determine the actual cause of the structural movement.

To avoid any progressive issues which could cause further damage, you should now obtain a report from a specialist contractor such as a member of the Property Care Association on the condition of the wall-ties in order to establish the extent of the necessary remedial work required.

3



## Outside the property

You should not proceed with your purchase until you have obtained this report and established liability for any costs necessary. If wall-tie failure is confirmed, remedial works could include the rebuilding of part of/or all of the affected elevation which will be costly. It may be possible the affected wall could be retained, however, by the installation of remedial cavity wall-ties.

### Condition Rating 3.

I saw no other evidence of significant movement having affected the main walls.

### Dampness

- I recorded isolated high damp meter readings to the ground floor walls. This was to the front elevation in the lounge (currently used as a bedroom). It would appear that further damp proofing work is necessary.

The pattern of damp within the walls would indicate the most likely cause of the damp to be a combination of factors including rising dampness from the ground, deterioration or failure of the damp-proof-course & the deteriorating external wall surfaces.

It appears that the walls have received a retro-fitted chemical DPC in the past. Any further damp remedial works could therefore be covered under a warranty. Your Legal Adviser should make appropriate enquiries in this regard, in the first instance, as the cost of any necessary additional remedial work may be covered under an existing warranty. I refer you to my comment in Section H2: Guarantees.

In the event further remedial works are not covered under warranty, further specialist investigation is needed by a member of the Property Care Association in order to fully establish the extent of damp within the property and confirm its precise cause so that a remedial treatment plan can be advised. As a precaution, the whole property should be inspected.

### Condition Rating 3.

My assessment of the damp and its cause is based on a single inspection. It must be accepted that moisture meters measure electrical resistance and as a result, high meter readings do not necessarily mean high moisture content as contamination of some materials with natural salts can also give high damp meter readings. The interpretation of the pattern of readings is therefore only indicative of the most likely cause of the high readings.

My checks for damp were restricted by items such as household furniture, stored items, ceramic tiling, floor coverings and fitted cupboards and kitchen.

### Wall Finishes

- The mortar pointing is perished to the lower annex gable elevation. Localised re-pointing is required to reduce the risk of future defects developing.
- There are gaps in the masonry around some service pipe penetrations to the rear annex. Localised filling & re-pointing is required to reduce the risk of water penetration.

### Condition Rating 2.

With exception of the repairs highlighted above the wall finishes are generally satisfactory allowing for the normal weathering to be expected bearing in mind their age. Normal maintenance will be required.

### Cavity wall Insulation

Inadequately installed cavity wall insulation can cause moisture to penetrate the internal leaf of a cavity wall, causing structural problems and damp patches that may also manifest into mould. No such issues were noted during the inspection however this is a possibility in the future.





## Outside the property

Older cavity wall insulation treatments often used a formaldehyde foam which, in time, can degrade and allow damp to penetrate through the wall thickness. It can also result in accelerated corrosion of cavity wall ties. Your legal advisers should be asked to verify the type of insulation used and the existence of any guarantees.



Front elevation



Remedial injected damp proof course



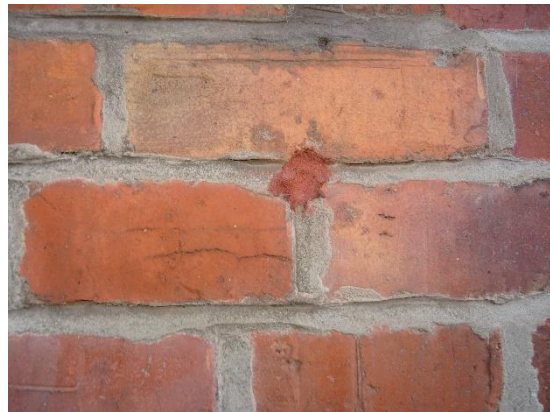
Rear elevations



Annex gable elevation – bulging masonry



Holes/gaps around pipe penetrations



Evidence of cavity wall insulation





## Outside the property

### D5 Windows

2

The windows are of double glazed Upvc frames throughout.

Replacement windows are listed on the FENSA website confirming they were installed on xx/xx/xxxx (8no). Your Legal Adviser should obtain the installation certificates prior to purchase and also check whether there is a transferable guarantee for the windows.

- The window furniture (handles) is loose and worn due to general wear & tear. A general overhaul is required together with thorough easing, adjustment, and attention to window furniture which should be repaired or replaced.

#### Condition Rating 2.

In other respects, the windows are slightly worn and weathered but in reasonable condition allowing for age. The sealant to the frame surrounds also appeared free from any significant deterioration. Checks were made for internal damp ingress to the window sills and frame reveals and no damp was found. It is essential that the seals between the window frames and the walls are regularly checked and kept in good condition to reduce the risk of water ingress and damp.

There were no signs of condensation between double glazed panes at the time of inspection. It should be noted, however, that double glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation / misting between the panes. When this happens there is no remedy other than to replace the defective double-glazed panes. You should budget for periodic replacements.

The windows are fitted with window locks and you should ensure that all keys for these locks are passed to you on completion of the sale.



Upvc windows



Loose/worn handles



## Outside the property

### D6 Outside doors

The outside doors are of Upvc construction and contain double-glazed units. The age of the doors is not known.

1

- The doors were checked for operation and were found to be generally in a serviceable condition although some wear and tear is evidence to the door furniture from use. The sealant to the frame surrounds also appeared free from any significant deterioration. There were no signs of condensation between double glazed panes at the time of inspection.

**Condition Rating 1.** Normal maintenance will be required.

Despite the above, on-going maintenance will be required during your future occupation of the property.

Please refer to my comments in Section D5 regarding double glazing seals, seals to the frames, the need for statutory approval, any guarantees and the provision of any keys. It is recommended you change all locks upon occupation to enhance security.



Front door



Rear door

### D7 Conservatory and porches

There is no conservatory or attached porch with this property.

NI



## Outside the property

### D8 Other joinery and finishes

The external joinery to comprises timber fascia boards to the eaves with painted finishes. The stone window lintels & cills also have painted finishes.

2

- The external decorations are showing signs of weathering. These should be re-decorated which should include thorough preparation by removal of all loose and flaking decorative finishes, filling of all cracks and making good any damage prior to priming of bare surfaces and re-application of appropriate decorative coatings.

#### Condition Rating 2.

In other respects, the joinery appeared satisfactory within the limitations of the inspection and allowing for normal weathering. The inspection was limited by the height of the joinery and the positioning of the guttering. It is always possible with timbers of this age that some further decay will be revealed during preparation for redecorating.



Weathered decorations



Weathered decorations

### D9 Other

There are no other items that require comment.

NI

E

Inside the property



## Inside the property

### Limitations on the inspection

My inspection was generally restricted by the furnishings and household items in the rooms and cupboards throughout the property. Furniture and household items were not moved with accessible and visible areas only having been inspected. Unless these areas are checked before purchase you must accept the risk that additional defects and consequent repair costs will be discovered at a later date.

My inspection of the main roof space and structure was limited as the hatch is located in a position that makes it difficult to fully enter safely. Therefore it was only possible to carry out a head and shoulders inspection of areas clearly visible from the access hatch. The presence of loft insulation also limited my inspection of the main roof space.

There is no access provision to the annex roof space, therefore no inspection was possible.

The fitted floor coverings restricted my inspection of the floor structures and staircase including checks for damp. I could not obtain a view of the void spaces beneath the timber floors. The floor coverings have not been lifted. Accordingly we are unable to warrant that this area is free from defect.

### E1 Roof structure

1 2 3 NI

I inspected the roof structure and roof void via the loft hatch to the landing area.

The roof is constructed in a traditional manner with timber rafters that span between the ridge and eaves supported on purlins that span between the walls. The structure supports loads imposed on the roof from the weight of the materials and external elements such as wind and snow. These loads are transferred to the support point on the load bearing walls.

The party walls in the roof space are of masonry construction. These appear to offer satisfactory fire separation between the subject property and the neighbouring properties.

The main roof space has a small amount of fibreglass insulation fitted between and over the ceiling joists of approximately 100mm thickness.

- The roof insulation levels to the main roof space are below modern standards. As this will result in large heat losses the insulation should be improved. Care should be taken not to block up any ventilation in the roof or to cover over electrical cables when improving the insulation.

#### Condition Rating 2.

In other respects, the roof structure is in reasonable order for its age, but as some of the timbers are old and slightly undersized by modern standards, some minor deflection and undulation has occurred. This is not unusual in a property of this age and no structural repair is currently needed.

Given the fact the main roof is not underlined, this is considered to provide adequate natural ventilation. When eventual re-covering is undertaken, and an underlay is installed as a secondary barrier against water penetration, ventilation should be introduced in accordance with current regulations.

2





## Inside the property



Main roof space



Main roof structure

### E2 Ceilings

The ceilings are of older 'lath and plaster' construction with plaster finishes. These have been mainly painted and papered.

- Evidence of damage and water staining was noted to the ceiling in the rear living room as a result of water leakage from the rear bay roof flashings. All of the plaster should be removed and repairs undertaken to rectify the cause of the damp. The affected ceiling should be replaced upon completion.

#### Condition Rating 3.

In other respects, the ceilings are generally in satisfactory condition. There are a number of minor shrinkage cracks in the ceiling finishes at some wall and ceiling junctions. Such cracks are very common and none are of structural importance. These can be filled in and repaired when the rooms are next redecorated.

The 'lath and plaster' ceilings in the property are original and are in fair order, but there are some minor cracks visible and some surfaces are uneven. They are however fragile and susceptible to damage from vibration and any disturbance. They can also fail with little warning. You should allow for on-going repair but ultimately renewal will be required.



Damaged ceiling due to water ingress – rear living room

2



## Inside the property

### E3 Walls and partitions

The internal walls and partitions are mainly of solid masonry construction with solid plastered finishes. The internal walls and partitions have a combination of painted, papered and ceramic tiled finishes.

- Isolated high damp meter readings were recorded to the walls at ground floor level (front elevation - lounge). This is described in more detail in Section D4: Main Walls.

#### Condition Rating 3.

In other respects, no significant defects were noted during my inspection and the internal walls were found to be structurally sound. No evidence was seen of any cracking which might indicate that the property is subject to subsidence or unusual settlement. Some evidence of minor hairline cracks were noted; however, such cracks are very common and none are of structural importance. They can be filled in and repaired when the rooms are next decorated.



High moisture meter readings



High moisture meter readings

3

### E4 Floors

The ground floor is a mix of suspended timber floor construction (lounge & hallway) and solid floor construction (rear living room & kitchen). The upper floors are of suspended timber floor construction. The floor finishes throughout the property include carpet, laminate and vinyl coverings.

- The front lounge floor is springy underfoot. This could be due to possible damp and decay within the floor timbers. This could lead to continuing deterioration and ultimately failure of the floor structure. Without further investigation, however, beyond the scope of the Level 2 survey inspection, we were unable to confirm the actual cause of this defect. It is recommended the floor timbers are inspected and repaired / replaced as part of the damp related works identified in Section D4 / E3.
- There is inadequate ventilation to the void below the suspended timber ground floor to the front lounge and hallway. This is due to the inadequate number of vents within the walls. A lack of adequate ventilation may lead to a risk of condensation building up and consequent timber defects. Ventilation to the void should be improved as part of the works identified in Section D4 / E3.

#### Condition Rating 3.

3



## Inside the property

### E5 Fireplaces, chimney breasts and flues

The property has original chimney breasts of traditional masonry construction each containing flues which connect to the chimney stacks.

Secondary heating is provided by an electric fire in the lounge. Comments on the electric fire are given in Section F1. The original fireplaces have been removed, with the redundant flues having sealed off.

- There is no ventilation to the redundant flues. An air vent is needed at the old fireplace locations to help prevent damp and condensation.

#### Condition Rating 2.

In other respects, the chimney breasts in satisfactory condition for their age. The internal condition and serviceability of any flue cannot be determined, however, from a visual inspection. Old unlined flues will inevitably deteriorate with age as the acidic products of combustion erode the bricks and mortar joints. As a result, they may not be completely smoke and fire tight. For this reason, they should be cleaned and smoke tested before use.



No ventilation to redundant fireplace / flue



No ventilation to redundant fireplace / flue

2

### E6 Built-in fittings

There are a range of built-in storage cupboards and worktops in the kitchen which are relatively modern in appearance. There are built-in wardrobes to the front & rear bedrooms which are of a dated design.

- The cooker hood does not extract externally. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation occurring.

#### Condition Rating 2.

I have not carried out any testing on the built-in appliances. You should have these checked by a specialist if they are important to your purchase.

2





## Inside the property



Kitchen fittings



Kitchen fittings

### E7 Woodwork

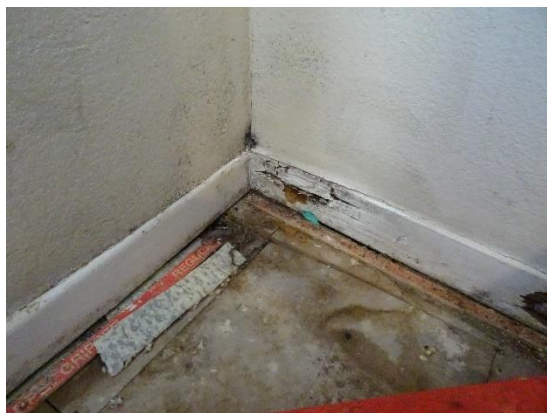
The internal joinery items include the doors, door surrounds and skirting boards together with the staircase.

- There is evidence of wood rot to the internal woodwork. This was evidenced by decayed skirting boards in the front lounge & hallway. The timber decay could be indicative of an outbreak of dry rot which is often associated with dampness and lack of appropriate ventilation in buildings. You should therefore have the timbers treated and possibly removed by a suitably competent person such as a member of the Property Care Association. Further investigation should involve all timbers in the property and should be carried out as part of the damp related works identified in Section D4, E3 & E4.

#### Condition Rating 3.

Elsewhere, the internal joinery is in satisfactory condition but there is evidence of normal wear and tear from use.

The decorations to the joinery items are satisfactory but are marked in places from wear and tear. Redecorations will be required in due course but this is considered to be part of normal maintenance.



Timber decay



Timber decay

3



## Inside the property

### E8 Bathroom fittings

The sanitary fittings in the bathroom are relatively modern in appearance and consist of a WC, wash basin and plastic bath with a mixer shower (fitted over the bath).

2

- The WC is loose and should be refitted and secured to prevent plumbing leaks.
- There is no extract fan to the bathroom. Improvements are recommended to remove as much water vapour as possible and minimise the risk of condensation occurring by installing an extractor fan.

#### Condition Rating 2.

In other respects, the fittings are in satisfactory condition but there is evidence of normal wear and tear from use. It is important that the seals around the fittings are not allowed to deteriorate as this could allow leakage that might result in damage. You should check the integrity of the seals at regular intervals and have them renewed at the first sign of deterioration.



Bathroom fittings



Mixer shower

### E9 Other

#### Fire & Means of Escape Precautions

The principal escape route from the property is via the front door. The principal escape route from the upper floor is via the stairs. An additional escape route is provided by the rear kitchen door.

2

- The main staircase discharges directly to the principal exit door which is the most efficient route for emergency egress in the event of a fire.
- The provision of emergency egress from the first floor windows is satisfactory.
- The property has mains powered smoke detection installed. This appears to be appropriately positioned however, I have not tested the alarms for operation.

Fire precautions for the property appear satisfactory. Further improvements could however be made as follows:-

- There is no heat detection in the kitchen, where fire is at greater risk of starting. This is



# Inside the property

needed to provide early warning of fire threatening the escape route.

**Condition Rating 2.**

These matters are a risk to the occupants and a safety hazard. You should obtain advice from a fire officer or an appropriately qualified specialist on all necessary improvements and precautions that can be undertaken to mitigate risks.



Smoke alarms



Carbon monoxide alarm



Fire escape windows

# F

## Services

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



## Services

### Limitations on the inspection

Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor. For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported.

The water supply pipework is concealed and could not be inspected.

No access points to the underground drainage could be located within the curtilage of the site.

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. In addition some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible.

### F1 Electricity

1 2 3 NI

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

The property is connected to the mains supply. The meter and consumer unit are located in the vestibule. The consumer unit contains modern miniature circuit breakers (MCB's) and residual current device (RCD) protection. The wiring is in plastic covered cable.

1

There is a label on the consumer unit indicating that the electrical installation was checked and inspected for safety in May 2021 and that another inspection should be carried out in May 2026.

- Your Legal Adviser should obtain and verify the inspection report for you prior to completion of purchase & also check if the electric fire was checked for safety at this time. Your Legal Adviser should also check whether there is a transferable guarantee for the alterations to the electrics.

#### Condition Rating 1.

If enquiries indicate there is no up-to-date test certificate for the electric fire, you should immediately instruct a Competent Person such as a NICEIC or ECA registered electrician prior to exchange of contracts to inspect and test the appliance for safety and carry out any necessary works.

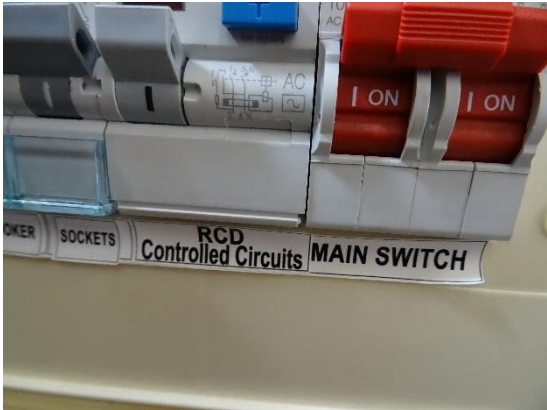




Electric meter and consumer unit location



Consumer unit



RCD protected circuits



Inspection label

F2 Gas

**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.

Gas is supplied from the mains. The meter and stop valve are situated in the front lounge.

I saw no areas of concern. The gas supply/installation has been inspected as part of the boiler inspection (Gas Safety Record) and I refer you to my comments in Section F4.

- Your Legal Adviser should obtain and verify this documentation for you prior to completion of purchase.

Condition Rating 1.

1



Gas meter and stop valve

### F3 Water

The property has a mains water supply connected. The external stop tap could not be found. The internal stop tap is situated in the kitchen. The supply pipework is not visible. The internal distribution pipework is of copper, where visible.

3

- The incoming water mains supply pipe could not be seen but the property is of an age where it could be of old lead type. Lead is now considered to be hazardous to health. If the underground main supply pipe is original, it may also be reaching the end of its useful life.
- You should contact United Utilities, the regional water company for the North West, for more information relating to the replacement of lead water mains supply pipes.
- T: **0345 072 6082**

Further information can be found via the following link:

<https://www.unitedutilities.com/help-and-support/your-water-supply/your-pipes/lead-pipes/#:~:text=It%20is%20now%20known%20that,for%20water%20pipes%20since%201970.>

#### Condition Rating 3.

Elsewhere, most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists.

The external stop tap could not be found and you should ask the water supplier to tell you where it is located so that you can turn off the water in an emergency.



Internal stop tap

## F4 Heating

The property has a gas fired heating system with a wall mounted condensing combination boiler located in the kitchen. This heats the property via radiators and also provides instantaneous hot water direct to the taps. Accessible central heating pipes appear to be mainly copper, where visible.

The central heating is supplemented by an electric fire in the lounge (see Section E1: Electricity).

The installation is relatively modern. I assume the system has been installed to standards and requirements compliant with modern requirements and the system should perform satisfactorily. I saw no areas of concern and I have had sight of a current test certificate. (Gas Safety Record dated xx/xx/xxxx).

- Your Legal Adviser should obtain and verify this documentation for you prior to completion of purchase. Your Legal Adviser should also check whether there is a transferable guarantee for the boiler and also a Building Regulations Compliance Certificate for the installation. You should also ensure that annual servicing of the appliances takes place.

### Condition Rating 1.



Boiler



Built-in timer

1



		
Room thermostat	TRV	

### F5 Water heating

Hot water is supplied directly by the combination boiler and you should see our comments in Section F4 above.

**Condition Rating 1.**

1

### F6 Drainage

I believe the property is connected to the public sewer. Given the age of the property it is likely to have a combined drainage system where the foul and rainwater flow into the same system. This will be acceptable in view of the age of the property.

Above ground drainage:

The above ground waste pipes and soil pipe are of plastic piping.

- The rear annex rainwater pipe is connected to the soil pipe. This is an unsatisfactory arrangement and is unlikely to comply with current regulations. This should be checked by a qualified plumber and all necessary alteration works carried out to comply with current requirements. This is likely to involve the rerouting of the rainwater pipe to provide separate discharge to a rainwater gulley and appropriate termination of the soil pipe with a balloon terminal to prevent blockages from nesting birds.
- The soil pipe is also loose and should be refitted and secured with new brackets where necessary.

**Condition Rating 3**

Below ground drainage:

As noted in the Limitations, no access points to the underground drainage could be located within the curtilage of the site. No inspection of the underground drainage was therefore made.

**Condition Rating – Not Inspected.**

It must be remembered that the majority of the system is hidden and it is not possible to confirm its condition. All drainage should be inspected and cleaned through periodically.

We would recommend that you confirm the routes of underground drainage including surface and foul water through your Legal Adviser, as this may impact on future works to the property.

3



# Services

The responsibility for many shared underground drainage systems was transferred to local water companies. Your Legal Advisers should make appropriate enquiries.



Bathroom waste pipes



Loose soil pipe – broken clip



Rainwater pipe connected to soil pipe

## F7 Common services

No apparent common services were noted.

NI

# G

## Grounds



## Grounds

### Limitations on the inspection

I could not fully inspect the rear yard area due to the presence of a trampoline and artificial grass.

### G1 Garage

1 2 3 NI

There is no garage with the property.

NI

### G2 Permanent outbuildings and other structures

There is an outbuilding to the rear yard which is thought to be a former external WC structure which appears to be shared with the adjoining property. This is of brick construction with a pitched roof covered in natural slates. The door opening has been blocked-up and the structure is therefore currently disused.

2

- Repairs are required to the roof covering (cracked/loose/slipped slates) to prevent water ingress.

#### Condition Rating 2.

I understand it is your intention to demolish and remove the outbuilding to enable the kitchen to be extended outwards into the yard area. In the first instance and before formal plans are drawn-up for statutory approval, your Legal Adviser should make appropriate enquiries to determine whether the outbuilding is in shared ownership with the adjoining property or it is in sole ownership of the subject property.

In other respects the outbuilding is in satisfactory condition but there is evidence of normal weathering.



Outbuilding



Slate repairs required





## Grounds

### G3 Other

2

The site boundaries are defined by masonry walls to the rear yard. The rear yard has a concrete paved surface which is partly covered in artificial grass.

- There are some loose coping stones to the boundary walls. These should be secured to prevent future movement.

#### Condition Rating 2.

In other respects, the external areas appeared satisfactory within the limitations of the inspection and allowing for normal weathering.

Boundary maintenance liability should be established from the title deeds, with any discrepancies investigated further to assist in reducing the possibility of boundary disputes with adjoining owners.

There are lockable alley gates to the rear alleyway to the rear of the property/terrace. This would suggest that the property enjoys access to this for maintenance and/or alternative access to the rear yard. You should ask your Legal Adviser to make appropriate enquiries about your rights and responsibilities regarding the alley gates & alleyway and any right-of-way that may exist.



Rear yard area



Rear yard area



Loose concrete copings to yard wall



Rear alleyway with alley gates

# H

## Issues for your legal advisers

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





# Issues for your legal advisers

## H1 Regulation

You should ask your Legal Advisers to make further enquiries to confirm whether the items listed below have been granted statutory approval and that completion certificates are available, and where appropriate, the work has been carried out by a contractor under an authorised Competent Person Scheme:-

- The installation of the cavity wall insulation.
- The replacement windows and doors.
- The alterations to the electrical installation.
- The installation of the boiler.

If documents requested are not available then there is no means of redress if the works are non-compliant, inadequate, need remedial work, or develop latent defects. You may carry the risk as well as possible problems at the time of your sale.

## H2 Guarantees

Your legal adviser should ask if guarantees exist for the following features:-

- The installation of the cavity wall insulation.
- The chemical injected damp-proof-course. Also establish its full extent.
- Any woodworm treatment. Also establish its full extent.
- The replacement windows and doors.
- The alterations to the electrical installation.
- The installation of the boiler.

## H3 Other matters

I have assumed the property is Freehold. You should ask your Legal Adviser to confirm this.

You should also ask your Legal Adviser to check and provide appropriate advice on the following items:-

- The position of the boundaries and which of the boundaries are owned and maintained by the subject property.
- The legal ownership, repair & maintenance responsibilities in relation to the drainage system.
- Any service / inspection documents for the electrics, gas and heating installations.
- Whether there is a valid Energy Performance Certificate for the property.
- Whether the owners of the property are aware of any invasive species / plants being present or previously present.
- It is assumed that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.
- What are the rights and responsibilities regarding the shared access alleyway to the rear of the property/terrace which is secured by alley gates.



## Risks

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



# Risks

## I1 Risks to the building

D4 – Main Walls: Possible ongoing structural movement, Damp.

E3 – Internal Walls and Partitions: Damp.

E4 - Floors: Possible timber defects, Inadequate ventilation.

E7 - Woodwork: Timber decay.

## I2 Risks to the grounds

No specific risks to the grounds were identified.

## I3 Risks to people

D8 - Other Joinery and Finishes: Possible lead paint.

E7 - Woodwork: Possible lead paint.

E6/E8 – Kitchen/Bathroom Fittings: Lack of ventilation / condensation.

F3 - Water: Possible lead pipework.

## I4 Other risks or hazards

No other risks or hazards were identified.

J

## Surveyor's declaration



## Surveyor's declaration

**Surveyor's RICS number**

5603885

**Phone number**

**Company**

NM Home Surveys Ltd

**Surveyor's Address**

**Qualifications**

MCABE AssocRICS

**Email**

**Website**

<https://www.nmhomesurveys.co.uk/>

**Property address**

**Client's name**

**Date this report was produced**

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

**Signature**

# K

## What to do now





## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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



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



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

## The service

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

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

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

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

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

## The inspection

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

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

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

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

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

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

## Services to the property

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



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

### Outside the property

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

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

### Flats

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

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

### Dangerous materials, contamination and environmental issues

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

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

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



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

## The report

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

## Condition ratings

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

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

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

## Energy

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



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

### Issues for legal advisors

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

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

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

### Risks

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





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

## Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK

## Complaints handling procedure

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

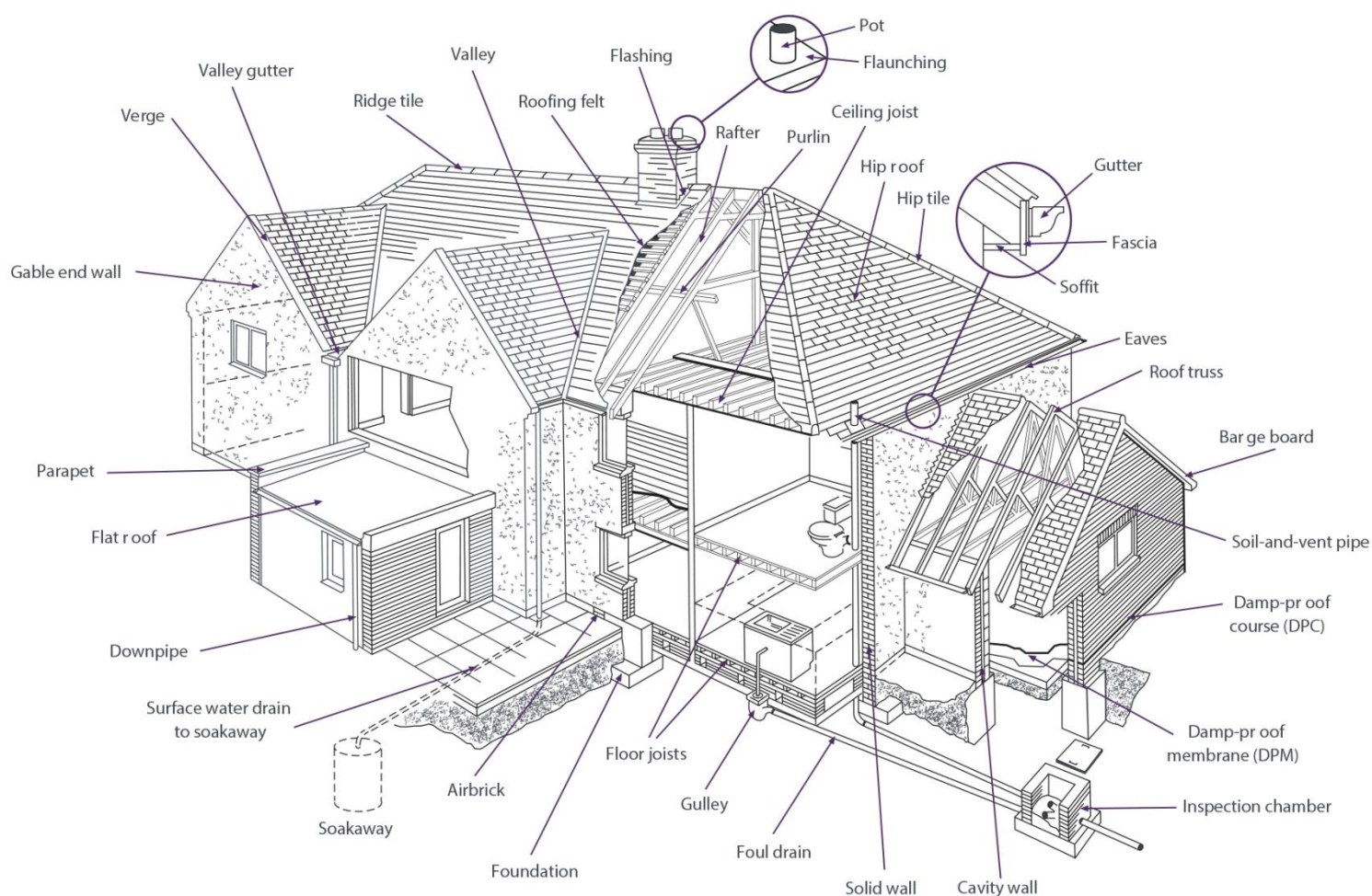
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## Typical house diagram



## Typical house diagram

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



## Glossary of terms

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

## Glossary of terms

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

# RICS disclaimer



## You should know...

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