NM HOME SURVEYS

RICS

SAMPLE REPORT 4

LEVEL 3 HOME SURVEY

Detached property

Built 1850-1890

LEVEL 3

Your survey report

Property address

Client's name

Inspection date

Surveyor's RICS number

5603885

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

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying 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 are not covered by these terms and conditions and must be covered by a separate contract.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other part.

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.

A 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 several days.

Status of the property when the inspection took place

When I inspected the property it was vacant but furnished.

The floors were mostly covered throughout.

Access to the property was provided by the vendor's daughter.

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 L, *What to do now*, and discuss this with us if required.

B Summary of condition ratings

Overall opinion of property
The property on the whole 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 type and age with no significant structural defects apparent. There are some defects, however, which require immediate attention and which will need expenditure at the outset and these are detailed within the relevant sections of this report. You are advised to obtain quotations for these works so that you are aware of the remedial costs prior to purchase. On consideration of the remedial costs, you may wish to renegotiate on the purchase price. Provided these works are carried out to a satisfactory standard we see no reason why there should be any difficulty on resale in normal market conditions. 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.

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'.

B Summary of condition ratings

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)
D3	Rainwater pipes and gutters	Repair/replace rainwater goods.
D6	Outside doors	Replace rear door casing / replace frame sealants.
D8	Other joinery and finishes	Replace decayed fascias / external re-decoration.
E1	Roof structure	Timber remedial works, as recommended/ventilation.
E2	Ceilings	Reinstate Bathroom ceiling.
E3	Walls and partitions	Carry out damp remedial works, as recommended.
E4	Floors	Carry out floor remedial works, as recommended.
F1	Electricity	Safety check required.
F2	Oil	Safety check required.
F3	Water	Replace lead water mains supply pipe.
F6	Drainage	Upgrade septic tank / drainage system.

B 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)
D1	Chimney stacks	Ventilate chimney stack.
D2	Roof coverings	Clean off moss.
D4	Main walls	Render/masonry repairs to front elevation.
D5	Windows	Replace misted double glazing.
D7	Conservatory and porches	Replace misted double glazing.
E6	Built-in fittings	Repair replace Kitchen fittings / extract fan.
E7	Woodwork	Repair balustrade.
G1	Garage	Clean off moss.
G3	Other	Repair/replace boundary fencing.

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)
E8	Bathroom fittings	
F4	Heating	
F5	Water heating	

B Summary of condition ratings

NI Elements not inspected Summary of repairs and cost guidance

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

Element no.	Element name
D9	Other
E5	Fireplaces, chimney breasts and flues
E9	Other
F7	Common services
G2	Permanent outbuildings and other structures

B Summary of condition ratings

Summary of repairs

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

Repairs
Provide ventilation to chimney stack.
Clean-off moss growth to main roof coverings & inspect roof tiles. Carry out repairs as necessary.
Repair/replace rainwater gutters to main house & Sun Room.
Render/masonry repairs to front elevation.
Replace misted/failed double glazed units to windows & Sun Room.
Replace decayed rear door casing / replace frame sealants.
Replace decayed fascias & carry out external re-decoration works.
Repair/replace decayed boundary fencing.
Provide ventilation to main roof void / top-up loft insulation.
Replace/reinstate water damaged bathroom ceiling.
Carry out damp & timber remedial works, as recommended.
Repair/replace Kitchen fittings & provide extract ventilation.
Refit & secure balustrade to staircase.
Modify/replace septic tank, as recommended & in accordance with Environmental Regulations.

Further investigations

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

Where further investigations have been recommended in this report, it is very important that you pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. You are made aware that in circumstances where essential repairs or works by specialists are not carried out, further deterioration and damage may occur with subsequent increased risk and increased costs. By obtaining these costs before exchange of contracts, you will have the opportunity to use these to determine whether or not to proceed with the purchase. If proceeding with the purchase the costs should be used to renegotiate the purchase price.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

This is a traditionally constructed two storey three bedroom detached house.

The front of the building faces approximately North. 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

We understand the original building consisted of two separate dwellings dating back to around 1850-1890 but were converted into a single dwelling around 1976. The title deeds, however, may give a more accurate indication of the actual original construction date.

Your Legal Adviser should confirm the actual conversion date in standard enquiries and also check if all necessary statutory approvals & certifications were obtained. See below.

Approximate year the property was extended

The property has been extended to the side (single-storey Entrance Hall, Cloakroom & Garage).

There is an entry on the xxx Council on-line planning portal confirming that planning permission was approved on the xx/xx/xxxx.

This type of work would have required building regulations approval & an associated Completion Certificate issued on satisfactory completion. Your Legal Adviser should check all necessary approvals were obtained in this respect & that formal sign-off was achieved.

You should obtain advice from your Legal Adviser in the event the extension does not have the appropriate statutory approvals & final sign-off certification. If this is the case, it may be possible to apply for a retrospective Building Regulations Completion Certificate via the Regularization process or an indemnity insurance policy if in your Legal Advisers opinion may provide sufficient financial cover in the event the works are non-compliant.

Approximate year the property was converted

See above.

Information relevant to flats and maisonettes

Not applicable.

C About the property

Construction

The property is of traditional solid masonry construction with external elevations faced in render under a pitched main roof covered with tiles. Internal floors are of a mix of solid concrete & suspended timber floor construction. The windows are of timber 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 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	1		1	
First		3	1					
Second								
Third								
Other								
Roof space								

C About the property

Means of escape

The principal escape route from the property is via the door to the Entrance Hall. The principal escape route from the upper floor is via the stairs. Additional escape routes are provided by the rear Entrance Hall door & the Sun Room doors.

- The provision of emergency egress from the first floor windows is satisfactory.
- The property has battery powered smoke detection installed. This appears to be appropriately positioned however; I have not tested the alarms for operation.

Fire precautions for the property, other than the above, are limited. The following matters were noted:-

- There is no heat detection in the kitchen, where fire is at greater risk of starting. This is needed to provide early warning of fire threatening the escape route.
- The property does not have mains powered smoke detection installed. The smoke detection present is battery operated and will give unreliable warning in the event of a fire.
- Emergency egress in the event of fire will be hampered as the principal escape exit route is open to the kitchen where fire is at greater risk of starting.

These matters are a risk to the occupants and a safety hazard. I refer you to the summary of risks in Section I of this report. 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.

Security

The security provision to the property comprises the following:-

- There is external lighting to the perimeter of the property which should highlight when people approach the property.

Security provisions for the property are limited. The following matters were noted:-

- The property does not have a security alarm.
- Some windows are externally beaded. See Section D5: Windows.

You should consider the improvements noted above in order to enhance security.

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

C Energy efficiency

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

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

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

F35

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.

My comments are as follows:

Loft Insulation:

The EPC states there is no loft insulation within the main roof.

Our inspection noted the presence of loft insulation of approximately 100mm thickness.

- 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	X	Electric	X	Water		Drainage

Central heating

	Gas		Electric		Solid Fuel	X	Oil		None

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

Drainage is to a septic tank. I refer you to Section F6 for more details.

C Energy efficiency

Other energy matters

I found no issues relating to other energy matters.

C Location and Facilities

Grounds

Access to the property from the main road is via a shared private access road with the neighbouring property. It is possible the access road is not adopted by the local authority. A maintenance liability may therefore arise for the upkeep of the road surface and any un-adopted drains. In addition, the road will not be cleared or gritted during periods of severe weather. Your Legal Adviser should confirm this and provide further advice on the ownership & maintenance liabilities. I refer you to Section H3.

There are gardens to the front, side and rear of the property.

There is a double garage attached to the side of the property.

Parking is available within the grounds to the front of the property.

There are no permanent outbuildings with the property.

Location

The property is situated in a semi-rural location within approximately xxx miles travelling distance to xxx which is 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. The property is also cited in an exposed position. 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.

C Location and Facilities

Other local factors

No other local factors were noted.

D

Outside the property

D Outside the property

Limitations to the inspection

The underside of the main roof coverings was restricted due to the presence of a sarking felt underlay.

A lack of access to the extension roof void prevented my inspection of the roof structure.

Due to limited vantage point from ground level I could not inspect the underlay at eaves level to the main roof to see whether it is properly lapped into the gutters.

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.

The main walls have been covered with a render application. This has obscured the original wall structures and surfaces.

I was unable to see evidence of an original damp-proof-course in the main walls to the property. These may be obscured by the render application.

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 one chimney stack built in rendered masonry. The stack has lead flashings to the base which provide a weatherproof joint with the roof covering. The stack is redundant & has been capped.

- No visible air brick was seen at the head of the stack in order to ventilate the redundant flue voids. Although no evidence of internal damp was noted at the time of the inspection, this could lead to a risk of condensation building up within the voids and consequent damp penetration in the surround areas. The flues should be ventilated via an air brick(s). Checks should also be made that the flues have been adequately capped at the same time.
- The need to provide a safe working platform and other difficulties associated with working at height makes repairs relatively expensive & you should therefore budget for this additional expense.

Condition Rating 2.

Evidence of movement in the form of leaning was noted to the stack; however, this is not deemed to be excessive. The stack should be regularly inspected and maintained as any deterioration of the masonry could lead to instability.

In other respects, no signs of any significant bulging, lean or outward movement was noted. No signs of leakage or excessive weathering was noted. The flashings appear to be adequately

D Outside the property

dressed to the roof covering and pointed into the masonry.

Over time deterioration to the chimney stack will occur because the various parts, including the cappings and flashings are very exposed. Chimney stacks should be regularly inspected and maintained in good condition. When carrying out remedial works, any hidden parts should be checked to ensure no additional disrepair has occurred.

The vendor advised that original chimney stacks have been previously removed and this was carried out at the same time the main roof coverings were replaced. Without any documentation, however, it is not possible to confirm this. No significant defects are apparent following this alteration work; however, this type of structural work may have required local authority consents and as such your Legal Adviser should check all necessary approvals were obtained.

Chimney stack

Chimney stack

D2 Roof coverings

2

The main roof & extension roof are pitched roofs covered with interlocking concrete tiles and are lined with a traditional sarking felt underlining. The top of the roofs are covered in ridge tiles bedded in mortar.

The original main roof covering (probably slates) has been replaced with a heavier concrete covering at some point in the past. In some instances, the installation of a new roof covering requires Building Regulation approval. Your Legal Adviser should check that all necessary permissions were obtained and whether there is a transferable guarantee for the work. I also refer you to Section E1: Roof Structure & Section H.

Moss growth:

- There is heavy moss growth on the main roof, particularly to the rear. Left untreated, moss roots can be damaging to roof coverings and can cause tiles to deteriorate leading to water ingress and penetrating dampness issues internally. If loosened by heavy rain, moss can also roll into the guttering and cause blockages. It is recommended the moss is carefully removed to reduce this risk. Regular tree maintenance including clearing back any trees that are likely to cause shading can help to slow down the growth of moss.

Condition Rating 2.

In other respects, where visible, the roof coverings are generally in satisfactory condition overall with no signs of any slipped, missing or damaged tiles noted. The underlining, where visible, appears to be complete with no signs of any significant tears, damage or other defect noted. The

D Outside the property

ridge tiles appear to be firmly fixed in place; however, it is not uncommon for these to become dislodged by high winds and occasional refixing of these must be anticipated. Despite this, 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. You should note, however, that the exposed position of the property will lead to a greater exposure to weathering elements and wind damage, particularly in storm conditions. A higher incidence of repair and maintenance is to be anticipated as a result.

The roof underlining could not be seen at eaves level and I cannot confirm its condition or whether it properly laps into the guttering. Felt deteriorates when exposed to sunlight. This increases the risk of water ingress at eaves level. I found no evidence of any damp related problems as a result, but if defects are found on closer inspection or begin to appear in the future it will be necessary to strip back the roof covering from the edge to allow the felt to be repaired or replaced.

Front main roof

Front main roof

Rear main roof

Rear main roof

D Outside the property

D3 Rainwater pipes and gutters

3

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

- The guttering to the rear of the extension is out of level & loose allowing rainwater to overflow. The guttering should be replaced to provide effective rainwater drainage.
- Some of the gutter joints are leaking. The gutters should be resealed/repaired to reduce the risk of future defects developing.

Condition Rating 3.

In other respects, the remaining rainwater goods appear to be adequately aligned with no signs of any significant twisting, distortion or leakage noted. A suitable number of support brackets appear to have been provided at regular intervals. Normal maintenance will be required.

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.

Plastic rainwater goods are relatively low maintenance as they do not require redecoration. However, the joints of plastic gutters are sealed with flexible gaskets and these perish with age commonly lasting around 20 years from new or since last replaced. Additionally plastic rainwater goods can deteriorate due to sunlight exposure (UV degradation) which can cause them to become discoloured, brittle and cracked. Checking the condition of all rainwater goods is recommended on a regular basis.

Out of level/loose gutter to rear extension

Leaking gutter joints

D Outside the property

D4 Main walls

2

Wall construction:

- The main walls to the original parts of the property are of traditional solid brick construction with external elevations finished in render.

Solid walls rely on the thickness of the material to prevent weather penetration. The principle is that weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement, the water will evaporate away before it penetrates completely through to the internal finishes. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur.

- The main walls to the extension are of modern cavity wall construction with external elevations also finished in render.

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.

Damp-proof-course:

I was unable to see evidence of a damp-proof-course (DPC) within the original main walls. This may be obscured by the render. If present, based on the age of the original building, I would expect the DPC to be of traditional slate. Due to its age, however, it is possible that the original main walls do not contain an DPC.

We have seen documentary evidence, however, (30 year Warranty dated 25/08/1987) that a chemical injected damp proof-course has been retro-fitted to the original main walls. This type of remedial installation is commonly employed where a failure of the original damp-proof-course has been diagnosed. From the information seen, however, it was not possible to determine the full scope and extent of this work. The warranty will now have also expired.

Your Legal Adviser should obtain this documentation for your records prior to purchase. The extension would have been built with a modern plastic DPC.

Insulation:

The main walls to the original parts of the property are of solid wall construction. They will have limited resistance to heat loss. I refer you to Section J1.

The main walls to the extension are of modern cavity construction. It is assumed the walls were insulated, however, in accordance with building regulation requirements applicable at the time of construction.

Dampness:

- High moisture meter readings were recorded to most of the walls at ground floor level.

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 DPC, penetrating dampness through the wall structure, the deteriorating external wall surfaces and the old and porous wall masonry.

Further investigation by an appropriately qualified person, such as member the Property Care Association is needed 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

D Outside the property

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 ceramic tiling, fitted floor coverings, furniture, stored household items, sanitary fittings and fitted kitchen units.

Structural Movement

- There is evidence of lateral movement (bulging) to the original rear elevation.

The movement that has caused this is not considered to be serious and is characteristic of normal lateral movement that commonly affects buildings of this type and age. This movement is not considered a threat to the structure of the property and appears to be long standing with no indications to suggest further significant movement will occur.

- There is evidence of structural movement in the form of render cracking above and below the Kitchen window opening on the front elevation.

Such movement is not unusual in buildings of this age. The movement appears historic and is believed to be due to old settlement within the structure. Often type of this cracking is focused on the weakest areas of the walls which are the openings of windows and doors. There was no evidence of corresponding movement and/or cracking internally in this area and further significant movement is therefore unlikely to occur.

The cracking to the render surfaces, however, could be different from that within the masonry behind and on removal of the render finishes it is possible that further localised cracking and loose brickwork may be discovered that may require some masonry repairs.

- It is recommended the cracked render is carefully removed to enable inspection of the exposed brickwork. This should be carried out by a reputable contractor with experience in dealing with structural remedial repairs & who will be able to provide a quotation. Render repairs will be required on completion of any necessary masonry repairs.

Condition Rating 2.

My observations are based on a single inspection, on a visual basis only, and are therefore our best assessment of the structural movement and cause is based on limited information. Without further investigation, therefore, (outside the scope of the Level 3 Home Survey inspection), it is not possible to determine the actual cause of the structural movement noted and whether it is old, or on-going in nature. If you are concerned over further serious movement in the future you should seek advice from a Chartered Structural Engineer.

I saw no other evidence of significant movement having affected the main walls. The property appears free from any significant structural movement to the external walls. No evidence was seen of any other significant cracking or distortion which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground.

Given the age of the property the original foundations may not be as deep as in a modern building and this increases the risk of structural movement. No signs of structural movement due to foundation problems were seen. The risk of structural movement occurring in the future can be

D Outside the property

minimised by keeping large trees and shrubs well away from the building and pruned back, and by properly maintaining the drainage system to minimise leakage, both above and below ground.

There are trees within and beyond the plot. Trees can cause structural damage. No sign of damage was seen but tree growth should be managed and controlled to reduce the risk of future damage.

Buildings move and distort over their lifetime. This is because the weight of a building is not evenly distributed through all parts of the walls or structure. Some parts are more heavily loaded than others and this compresses them over years or decades, often resulting in parts of a building being out of square. This can be often most noticeable at door openings. This is perfectly normal and provided that the amount of movement is within acceptable structural limits then no remedial action is required other than for cosmetic reasons.

Modern cavity walls are usually tied together by metal or steel wall ties. With time these ties can rust however there is no external evidence to suggest rusting of the wall ties. Wall tie failures in my experience are uncommon in this area but there is a risk. If you are not prepared to accept this risk you should arrange for an appropriately qualified person such as a member of the Property Care Association to inspect the wall ties to ascertain their condition. The vendors' permission will be required.

Wall Finishes

With exception of the repairs highlighted above the render finishes are generally satisfactory overall allowing for normal weathering to be expected bearing in mind their age.

Masonry walls need to be maintained and repaired, just as roofs and rainwater goods do. Keeping them in good repair is necessary, therefore, for the interior to remain functional and dry.

Condition Rating 1. Normal maintenance will be required.

Front elevation

Render cracking

D Outside the property

Render cracking

Left gable elevation

Extension

Extension

Rear elevation

D Outside the property

D5 Windows

The windows are mainly of timber double-glazed frames throughout. The age of the timber windows is not known, however, based on their overall appearance & condition, they appear of some age. It is believed the Upvc window to the Cloakroom was installed around 3 years ago at the same time as the front entrance door.

- The glazing in most windows has misted over due to failure of the seals. These cannot be repaired and the affected units need re-glazing.

It should be noted 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.

Condition Rating 2.

Repair and on-going redecoration of old timber window frames is a labour intensive process and is relatively expensive. Therefore many people choose to replace older windows rather than repair them. The decision on whether to repair or replace the windows is one you will need to carefully consider. Replacing windows is controlled by Building Regulations and may also require planning consent in some cases.

Safety Concern: The glass in the first floor windows has no markings to indicate toughened or laminated safety glass is present. The glass is also closer to floor level than normally recommended. To reduce the risk of injury from accidental breakage the glass should be tested by a glazing specialist to confirm it complies with the relevant British Standard. If it fails to comply this is a safety risk and the glass should be replaced.

Security Concern: It should be noted that the window frames are not of a modern security type design as the glazing units are secured (beaded) on the external side of the frame. The glazing can therefore be easily removed. Once the external beading is removed, if the glazing is not secured, it can be taken out, allowing a would-be intruder easy access to the property. We would therefore recommend that you contact a UPVC window maintenance company to enquire whether or not the windows can be made more secure.

In other respects, the windows are worn and weathered but are in reasonable condition overall for their age. The windows were checked for operation and were found to be generally in a serviceable condition although some wear and tear is evidence to the window furniture from use. 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 significant 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.

Since April 2002 replacement windows should either have Building Regulation approval or have been installed by a contractor registered with an accredited Competent Persons Scheme such as Assure, FENSA and CERTASS. You should ask your Legal Adviser to check this for you.

Your Legal Adviser should also check whether there is a transferable guarantee for the Upvc window.

The Upvc window is fitted with a window lock and you should ensure that the keys are passed to you on completion of the sale.

2

D

Outside the property

Timber windows

Externally beaded

Opening casements

Misted double glazing

Safety concern – no safety glass

Upvc window - Cloakroom

D Outside the property

D6 Outside doors

3

The front door is of Upvc solid panel construction. The rear door is a timber solid panel door.

The age of the timber door is not known, however, based on overall appearance & condition, it appears of some age. It is believed the Upvc door was installed around 3 years ago.

- The rear door frame is decayed. This cannot be repaired and the door frame should be replaced.

Condition Rating 3.

- Gaps were evident to the sealant between the front door frame and the surrounding masonry. This needs replacing to reduce the risk of damp penetration.

Condition Rating 2.

With exception of the repairs highlighted above the doors are slightly worn and weathered but are generally in satisfactory condition for their age. 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 remaining sealant to the frame surrounds also appeared free from any significant deterioration. Despite this, however, on-going maintenance will be required to maintain the doors in a serviceable condition.

You should ensure that external timber elements of the property are maintained on a three to five year cycle to prevent the onset of timber decay.

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

D Outside the property

Front door – missing frame sealants

Decay to door frame

D7 Conservatory and porches

2

Sun Room:

There is a Sun Room to the front of the property. This has a timber double-glazed frame and is built off a masonry dwarf wall and concrete base. The Sun Room has a pitched roof covered with concrete tiles (see comments below), plastic rainwater goods and timber double glazed entrance doors. There are lead flashings to the roof/wall abutments. The Sun Room is accessed internally via the Lounge.

The age of the Sun Room is not known, however, based on its general condition and appearance, it appears to be of some age.

- The glazing in some of the windows has misted over due to failure of the seals. This cannot be repaired and the affected panes need re-glazing.
- The gutters are leaking and should be repaired or replaced

Condition Rating 2.

In other respects the Sun Room is worn & weathered but is in satisfactory condition overall allowing for age. The doors and opening window casements were checked for operation and were found to be generally in a serviceable condition although some wear and tear is evidence to the furniture from use. The sealant to the frame surrounds also appeared free from any significant deterioration. It should be noted however that on-going maintenance will be required during your future occupation of the property.

Solid pitched roof:

We were advised that the Sun Room was originally built as a conservatory with a standard polycarbonate roof covering which was replaced with the solid roof around 1992 by the current owners.

Building Regulations approval is normally required to replace a conservatory roof with a solid roof covering. This is because a solid roof significantly changes the nature of the conservatory and makes it more like a traditional extension and therefore specific requirements should be met to ensure compliance in areas such as of structural strength & stability, insulation, ventilation & fire safety. It is also important to note that planning permission may also be required if the alteration works materially alters the appearance of the property.

D Outside the property

Our enquiries indicate that no such statutory approvals were obtained. If the Sun Room is important to your purchase of the property, you should obtain advice from your Legal Adviser. It may be possible to apply for a retrospective building regulations Completion Certificate via the Regularization process or an indemnity insurance policy if in your Legal Advisers opinion may provide sufficient financial cover in the event the works are non-compliant.

Sun Room - external

Solid pitched roof

Solid pitched roof

Sun Room - internal

Leaking gutters

Misted double glazing

D Outside the property

D8 Other joinery and finishes

The external joinery consists of timber fascia boarding to the eaves. ▪ The fascia boarding is decayed in places and should be repaired or replaced with new treated timber or a modern alternative such as Upvc sections. ▪ The paint finishes are generally weathered & are peeling. 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 in reasonable condition 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. External decorations will need regular redecoration, typically on a three-to-five-year cycle dependent upon the quality of paint or stain coating. This should include all timber windows and doors.  Weathered decorations  Evidence of decay	3

D9 Other

There are no other items that require comment.	NI

E

Inside the property

Inside the property

Limitations to the inspection

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

My inspection of the main roof space and roof structure was restricted as the position of the loft hatch to the Bathroom ceiling only provides a limited view of the whole roof structure. Therefore it was only possible to carry out a head and shoulders inspection of the areas within the immediate vicinity of the loft hatch (Bathroom & Bedroom 1). The presence of loft insulation also limited my inspection of the main roof space.

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.

The fitted floor coverings restricted my inspection of the floor structures and staircase including checks for damp. The floor coverings have not been lifted. Accordingly we are unable to warrant that these areas is free from defect.

E1 Roof structure

1 2 3 NI

I inspected the main roof structure and roof void via the loft hatch to the Bathroom ceiling.

The roof is constructed in a traditional manner with timber rafters that span between the ridge and eaves supported on purlins (beams) 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 main roof space has a small amount of fibreglass insulation fitted between and over the ceiling joists of approximately 100mm thickness.

The extension roof is constructed with pre-fabricated timber trusses which span between the walls.

<u>Wood boring beetle (woodworm)</u>

- Evidence of woodworm infestation was noted to the roof timbers around the loft hatch.

Woodworm are typically most active during the warmer months, from April to September. This is when the adult beetles emerge from their pupal stage to mate and lay eggs. Warmer temperatures provide optimal conditions for their development and activity. However, it's important to note that woodworm can be active year-round in warm environments or if there's a continuous heat source such as central heating pipes within the roof void. It is possible, therefore, that the infestation is active although without further specialist investigation (outside the scope of the Level 3 Home Survey inspection) it is not possible to determine whether an infestation is still active or not.

Your Legal Adviser should check whether there has been any previous treatment undertaken in the property as the cost of any necessary further treatment may be covered under an existing guarantee. In the event that documentary evidence is not available and as a precautionary measure before a commitment to purchase, it would be prudent to arrange for a detailed investigation by an appropriately qualified specialist such as a member the Property Care Association, in order to establish the full extent of any active infestation within the property so that a treatment plan can be advised along with associated remedial costs.

Condition Rating 3. Further Investigation

3

Inside the property

Ventilation:

Roof structures require ventilation in order to ensure any moisture and condensation is taken to atmosphere. Where this is trapped it can cause increased moisture content in roof timbers that can lead to consequential timber defects forming.

- There is no apparent ventilation present within the main roof. Internally, I have not seen any evidence of significant condensation forming, however, it would be prudent to install ventilation in order to reduce the future risk of condensation and consequent timber defects developing. This can be achieved by installing air bricks into the gable walls as well as ventilation tiles to the ridge and roof slopes.

Insulation

- The roof insulation levels 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.

Loft access:

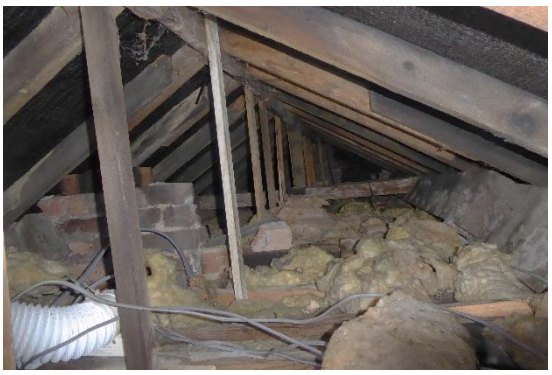
- The access hatch to the main roof is small and restricted. You should form a larger opening or install an additional loft hatch to enable full access all of the main roof void for maintenance & repairs in the future.

Condition Rating 2.

In other respects, the main 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.

The original main roof covering has been replaced with tiles which will be heavier than the original covering (probably slates). No structural defects were observed as a result; however, these works will have required Building Regulation approval. Your Legal Adviser should check that all necessary permissions were obtained and whether there are any guarantees available.

Bracing between individual trusses appears to be adequate with no movement noted. No cutting out of these timbers should be contemplated without first seeking advice from a Chartered Structural Engineer or a Building Surveyor.



Main roof space/roof structure

Main roof space/roof structure

Inside the property

Evidence of wood woodworm infestation

Evidence of wood woodworm infestation

E2 Ceilings

3

The ceilings to the original parts of the property are likely of older ‘lath and plaster’ construction with plaster finishes. The ceilings to the extension are of modern plasterboard construction with plaster skim finishes. The ceiling decorations consist of painted & papered finishes. The Bathroom ceiling has a textured finish.

- The Bathroom ceiling is partly missing & has been damaged. We understand this is the result of a burst water pipe within the loft space above & repairs have now been undertaken to rectify the cause of the water damage. The ceiling should be repaired or replaced as necessary. I refer you to our comments below relating to textured finishes.

Condition Rating 3.

In other respects, 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.

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

Sections of the first floor ceilings are sloping. It is unlikely that the sloping sections of the ceilings are insulated which could lead to cold bridging and subsequent condensation forming in these areas. It is possible that insulation within these sloping areas of internal ceilings were upgraded when re-roofing work was carried out but this cannot be verified without exposing parts of the ceilings.

Some ceilings have heavy paper finishes. These are notoriously difficult to remove without causing damage to the plaster beneath and were often used to mask defects. If you intend to remove these finishes when redecorating you should budget for some plaster repairs and / or replacement.

The ceiling decorations somewhat dated and deteriorating. This is not a significant defect however; the decorations should be renewed as part of your normal future maintenance and improvements to the property.

Inside the property

Condensation often forms on cold surfaces due to poor ventilation, inadequate heating and insufficient thermal insulation. To reduce the risk of condensation and further disrepair, ventilation and heating should be controlled and balanced so that moisture laden air is removed without too much heat loss.

Textured finishes installed up until 1999 may contain asbestos fibres, although the use of the material was reduced from 1983. If left undisturbed, these finishes pose no threat to health and no action is required. Specialist advice must be obtained should they need to be disturbed.

Water damaged Bathroom ceiling

Sloping ceilings

E3 Walls and partitions

3

The internal walls and partitions are formed with a combination of solid masonry and studwork partitioning. The walls have a mix of solid plaster and plasterboard / skim finishes. The internal walls have mainly painted & papered finishes. Ceramic tiling is present in the Kitchen & Bathroom. Some of the walls have a textured finish.

Dampness

- High damp meter readings were noted throughout the ground floor walls and this is described within Section D4. Further Investigation is required by the relevant specialists.
- The textured wall finishes in the property are of an age where they may contain asbestos fibres. If left undisturbed, these finishes pose no threat to health however, as remedial works are required to the ground floor walls (damp treatment) there is a risk of harmful fibres being released. You should arrange for a detailed investigation / analysis by a licensed asbestos contractor and / or relevant qualified specialist regarding the asbestos content and risks posed by the material.

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 significant cracking which might indicate that the property is subject to subsidence or unusual settlement. Some evidence of minor hairline cracks were noted to some room corners, over door openings and around the windows, 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.

Much of the wall plaster in the property is old. The old plaster finishes are mainly satisfactory but plaster of this age will have deteriorated and could be starting to loose bond with the background.

Inside the property

Some plaster could become loose if disturbed during redecorations and it would be prudent to budget for some localised repair.

The original plaster finishes will be prone to vibration and disturbance, such as that experienced when doors slam or when new services or joinery timbers are installed. The plaster could be loose in places and on-going patch repairs will be necessary from time-to-time.

The wall decorations somewhat dated and deteriorating. This is not a significant defect however; the decorations should be renewed as part of your normal future maintenance and improvements to the property.

Condensation often forms on cold walls due to poor ventilation, inadequate heating and insufficient thermal insulation. To reduce the risk of such condensation, the ventilation and heating should be managed together to effectively remove any excess moisture from the air without suffering too much heat loss. As part of your normal future maintenance and improvements to the property you should consider using 'clay based' breathable paints to prevent trapped moisture and condensation. When undertaking work in the future, it will be important to obtain the advice and services of relevant qualified builders and specialist to avoid problems developing.

The construction and finishes of the walls and partitions cannot be confirmed without destructive investigations being carried out. My description of the walls is therefore based on appearance and tapping the wall surfaces in random locations.

High moisture meter readings to the ground floor walls

High moisture meter readings to the ground floor walls

Damp staining to ground floor walls

Textured finishes that may contain asbestos fibres

Inside the property

E4 Floors

The ground floor is of solid floor construction. The first floor is of suspended timber floor construction. The floor coverings throughout the property consist of carpet and vinyl finishes. The Dining Room floor & Bathroom floor were not covered.

3

Ground floors:

Ground floors in a property of this age, if original, were often constructed without a damp-proof-membrane and are prone to dampness. The Dining Room floor has an asphalt covering which could have been laid over the original floors in an attempt to provide an impermeable layer. The application of the asphalt, however, needs to be properly applied to create a continuous, sealed layer as any gaps or cracks can still allow moisture to penetrate.

If the dampness is coming from rising damp (moisture rising through the walls), asphalt alone is often insufficient to solve the problem. It is possible there could also be a perimeter gap under the skirting boards. Such gaps can provide a pathway for moisture from the ground to enter the property. This may have also contributed to the damp and high moisture meter readings recorded.

As mentioned in the Limitations to the Inspection, the fitted floor coverings restricted my inspection of the floor structures & as such we are unable to warrant that the floors are free from defect.

- Without further invasive investigation therefore (outside the scope of the Level 3 Home Survey inspection), it was not possible to confirm if deficiencies exist within the ground floor structure, such as those mentioned above. It is therefore recommended the ground floors are more closely inspected as part of the damp related issues identified in Section D4 / E3

Condition Rating 3. Further Investigation.

First floors:

The timber first floors are generally in satisfactory condition overall for their age. Some floors creak when walked over and some surfaces are not entirely level. Such issues are very common in floors of this type/age and none are of structural importance. You may find this unsatisfactory, however and wish to undertake repair work to reduce this problem, however, complete eradication might prove difficult.

Some damage to floor boards could be revealed when the floor coverings are removed. It would be prudent to budget for some repairs of the floorboards and replacement of floor coverings as part of normal maintenance.

The timber floor joists will be bedded into old solid external walls, which are prone to a higher risk of damp. This will increase the risk of decay. Such risks are to be expected in a property of this age and type. Maintaining the walls in good condition will help reduce such risks. However, localised repairs or even more significant defects will be a continuing risk.

Inside the property

E5 Fireplaces, chimney breasts and flues

We were advised that the chimney breast in the Dining Room has been removed in conjunction with the removal of the chimney stack(s) referred to earlier in the report. There was no evidence to suggest the situation is anything other than satisfactory but an alteration of this type requires Building Regulations approval and your Legal Adviser should make the appropriate enquiries.	**NI**

E6 Built-in fittings

There are a range of built-in storage cupboards and worktops in the kitchen which are dated in appearance. Elsewhere there are no other built-in fittings. The built-in fittings were examined for general condition. A selection of cupboards, doors and drawers were checked for normal operation. ▪ Some doors and drawers are loose & poorly fitted. The affected doors and drawers should be adjusted, refitted and repaired where required. ▪ There is no extract fan to the kitchen. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation occurring. **Condition Rating 2.** In other respects, the built-in fittings are in reasonable condition allowing for normal wear and tear from use. 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. In addition, it should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase. The fittings are dated and you should consider replacing them as part of your future ownership. You should obtain estimates for this from an appropriately qualified person such as a competent joinery contractor or kitchen fitter before a commitment to purchase.  Kitchen fittings  Kitchen fittings	2

Inside the property

E7 Woodwork

2

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

The internal joinery was examined for general condition. The internal doors were checked for normal operation to ensure they opened and closed without binding (sticking) on the door frame and/or floor finishes. The stair balustrade was checked to ensure they are securely fitted.

- The balustrade is loose due to general wear & tear from use. The balustrade should be refitted & secured to prevent further deterioration & avoid the risk of accidents.

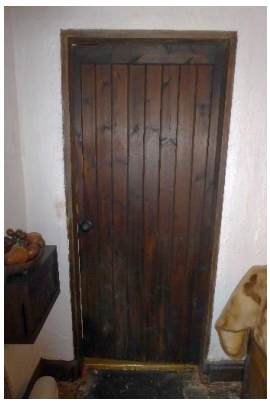
Condition Rating 2.

Safety Concern: The glass in the doors leading into the Sun Room have no markings to indicate toughened or laminated safety glass is present. To reduce the risk of injury from accidental breakage the glass should be tested by a glazing specialist to confirm it complies with the relevant British Standard. If it fails to comply this is a safety risk and the glass should be replaced.

In other respects, the internal joinery items are generally in satisfactory condition overall but there is evidence of normal wear and tear from use. The decorations to the joinery items are also 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. You should accept, however, that some joinery is of considerable age. The need for some repairs to the woodwork may also be revealed once the property is emptied. It would be prudent to budget for some repairs or replacements.

The property is of an age where there could be a lead content in the old paint finishes. Preparation for redecoration or removal of the paint film represents a significant health risk if lead is present. Urgent action is not required, but before undertaking such works you should obtain further advice from the Health and Safety Executive.

Damp has been found within the walls. Whilst no corresponding timber defects were noted within the adjacent and fixed joinery items, there will be a risk of rot being present behind the timbers where they cannot be inspected. When undertaking further investigations and repairs for the damp found, further timber repairs may well become necessary and the scope and costs of remedial works may be extended.

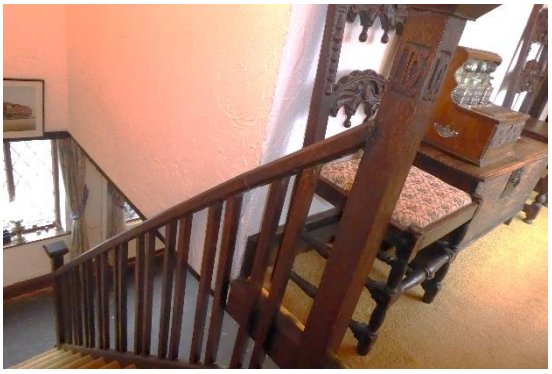


Internal doors

Safety concern – no safety glass

Inside the property

Staircase



Loose balustrade

E8 Bathroom fittings

1

The sanitary fittings in the Bathroom are dated in appearance & consist of a WC, wash basin, a metal bath & an electric shower (cubicle).

All sanitary fittings were checked for normal operation. Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste, or other pipework and joints where they are concealed beneath baths and shower trays etc. The fittings were checked for signs of damage, cracks and other common defects. Sealant joints were checked for failure.

- The sanitary fittings are generally in satisfactory condition overall but there is evidence of normal wear and tear from use.
- There is mechanical ventilation in the Bathroom. This should be kept operational as it reduces the levels of moisture within the room and hence the risk of condensation damage to the walls and ceilings.

Condition Rating 1. Normal maintenance will be required.

It is important that the seals around the fittings are not allowed to deteriorate as this could allow leakage that might result in damage. The seals around shower cubicles are very prone to leakage. You should check the integrity of the seals at regular intervals and have them renewed at the first sign of deterioration.

The fittings are dated and you should consider replacing them as part of your future ownership. You should obtain estimates for this from an appropriately qualified person such as a competent joinery contractor or bathroom fitter before a commitment to purchase.

Inside the property

Sanitary fittings

Sanitary fittings

Sanitary fittings

Sanitary fittings

E9 Other

There are no comments to make under this heading.	**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 to 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.

There has been limited recent safety inspection of the service installations. Where no further obvious defects have been identified these elements have been Condition 3 rated as a result. In the first instance you should enquire with the vendors so see if they can arrange for these to be inspected prior to exchange of contracts. If they are not willing to do this then this should be arranged by yourself to ensure they are safe to use and that there are no hidden defects that may cause further expense in the future.

The water supply pipework is concealed within the floor structure and could not be inspected.

My inspection of the underground drainage system is restricted to the accessible gullies and channels within the chambers.

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.*

3

The property is connected to the mains supply. The meter is located in an outside meter box to the front of the property.

The consumer unit is located in the Dining Room. The consumer unit contains older rewireable fuses and has no modern residual circuit device protection such as an RCD. An RCD is a safety device that switches off electricity automatically if there is a fault. RCDs are far more sensitive than normal fuses and circuit-breakers and provide additional protection against electric shock.

The wiring is in plastic covered cable.

- The installation is dated and lacks modern safety devices which pose a safety risk. 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 installation for safety and carry out any necessary works. This will require replacement of the consumer unit and a partial or full re-wire and you should therefore budget for this potential expense.

Condition Rating 3.

It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection.

The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further

investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.

You can find a registered electrician via the following link:

https://www.electricalsafetyfirst.org.uk/find-an-electrician/

Consumer unit location

Dated consumer unit

Electric meter location

Electricmeter

F2 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.*

There is no mains gas supply available to the property.

Oil supplies are stored externally in a plastic oil storage tank located in the rear garden.

The installation appears relatively modern. I saw no areas of concern; however, I do not know if there is a current test certificate for the installation. Oil storage tanks should be inspected every year as part of your annual heating system service.

- Your Legal Adviser should establish whether there is a current test certificate. If not, then it should be checked before purchase and you should immediately instruct a Registered Competent Person (usually an OFTEC registered technician) to test the installation for

3

safety and carry out any necessary works. Oil leaks can cause serious environmental damage and can be very costly to remedy.

Condition Rating 3.

Oil storage tank

Oil storage tank

F3 Water

3

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 mains supply pipework is not visible as it is concealed within the floor structure. The internal distribution pipework is of copper, where visible.

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 be reaching the end of its useful life.

- It is recommended that the internal water mains pipework is checked by a qualified plumber and if it is confirmed that lead pipework is still present, the original mains supply pipe should be stripped out and renewed.

Condition Rating 3. Further Investigation.

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 links:

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

https://www.watersafe.org.uk/about/information_for_customers/water-supply-pipe-in/

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 location of the external stop tap should be confirmed to ensure the water supply can be accessed and turned off in an emergency.

Services

Internal stop tap

F4 Heating

The property has an oil fired heating system with a floor mounted condensing regular boiler located in the Garage. This heats the property via radiators. Accessible central heating pipes appear to be mainly copper, where visible.

There is a remote programmer which controls the heating/hot water settings and a room thermostat device which controls the general room temperature in the property. Most radiators have thermostatic radiator valves (TRV's) fitted which control individual room temperature.

The central heating is supplemented by an electric fire in the Lounge.

I saw no areas of concern and I assume the heating system has been installed to standards compliant with modern requirements and the system should perform satisfactorily.

You should service a gas boiler annually. This yearly service is recommended for both safety and efficiency reasons. A qualified Gas Safe registered engineer will inspect the boiler during the service to ensure it is functioning properly and safely.

The boiler was last inspected & serviced on the 26/06/2024 and we have seen the service certificate confirming this.

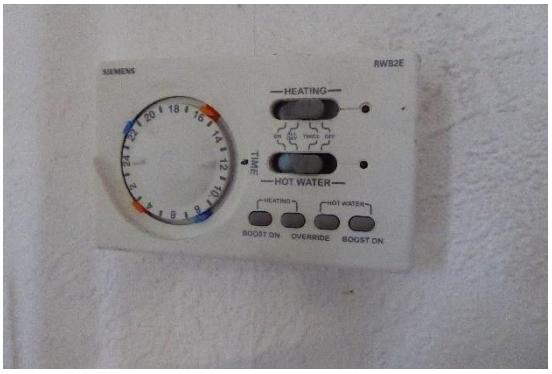
- Your Legal Adviser should verify this and obtain the above documentation for your records prior to completion of purchase. You should also ensure that annual servicing of the appliances takes place.

Condition Rating 1.

We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We always recommend that the system be assessed and if found to be inadequate, upgrading may be required.

Services

Boiler



Programmer

Room thermostat

TRV

F5 Water heating

Hot water is supplied from the main heating boiler and is stored in an insulated cylinder located in the Bathroom airing cupboard. The cylinder is fitted with a cylinder thermostat which controls the hot water temperature. An electric immersion heater is also installed. The hot water pipework appears to be mainly of copper.

- It is assumed the hot water cylinder and pipework was tested as part of the boiler safety check referred to in Section F4 above.

Condition Rating 1.

1

Services

Hot water cylinder

Cylinder thermostat

F6 Drainage

3

Given the age of the property it is likely to have a combined underground drainage system where the foul waste and rainwater flow into the same system.

- We would recommend that you confirm the routes of the underground drainage including surface and foul water through your Legal Adviser, as this may impact on future works to the property. The underground drainage may pass under the extension. If this is the case it may have required a 'Build Over Agreement' and your Legal Advisers should make appropriate enquiries.

Septic Tank:

The property is connected to an off-mains private drainage system via a septic tank which is located in the garden to the side of the property.

Due to their specialist nature, private drainage systems are outside the scope of the Level 3 Home Survey inspection and specialist advice should therefore be obtained in respect of general maintenance, servicing and repairs. As noted in the Limitations to the Inspection, my inspection of the underground drainage system was therefore limited to the accessible gullies and inspection chambers.

Compliance with Environment Agency regulations for non-mains drainage:

Under current Environment Agency regulations, those responsible for the operation and maintenance of a private drainage system (system not connected to a main sewerage network) that currently discharges directly to a ditch, stream or other watercourse must replace or upgrade the system. This requirement has been put in place to protect surface water resources from pollution as discharging directly to a watercourse provides no suitable treatment of effluent. There are various options for complying with the new regulations if your drainage system is recognised as causing surface water pollution, including connection to a main sewer (if available), installation of a drainage field or replacement of the current drainage system with a modern sewage treatment plant.

- Further advice is recommended from a specialist drainage company to establish the most appropriate course of action. Compliance with the regulations, however, could be costly and you should therefore budget for this potential expense.

Condition Rating 3. Further Investigation

Services

Further advice can be obtained via the following link:

https://www.gov.uk/permits-you-need-for-septic-tanks

Above ground drainage:

The Kitchen/Bathroom/Cloakroom waste pipes and the soil pipe, where visible are of plastic piping & are securely fixed.

Condition Rating 1. Normal maintenance is required.

Soil pipe & waste pipes

Soil pipe

Inspection chambers to septic tank

Inspection chambers to septic tank

F7 Common services

No apparent common services were noted.	**NI**

G

Grounds

G Grounds

Limitations to the inspection

I could not fully inspect the interior of the garage due to the presence of stored items.

G1 Garage

1 2 3 NI

There is a double garage attached to the side of the property of masonry construction with a pitched roof covered with concrete tiles, plastic rainwater fittings & timber fascias to the eaves. The main front door is of an 'up & over' type design, is electronically operated and was observed working correctly. There are timber double glazed windows to the side/rear elevation. The garage has fixed electrical sockets and fixed lighting.

- There is moss growth on the roof covering. If loosened by heavy rain, moss can roll into the guttering and cause blockages. Moss left untreated can also be damaging to roof coverings over time. It is recommended the moss is carefully removed to reduce this risk.

Condition Rating 2.

In other respects, the garage is generally in satisfactory condition but there is evidence of normal weathering. You should ensure that the electrics including the mechanically operated door are included as part of any future inspection of the installation. I refer you to my comments in Section F1 in this regard.

2

Garage - external

Garage - external

Moss on roof coverings

Garage - internal

G Grounds

G2 Permanent outbuildings and other structures

The property has no permanent outbuildings.	**NI**

G3 Other

The site boundaries are defined by timber fencing, mature hedging/bushes.

The perimeter paths consist of concrete paving to the front. The driveway has a tarmac surface.

- Some of the timber fencing decayed and repair or replacement is needed.

Condition Rating 2.

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

There are mature trees within the plot and beyond the plot. Depending on the ground and weather conditions trees and large hedgerows can cause damage to foundations and buried services. No above ground signs of damage were found, but this could occur in the future if growth continues. You should arrange to carry out pruning and maintenance to restrict future growth. In addition, the owner of the neighbouring trees should be asked to carry out pruning and maintenance to restrict future growth. When trees are so close to a property there is also the risk that branches may also fall off causing direct damage or injury to persons.

There was no obvious evidence of Japanese Knotweed or invasive species within the grounds. However, this is not always detectible because in the dormant season it may not be physically present or difficult to distinguish and once in the growing season it can grow rapidly and, therefore, may not be visible above ground when inspected but may grow and become visible shortly afterwards. You are advised to seek further advice if you believe it may be present or are aware that it is present in premises nearby. You should also ask your Legal Advisors to check if the current vendors are aware of any invasive species having been found, treated and removed in the past.

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.

Access is made to the property via a shared access road. You should ask your Legal Adviser to make appropriate enquiries about your rights and responsibilities regarding this including any rights of way which exist.

Shared access road

Decayed boundary fencing

G Grounds

Driveway

Perimeter paving

Front garden

Boundary fencing

Rear/side garden

Rear garden

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 removal of the chimney stack(s).
- The replacement main roof covering.
- The extension.
- The solid roof to the Sun Room.
- The removal of the chimney breast(s).
- The replacement door.
- The installation of the boiler.
- The installation of the oil storage tank.

If documents requested are not available than 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 replacement roof covering.
- The extension.
- The solid roof to the Sun Room.
- The removal of the chimney breast(s).
- Any damp proofing works. Also establish its full extent.
- Any woodworm treatment. Also establish its full extent.
- The replacement door.
- The installation of the boiler.
- The installation of the oil storage tank.

Issues for your legal advisers

H3 Other matters

I am informed 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 and whether the drainage runs beneath the extension requiring a 'Build Over Agreement'.
- Any service / inspection documents for the electrics, gas and heating installations.
- Whether there is a valid Energy Performance Certificate for the property.
- Whether the trees outside the boundary will be properly managed and controlled by their owners.
- Whether any trees within the grounds are protected by Tree Preservation Orders.
- Whether the owners of the property are aware of any invasive species / plants being present or previously present.
- Whether the shared access road is adopted by the Local Highway Authority.
- What are the legal implications, rights and maintenance responsibilities regarding the shared access road.
- 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.

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

D8 - Other Joinery and Finishes: Timber decay

E1 - Roof Structure: Inadequate ventilation / Wood boring beetle.

E2 - Ceilings: Defective / Damp.

E3 – Internal Walls and Partitions: Damp internally.

I2 Risks to the grounds

No specific risks to the grounds were identified.

I3 Risks to people

Materials suspected of containing asbestos have been identified in this report and are briefly listed below. Further information and advice can be obtained from the Local Authority Environmental Health Officer, or from the Government's Health and Safety Executive (http://www.hse.gov.uk/asbestos/). When you instruct an appropriately qualified person to inspect and provide a quotation for the repairs, they should also be made aware of the suspected asbestos content. Costs for the repairs could be increased due to the need for additional precautions and higher disposal costs.

D5 - Windows: Glazing unsafe / Security risk.

E2 - Ceilings: Ceiling collapsing / Possible asbestos.

E3 – Internal Walls and Partitions: Damp internally / Possible asbestos.

E7 - Woodwork: Glazing unsafe / Possible lead paint.

E9 - Other: Inadequate fire detection.

F1 - Electricity: Dated, Defective / Requires safety check.

F2 - Oil: Requires safety check.

F3 - Water: Possible lead pipework.

I4 Other risks or hazards

No other risks or hazards were identified.

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

Recommended standards of thermal insulation for domestic properties are subject to frequent revision as Government seeks to reduce carbon emissions as part of their Climate Change targets. As a result, only the most modern houses will fully comply with current Regulations. These Regulations are not retrospectively enforceable and given the difficulty of retro-installing additional insulation in some areas, it is often not a practical option. If you wish to undertake any of the improvements suggested in the Energy Performance Certificate (EPC), you should obtain quotes prior to purchase so that you are aware of the

In general, the thermal performance of the property is likely to be inadequate. My observations are summarised below:-

- Despite the extension main walls being of cavity construction, they are of an age when Building Control required limited insulation to comply with regulations. I noted no evidence of any retrospective cavity fill insulation having been installed. Installing cavity fill insulation would be a cost-effective way of improving the overall thermal performance of the property.
- The main walls to the original parts of the property are of solid construction. They will have limited resistance to heat loss. The damp that has been found within the external walls will also reduce the walls insulation abilities. These matters will exacerbate poor thermal performance leading to a cycle of increasing colder surfaces and increasing condensation and damp.

  Improving the thermal properties of solid masonry walls can be achieved either with an external application of insulation with a rain/weather screen such as cement render, or internal insulation such as an insulation backed dry lining system. Both options are expensive and disruptive to undertake. External applications are very difficult to design and detail, to avoid potential damp penetration and can drastically alter the aesthetic appearance of a property. Internal insulation can also reduce the room sizes. If you wish to undertake such improvements, you should obtain advice prior to purchase of the property so that you are aware of all pros and cons and the scope and costs of all necessary works.
- The glazing to the property is mostly formed with older double glazed units which will have limited thermal performance in comparison to modern units. You should consider updating the window installations.
- There appears to be an inadequate depth of insulation within the main roof space. You should arrange to have an adequate depth of insulation installed, compliant with modern Building Regulations, and you should obtain advice accordingly.
- Due to the limitations of our inspection, I am unable to comment on insulation that may be present within the extension roof space. You should arrange for access to be formed for inspection and maintenance to be undertaken. The roof should be insulated as found to be necessary.
- Based on the likely age of the solid floors they are unlikely to include insulation and they will be a source of heat loss. Retrospective insulation of solid floors is an expensive and disruptive undertaking and is not normally considered imperative in the purchase of a property of this age. Some improvements can be made with insulating carpet underlays. You should also note that some older floors, such as quarry tile floors, need to breathe. Covering with carpets can lead to damp and rotting of the carpet coverings.

J Energy matters

J2 Heating

Heating is by way of the modern regular boiler. I assume the system has been installed to standards and requirements compliant with modern requirements and the system should perform satisfactorily.

J3 Lighting

Natural light within the property appears satisfactory for habitable requirements and comparable to other properties of this type and era. It should be accepted that due to the age of the property the window lights might not be comparable in area to that of a modern property. In this respect the appropriateness of light levels is somewhat subjective and you should assess whether light levels are satisfactory for your own preferences during your viewings of the property.

Artificial lighting within the property also appears satisfactory. You should consider replacement of all light bulbs and tubes with energy efficient lighting in order to reduce energy costs.

J4 Ventilation

Ventilation within a property is needed in order to reduce the incidence of condensation and consequent mould and damp; and to generally provide a healthy environment in which to live, by the replacement of stale air. Ventilation should be provided by permanent background ventilation, intermittent rapid ventilation via opening windows and additional mechanical extract in high moisture environments such as kitchens and bathrooms.

Ventilation within the property is inadequate. The following observations were made:-

- There is no mechanical extract ventilation in the Kitchen. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation occurring.
- Ventilation of the main roof void appears to be inadequate. This situation should be improved to remove as much water vapour as possible and minimise the risk of condensation and timber defects occurring.

Despite the above, it must be accepted that the property is old and will be more prone to heat loss generally through the fabric of the structure. Condensation may persist despite adequate heating and ventilation. Improving the thermal performance of the property may therefore need to be balanced against the heating and ventilation measures. Furthermore, matters such as old porous masonry can reduce the thermal performance of a property. Maintaining the property on a regular basis, to a good standard, will help to mitigate such matters.

J5 General

There are no matters within this section of the report pertinent to the property.

K

Surveyor’s declaration

Surveyor’s declaration

Surveyor’s RICS number

5603885

Phone number

Company

Surveyor’s Address

Qualifications

MCABE AssocRICS

Email

Website

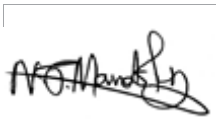
Property address

Client’s name

Date this report was produced

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

Signature



L

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. 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 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.

M

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

M 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') and
- a detailed **report** based on the inspection (see 'The report').

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. 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 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.

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

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.

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.

M Description of the RICS Home Survey – Level 3 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues..

Condition ratings

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

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

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

Issues for legal advisors

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

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

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

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

Risks

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

M 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 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

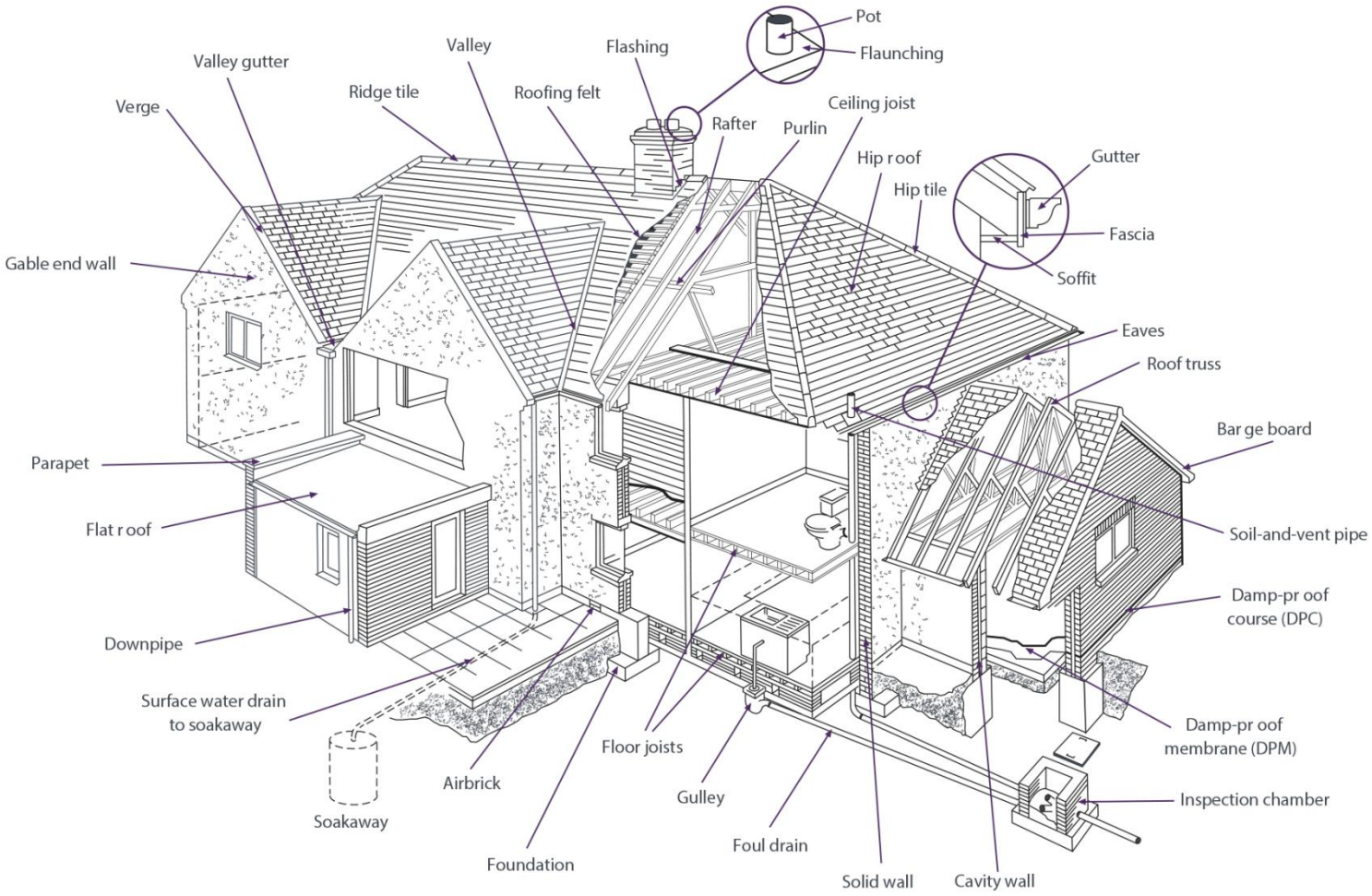
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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.

N

Typical house diagram

N Typical house diagram

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



Glossary of terms

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

Glossary of terms

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

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